



Planning & Zoning Board Regular Meeting

November 2, 2020 at 6:00 p.m.

721 W. New England Avenue or Virtual Meeting
Winter Park, Florida

Agenda Items

1. Call to Order

2. Approval of October 6, 2020 meeting minutes

3. Public Hearings

- SPR #20-14 Request of Lazarus Development Group for approval to construct a new two-story single-family home at 520 Country Club Drive on Lake Killarney.
- SPR #20-16 Request of Mr./Mrs. Panepinto for approval to construct a new two-story home at 1615 Roundelay Lane on Lake Sylvan.
- SUB #20-04 Request of Z Properties for subdivision or lot split approval to divide the property at 1530 Wilbar Circle into two single family lots.
- ANNEX #20-03; CPA #20-04; RZ #20-04; CU #20-05 Request of Chris Tracy for the annexation of 1800 Karolina Avenue; establishment of Parking Lot future land use and Parking Lot (PR) zoning and Conditional Use for a two-story, 10,022 square foot office building on the combined properties of 1801/1805 W. Fairbanks Avenue and 1800 Karolina Avenue.
- ZTA #20-09; CU #20-08 Request of McLaren Orlando LLC for an Ordinance to amend the Commercial (C-3) Zoning Code Text to establish a new Conditional Use for "Specialty Transportation Business" and for Conditional Use approval for such business at 1111 S. Orlando Avenue.
- ZTA #20-10 Request of the City of Winter Park for an Ordinance to amend the Office (O-1) Zoning Code Text to establish a new Conditional Use for restaurants and other food and beverage establishments within office buildings of three or more stories.

4. New Business

5. Planning Director's Report

6. Board Updates & Comments

7. Upcoming Meeting Schedule

Next P&Z Work Session: Tuesday, November 17, 2020 at 12:00 p.m.

Next P&Z Regular Meeting: Tuesday, December 1, 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."

Planning & Zoning Board Staff Report for November 2, 2020 Meeting

SPR #20-14. Request of Lazarus Development Group, LLC for: Approval to construct a new, two-story, 4,204 square foot, single-family home located at 520 Country Club Drive on Lake Killarney, zoned R-2.

Background

Lazarus Development Group (representing the property owners) is requesting site plan approval to construct a new, two-story, 4,204 square-foot, single-family home at 520 Country Club Drive, which is located on Lake Killarney, and is zoned R-2. This property measures 8,995 square feet, and is also known as Lot 9 of the Lake Killarney Shores replat that was approved by the Commission on April 9, 2018. Below is a table summarizing this request in comparison to the R-2 zoning/lakefront lot requirements.

Table 1:

	R-2/Lakefront Lot Requirements	Proposed
Floor Area Ratio	Max 55%	3,722 square feet/41%
Impervious Lot Coverage	Max 65%	4,947 square feet/55%
Lakefront Setback	64.3 feet	85 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. As there are currently no trees located on this lot, the applicant is not proposing to remove any trees as part of this request.

View from the Lake

The code limits walls and swimming pool decks facing the lake in excess of three feet in height. The issues that staff typically deals with about grades and pools decks/retaining walls are not present in this case due to the fact that the lot is relatively flat.

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 a 50-foot setback, 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.

During the replat of this Lake Killarney Shores subdivision, there was significant discussion about the lakefront views of the adjoining neighbors to this subdivision at both the P&Z Board and City Commission meetings. At the Commission meeting, it was decided that the lakefront average setback will be established by the setback of the existing homes along the lake within 200 feet of each request (even though they have subsequently been demolished).

Staff has determined that the average lakefront setback for this lot (known as Lot 9 of the attached plat) is approximately 64.3 feet from the lake (see attached analysis). The applicant/builder is proposing an 85-foot setback from the lake to the home, which is significantly more than the average setback determined by staff. Additionally, a 50-foot setback to the pool deck is requested.

The applicant has provided a letter signed by the developer/owner of the Lake Killarney replat properties nearest to this lot and also signed by the nearest affected (non-developer owned property) neighbor to this lot (owner of 518/612 Country Club Drive), that states an agreed-upon building setback of 85 feet from the lake, and a 50-foot pool/deck setback.

Stormwater Retention

The code requires retention of stormwater so that stormwater flowing over a waterfront lawn area does not carry any fertilizers, herbicides, or other chemicals that into the canal or chain of lakes that may 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 code requirements.

Summary

The applicant is proposing a 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 canal front review criteria defined in the code and no variances are requested.

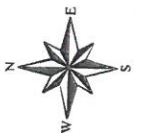
Staff recommendation is for approval.



LOCATION MAP

520 Country Club Drive

City of Winter Park
Florida

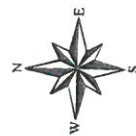


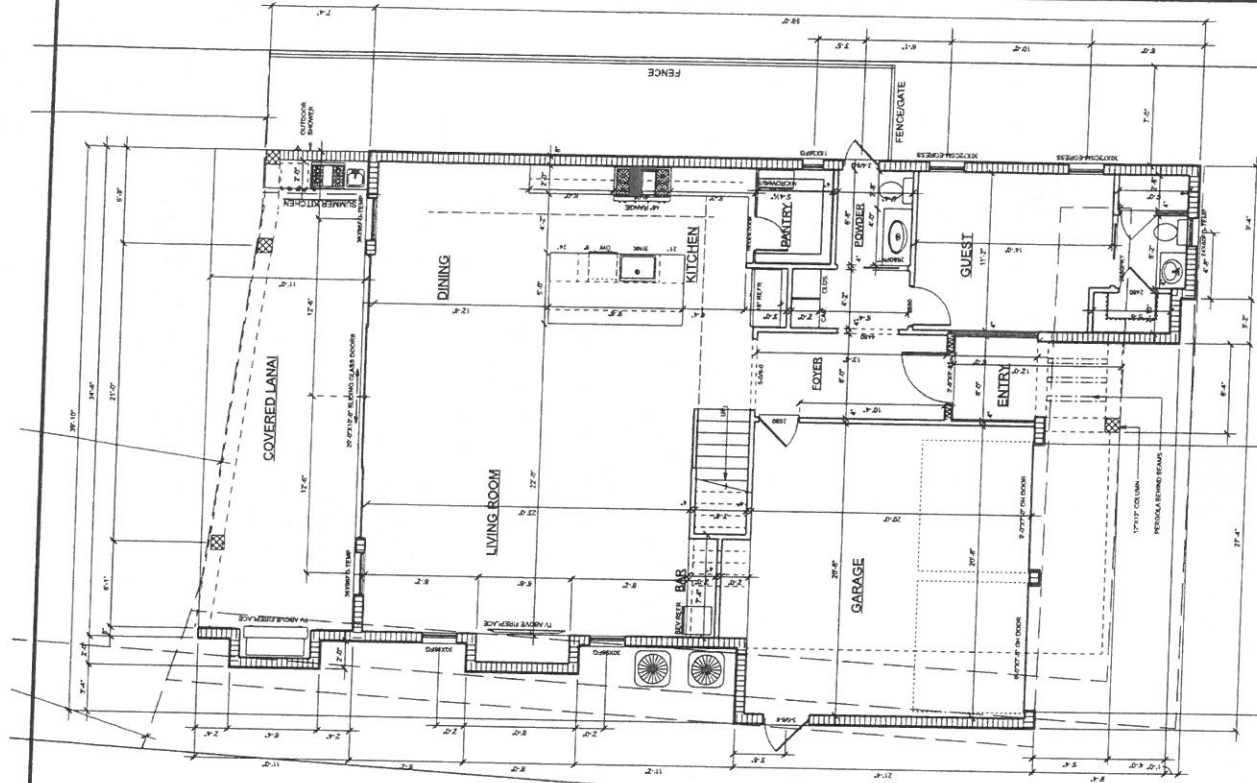


LOCATION MAP

520 Country Club Drive

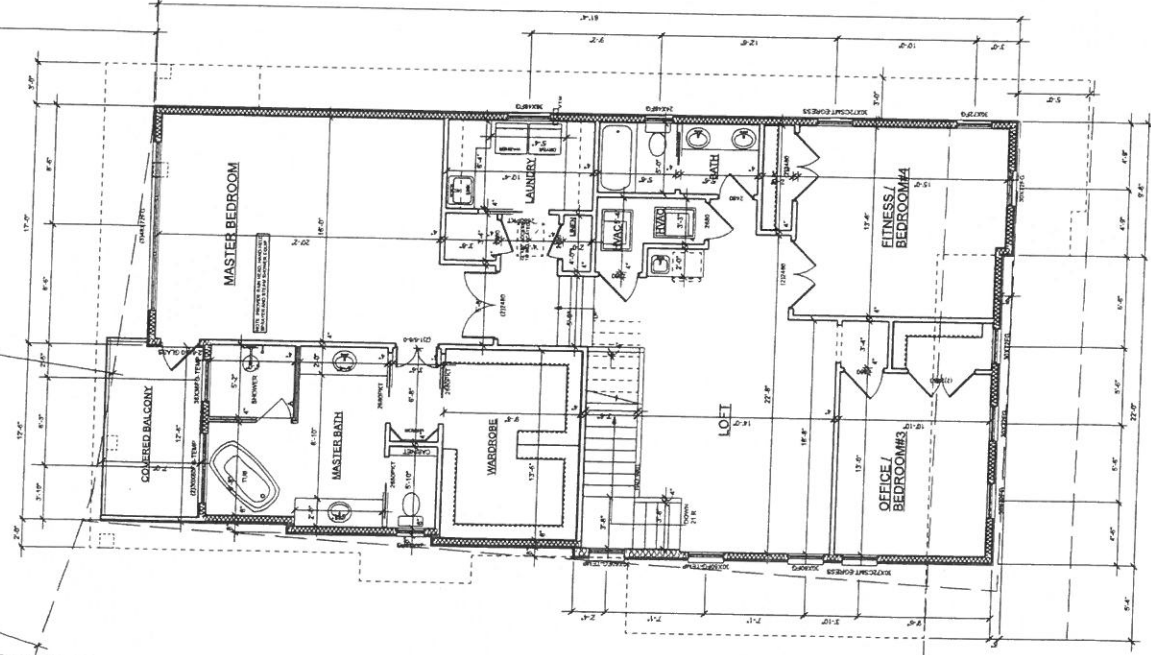
City of Winter Park
Florida



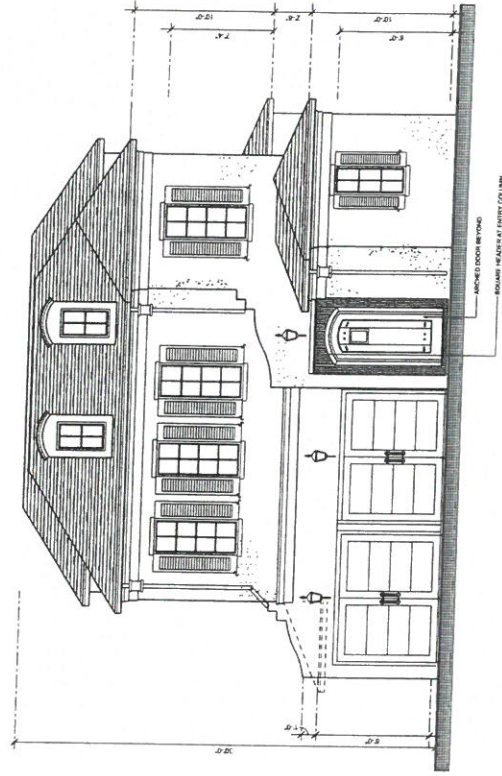


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

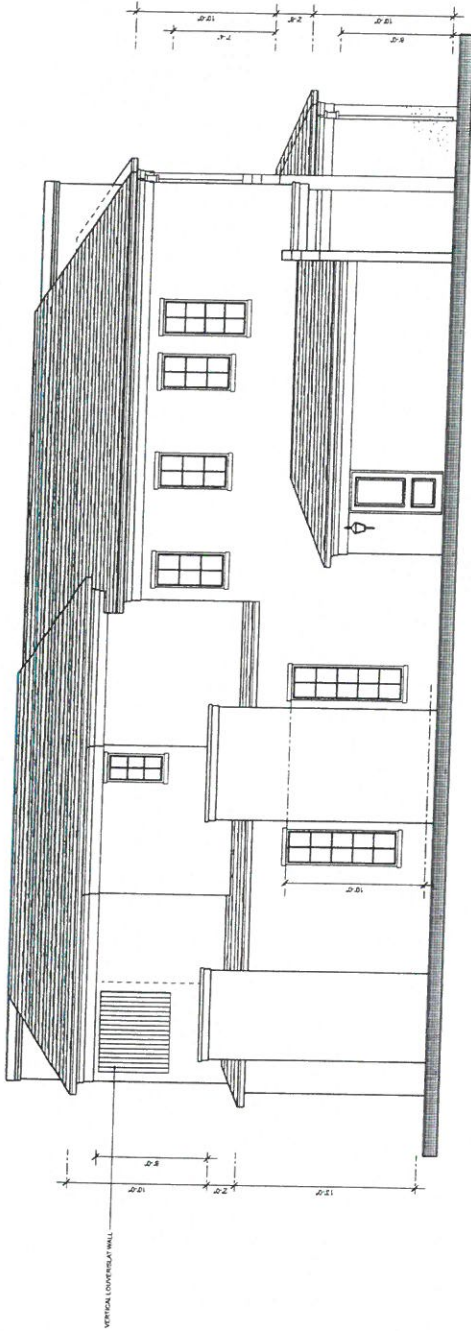
LOT 9 AREA TABULATIONS	1424 SF
FIRST FLOOR A/C	1826 SF
SECOND FLOOR A/C	3250 SF
TOTAL A/C	5076 SF
GARAGE STORAGE	472 SF
TOTAL FAR	3722 SF
ENTRY	22 SF
COVERED LANAI	170 SF
COVERED BALCONY	90 SF
TOTAL UNDER ROOF	4204 SF



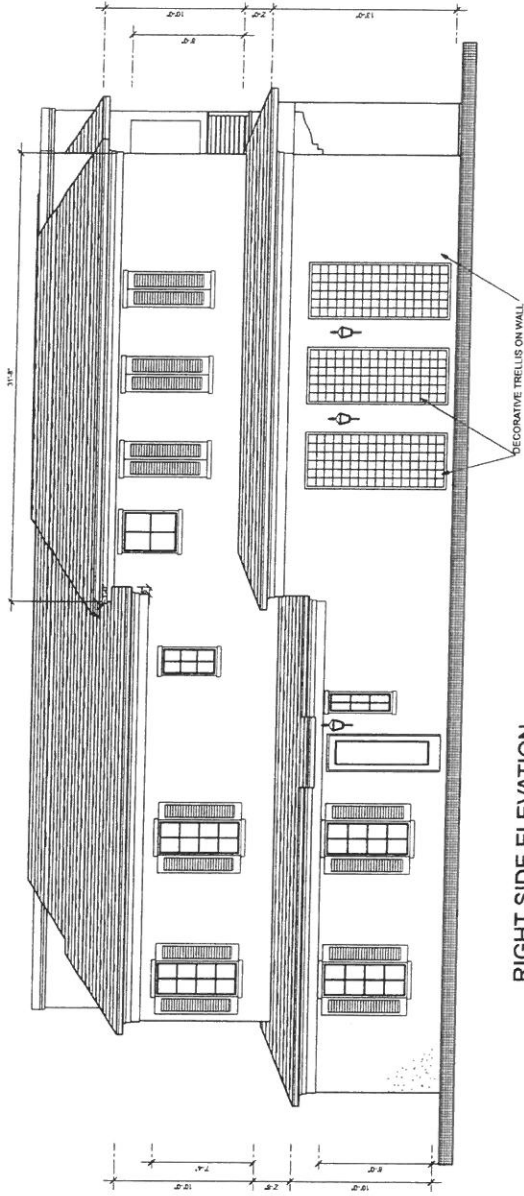
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



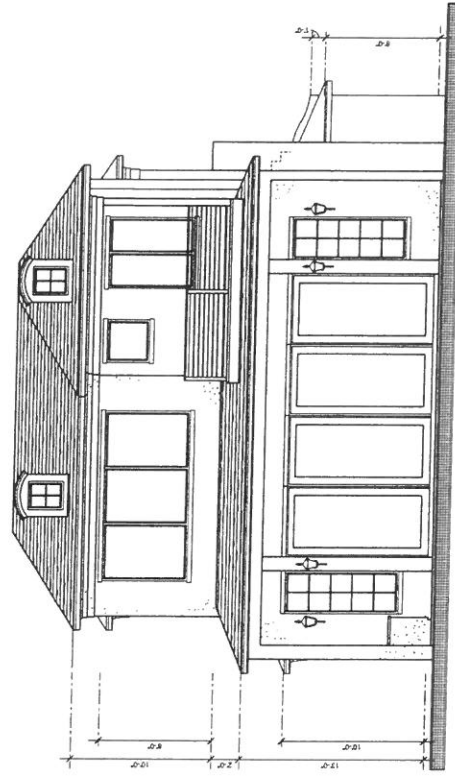
FRONT ELEVATION
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

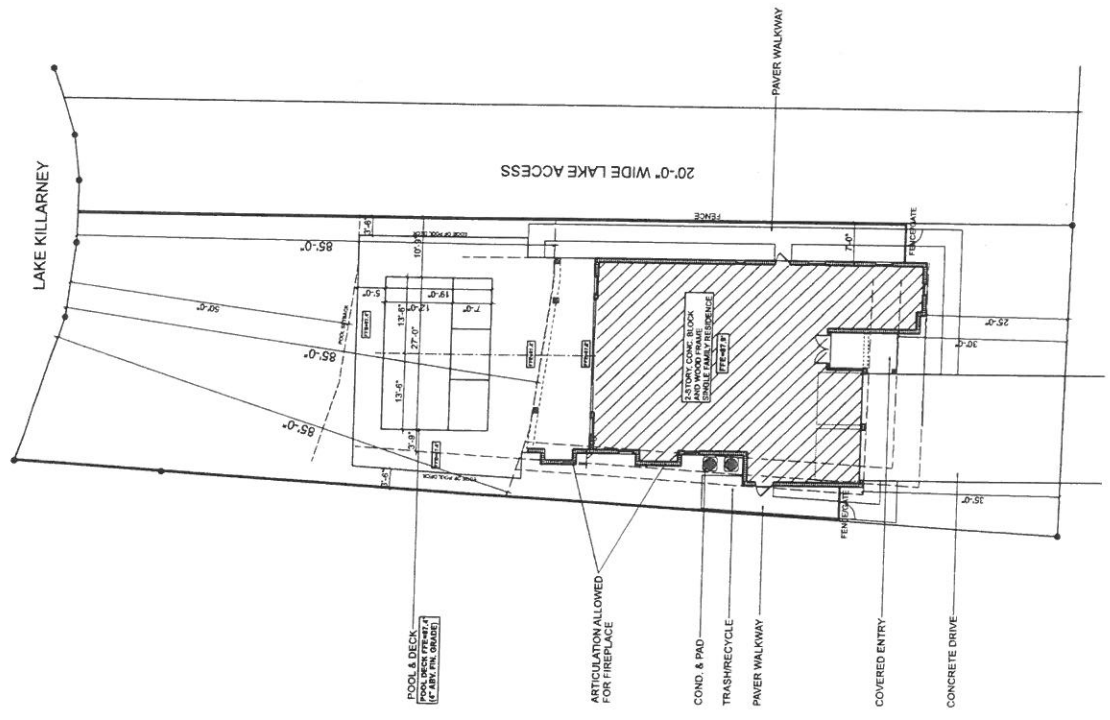


REAR ELEVATION
SCALE: 1/4" = 1'-0"

SINGLE FAMILY RESIDENCE
LOT 9 LAKE KILLARNEY
WINTER PARK, FLORIDA

WINTER PARK DEVELOPMENT

CHRIS GOODEN
DESIGNER
1000 WINTER PARK DRIVE, SUITE 100
WINTER PARK, FLORIDA 32789
PH: 407.771.4533 FAX: 407.771.4534
WWW.CHRISSGOODEN.COM



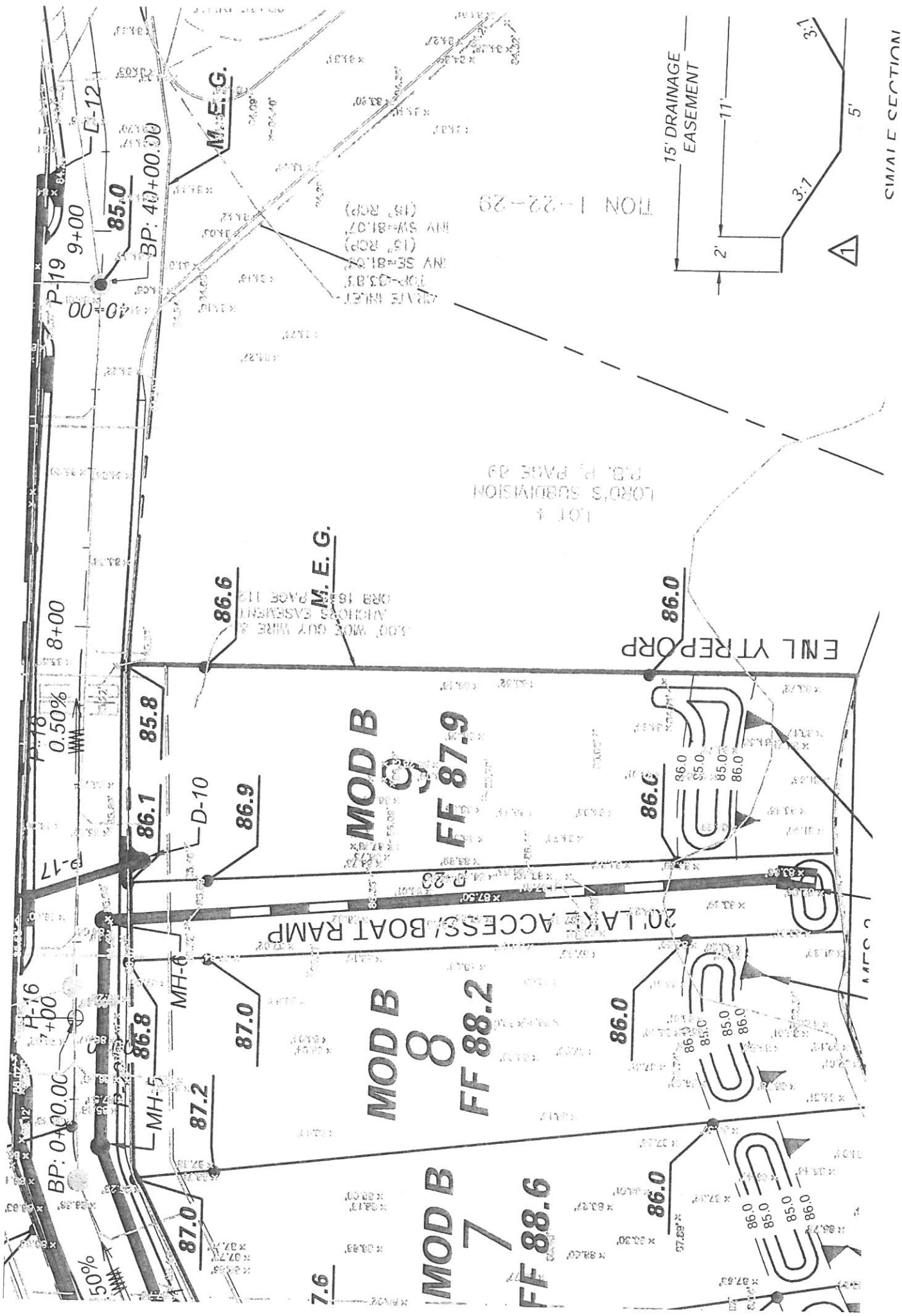
COUNTRY CLUB DRIVE

PRELIMINARY SITE PLAN
SCALE 1" = 10'-0"

LOT 9 AREA TABULATIONS	
LOT AREA	8995 SF
FAR ALLOWED (55%)	4947 SF
FIRST FLOOR AC	1424 SF
SECOND FLOOR AC	1826 SF
TOTAL AC	3250 SF
GARAGE/STORAGE	472 SF
TOTAL FAR	3722 SF
ENTRY	72 SF
COVERED LANAI	304 SF
COVERED BALCONY	90 SF
TOTAL UNDER ROOF	4204 SF

LOT AREA	
SETBACKS	8995 SF
FRONT-1ST FLOOR	25'
FRONT-2ND FLOOR	30'
FRONT-GARAGE	35'
REAR	70'
SIDE HOUSE	7'
SIDE-1ST FLOOR	10'
SIDE-GARAGE	5'

ALLOWED IMPERVIOUS (65%) 5846 SF	
PROPOSED IMPERVIOUS (BELOW)	
HOUSE COVERAGE	2288 SF
PAVER WALKWAY	1442 SF
POOL DECK	1500 SF
AC PADS	18 SF
TOTAL LOT COVERAGE	4808 SF



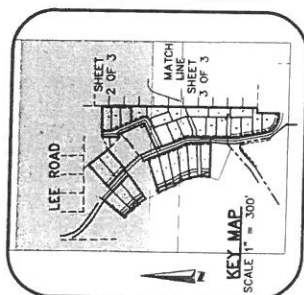
CWAVE SECTION

BEING A REPLAT OF PORTIONS OF LOTS 1 AND 4, LORD'S SUBDIVISION, AS RECORDED IN PLAT BOOK P. PAGE 89,
OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SECTION 1, TOWNSHIP 22 SOUTH, RANGE 29 EAST
CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA

SHEET 2 OF 3	PLAT BOOK
--------------	-----------

PAGE

NOTE:
FOR LEGAL DESCRIPTION AND NOTES SEE SAFETY 1 OF 3



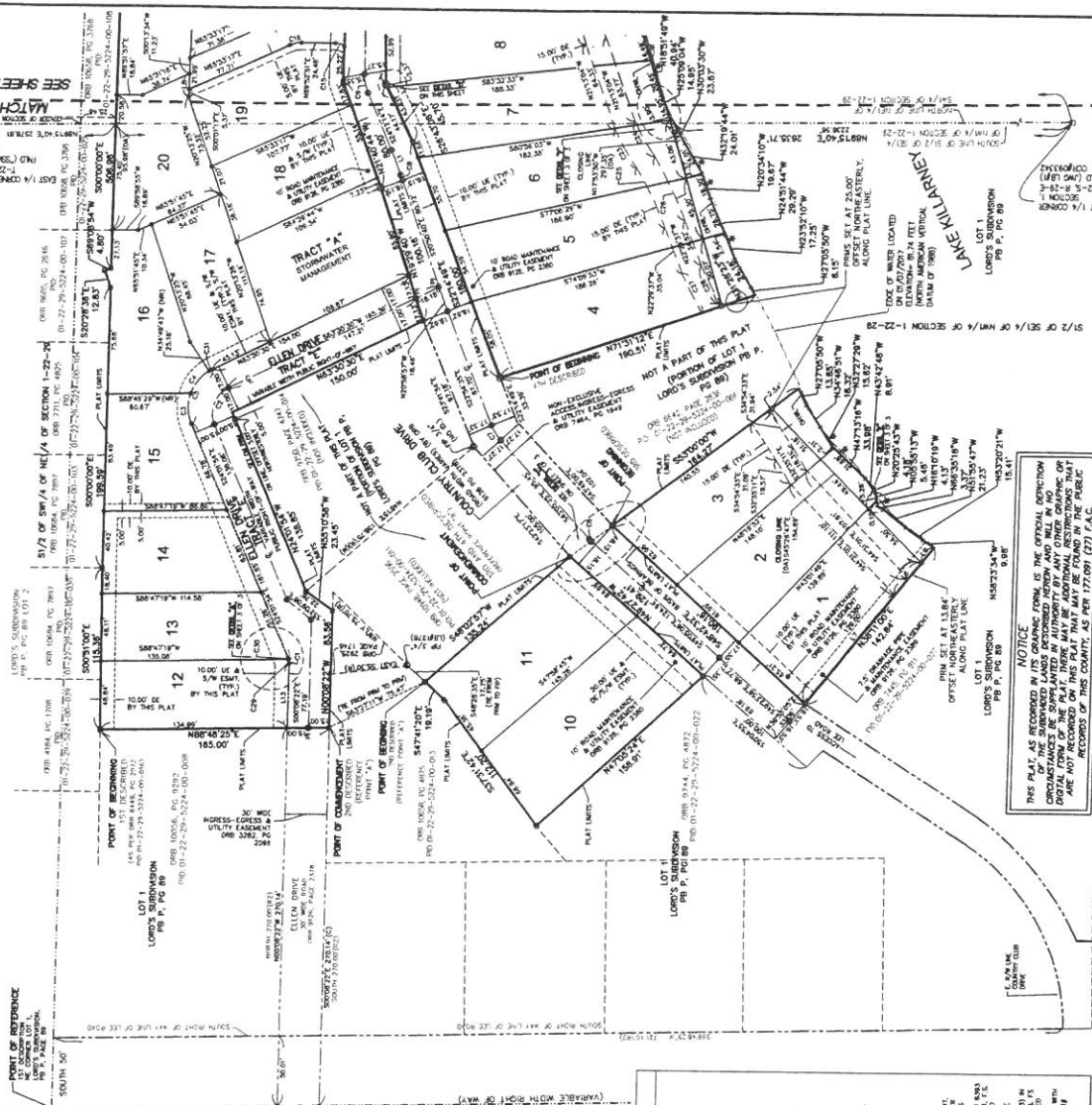
		Curve Value			Chord	
		Length	Ratio	Ratio	Label	Chord
C1	4.17	10.00	0.2353154	4.14*	5170.504E	
C2	30.36	30.00	0.0772233		5194.148E	27.67
C3	22.48	30.00	0.0425345		5207.230E	21.84
C4	20.63	30.00	0.0395465		5396.140E	20.24
C5	46.84	30.00	0.0773233		5194.148E	27.67
C6	26.81	25.00	0.0502593		5408.301E	21.81
C7	12.67	36.00	0.0307252		5230.559E	12.53
C8	31.17	160.00	0.0110425	3.11*	5276.245E	31.17
C9	31.78	160.00	0.0112158	3.12*	5282.419E	31.77
C10	28.83	145.814	0.0112258	3.12*	5270.729E	28.78
C11	42.84	100.724	0.0112258	3.12*	5270.729E	42.70
C12	50.97	100.724	0.0112258	3.12*	5270.729E	50.82
C13	31.77	160.00	0.0112158	3.12*	5282.419E	31.77
C14	31.78	160.00	0.0112158	3.12*	5276.245E	31.78
C15	33.27	173.207	0.0093205	3.33*	5099.2250E	33.12
C16	32.74	100.00	0.0183205	3.33*	5099.2250E	32.74
C17	33.27	173.207	0.0093205	3.33*	5099.2250E	33.12
C18	32.74	100.00	0.0183205	3.33*	5099.2250E	32.74
C19	33.27	173.207	0.0093205	3.33*	5099.2250E	33.12
C20	32.74	100.00	0.0183205	3.33*	5099.2250E	32.74
C21	33.27	173.207	0.0093205	3.33*	5099.2250E	33.12
C22	32.74	100.00	0.0183205	3.33*	5099.2250E	32.74
C23	33.27	173.207	0.0093205	3.33*	5099.2250E	33.12
C24	32.74	100.00	0.0183205	3.33*	5099.2250E	32.74
C25	33.27	173.207	0.0093205	3.33*	5099.2250E	33.12
C26	32.74	100.00	0.0183205	3.33*	5099.2250E	32.74
C27	33.27	173.207	0.0093205	3.33*	5099.2250E	33.12
C28	32.74	100.00	0.0183205	3.33*	5099.2250E	32.74
C29	33.27	173.207	0.0093205	3.33*	5099.2250E	33.12
C30	32.74	100.00	0.0183205	3.33*	5099.2250E	32.74
C31	33.27	173.207	0.0093205	3.33*	5099.2250E	33.12
C32	32.74	100.00	0.0183205	3.33*	5099.2250E	32.74
C33	33.27	173.207	0.0093205	3.33*	5099.2250E	33.12
C34	32.74	100.00	0.0183205	3.33*	5099.2250E	32.74
C35	33.27	173.207	0.0093205	3.33*	5099.2250E	33.12
C36	32.74	100.00	0.0183205	3.33*	5099.2250E	32.74
C37	33.27	173.207	0.0093205	3.33*	5099.2250E	33.12
C38	32.74	100.00	0.0183205	3.33*	5099.2250E	32.74
C39	33.27	173.207	0.0093205	3.33*	5099.2250E	33.12
C40	32.74	100.00	0.0183205	3.33*	5099.2250E	32.74
C41	33.27	173.207	0.0093205	3.33*	5099.2250E	33.12
C42	32.74	100.00	0.0183205	3.33*	5099.2250E	32.74
C43	33.27	173.207	0.0093205	3.33*	5099.2250E	33.12
C44	32.74	100.00	0.0183205	3.33*	5099.2250E	32.74
C45	33.27	173.207	0.0093205	3.33*	5099.2250E	3

LEGEND

A graphic scale bar is shown with markings for 0, 20, 40, and 60 feet. Above the scale, the text "1" = 40'" is written. To the left of the scale, a detailed view of the arrowhead is shown, which is a simple triangular shape with a small rectangular notch at the top.

Line Table		
Line #	Direction	Length
L1	S22°01'22"E	18.87'
L5	N88°48'37"W	26.07'
L6	N38°11'00"E	29.39'
L7	N38°11'00"E	99.61'
L8	S00°01'17"E	16.12'
L9	N38°11'00"E	13.84'

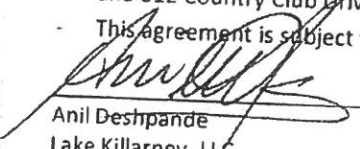
ASAM
AMERICAN
SURVEYING
& MAPPING INC.
OFFICES OF AMERICAN SURVEYING 1800 N.W.
27th AVENUE SUITE 200
MIAMI, FLORIDA 33135
(407) 438-7878



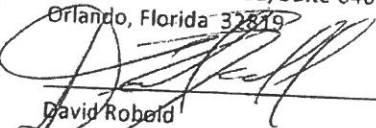
Letter of Agreement

Lake Killarney, LLC (the Developer of Lake Killarney Shores) and David Robold (owner of 612 and 518 Country Club Drive, Winter Park, 32789) agree to the following regarding the setbacks and characteristics of the homes to be built on Lake Killarney as part of the Lake Killarney Shores development:

- Lot 1: Rear Setback 60'
- Lot 2: Rear Setback 61'
- Lot 3: Rear setback of 70' on the side adjacent to 612 Country Club Drive. Front setback reduced to 20'. Pool will be located furthest from 612 Country Club Drive and shall be at an elevation even to or recessed below ground level to avoid obstruction of views from 612 Country Club Drive.
- Lot 4: Rear setback 70'. Front setback reduced to 20'. Pool will be placed furthest from 612 Country Club Drive to avoid obstruction of views from 612 Country Club Drive.
- Lots 5-8: Rear setback of 70'.
- Lot 9: Rear setback of 85'. Front setback reduced to 20'. Pool will be located furthest from 518 Country Club Drive and shall be even to or recessed below ground level to avoid obstruction of views from 518 Country Club Drive.
- Pools can be placed between the agreed rear setback and the 50' lakefront setback.
- Pools on lots 3, 4, 8, and 9 will be at an elevation even to or recessed below ground level as necessary to insure those backyards are not at higher elevation compared to 612 and 518 Country Club Drive.
- Solid fence or privacy fence shall not extend beyond the rear corners of the house indoor living area at rear setback line. Beyond that point, the fence will be see-through picket fence.
- There will be no pool enclosures, cabanas, summer-kitchens, or similar type construction in the pool area or beyond the rear corners of the house indoor living area.
- Underground utilities will be attached to 518 and 612 Country Club Drive at no additional cost.
- All curbing will be replaced along right-of-way.
- Speed humps will be located in right-of-way north of the intersection of Country Club Drive and Lake Front Drive. However, they will not obstruct ingress/egress to the driveways located at 518 and 612 Country Club Drive.
- This agreement is subject to final approval by the Winter Park City Commission.


Anil Deshpande
Lake Killarney, LLC
5401 S. Kirkman Road, Suite 640
Orlando, Florida 32819

Date: 9/6/2018


David Robold
612 Country Club Drive
Winter Park, Florida 32789

Date: 9-11-18

Planning & Zoning Board Staff Report for November 2, 2020 Meeting

SPR #20-16. Request of Mr./Mrs. Panepinto for: Approval to construct a new, two-story, 4,967 square foot, single-family home located at 1615 Roundelay Lane on Lake Sylvan, zoned R-1A.

Background

Mr./Mrs. Panepinto are requesting site plan approval to construct a new, two-story, 4,967 square-foot, single-family home at 1615 Roundelay Lane, which is located on Lake Sylvan, and is zoned R-1A. This property measures 16,941 square feet, and is adjacent to a City park on the south and a neighboring home on the north. Below is a table summarizing this request in comparison to the R-1A zoning/lakefront lot requirements.

Table 1:

	R-1A/Lakefront Lot Requirements	Proposed
Floor Area Ratio	Max 38%	4,967 square feet/29.3%
Impervious Lot Coverage	Max 50%	7,262 square feet/42.9%
Lakefront Setback	50 feet	50-74 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 site plan shows the removal of a 24-inch oak tree within the south setback area of the lot, for which they will provide mitigation per our Code. Otherwise the buildable area of the lot is clear of trees and the trees along the lakefront are being preserved.

View from the Lake

This lot has a steep grade from the street to the lake and the designers are taking advantage of that topographic condition by building a basement level. Where one sees a two-story home on the street-side, on the lakeside is an additional walk-out basement level of 1,856 sq. ft. in size which does not count toward the FAR.

The swimming pool level then is at the existing grade so the issues that staff typically deals with about grades and pools decks/retaining walls are not present in this case due to the fact that the swimming pool is down at the basement level at grade.

View of Neighbors

Another purpose and intent of this review 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. Staff has determined that the average lakefront setback for this lot is approximately 50 feet from the lake. The applicant/builder is proposing a 50-foot setback for the home at the northern edge, which tapers back to 74 feet on the southern edge. The pool deck is at the same 50-foot setback.

There is no neighbor's view to impair from the south as this is a City park. The neighbor's house to the north at 1621 Roundelay Lane has a second-floor deck at approximately the same 50-foot setback so the staff does not anticipate any impairment of views.

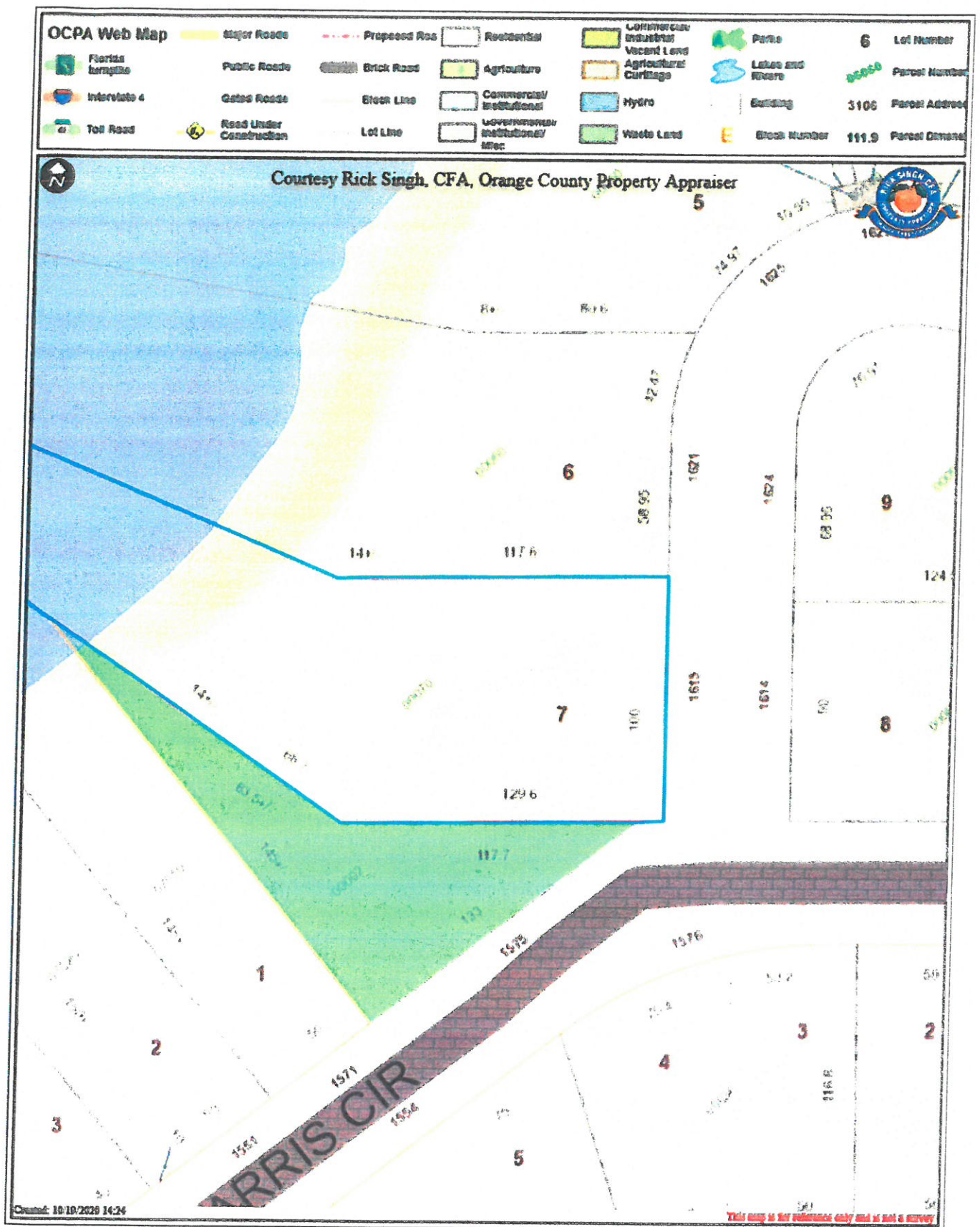
Stormwater Retention

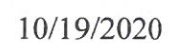
The code requires retention of stormwater. The amount of impervious surface on the lot determines the depth/size of the retention needed. The applicant is proposing a pipe and storm water swale system to convey the rainfall around the home down to a lakefront retention area that is sized to meet code requirements.

Summary

The applicant is proposing a home that is compatible with the setbacks of the neighbor's home, with a swimming pool at grade with a walkout basement to that pool level. The steep grade of this lot allows for that arrangement. They are ensuring that stormwater runoff will be conveyed and retained on-site, are 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 and no variances are requested.

Staff recommendation is for approval.

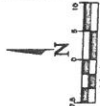




REVISIONS
DATE
BY
REASON

1. 01/15/2020
J. L. B. / J. L. B.
Initial City Commission

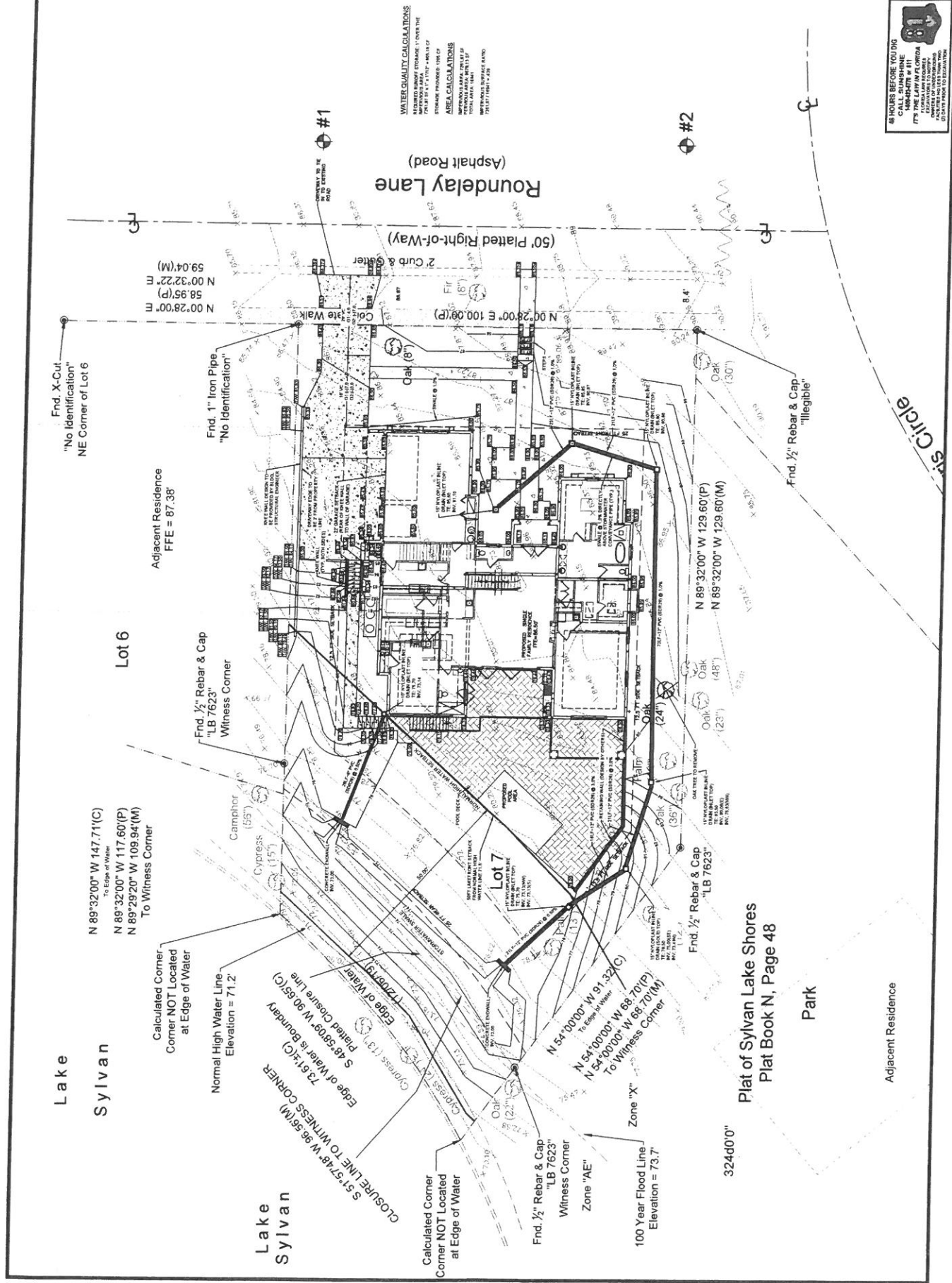
STEVENS G. PATRICKS & ASSOCIATES
1415 W. 10th Ave., Suite 100
Winter Park, FL 32789
(407) 422-6000 or (407) 422-6001
www.stevenspatrick.com



SITE/GRADING/DRAINAGE PLAN
PANEPINTO RESIDENCE
1615 ROUNDELA LANE
WINTER PARK, FLORIDA

DESIGN (DRAFT) CHECK
DATE: 01/15/2020
PROJECT # 220-010
SHEET 1 OF 1
SCALE: 1" = 10'-0"

BEFORE YOU DO ANYTHING
CALL THE
FLORIDA
LAND
CONSTRUCTION
DIVISION
AT 352-369-7300
OR VISIT
WWW.FLORIDA
LANDCONSTRUCTION
DIVISION.COM



Plat of Sylvan Lake Shores
Plat Book N, Page 48

Adjacent Residence

Guida Design Group
 2415 South 10th Avenue, Suite 100
 Phoenix, AZ 85042
 Phone: 602.441.7012
 Fax: 602.441.7013
 www.guidadesigngroup.com

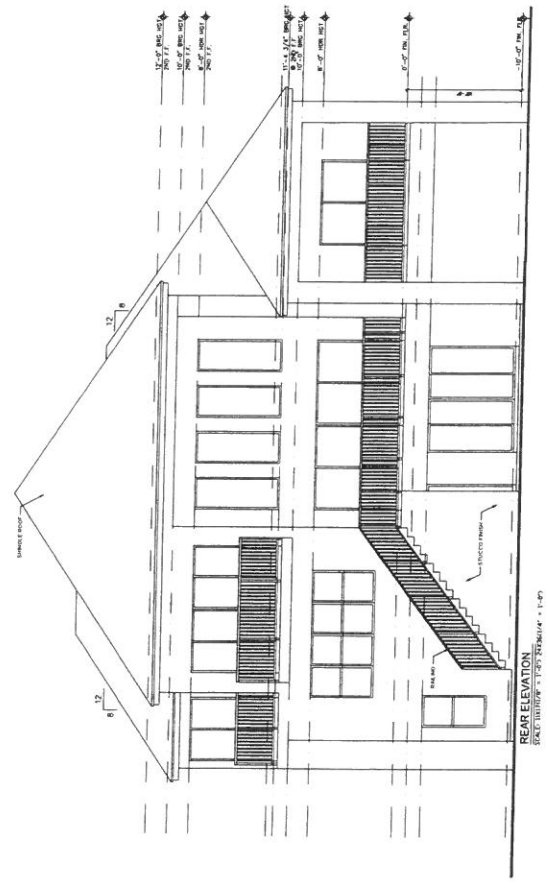
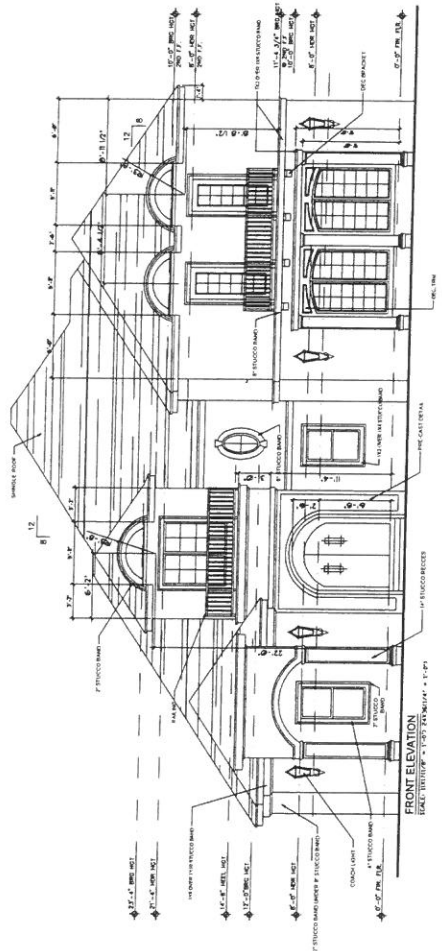
Guida

ELEVATIONS
 ROB CUSTOM HOME
 MASTER

Job No.
 10-2208
 Drawn By
 D. Smith
 Date
 08/20/20
 Scale
 3/8"=1'-0" (2X/3X)
 Lot #
 1000
 Plan

A3

ALBERTO GUIDA
 PE # 74000 FL



Guida Design Group
 2715 South Lake Road, Suite 100
 Phoenix, AZ 85042
 Phone: (602) 998-1234
 Fax: (602) 998-1235
 Email: info@guidadesign.com

Guida

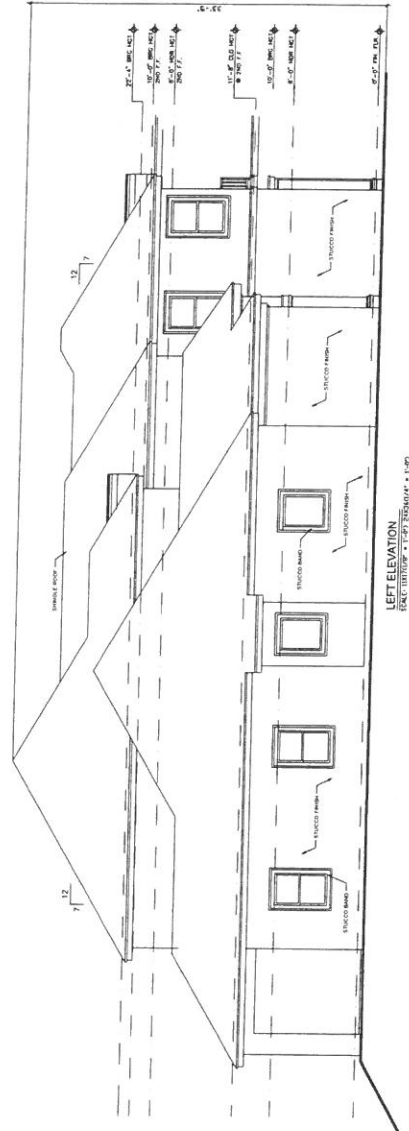
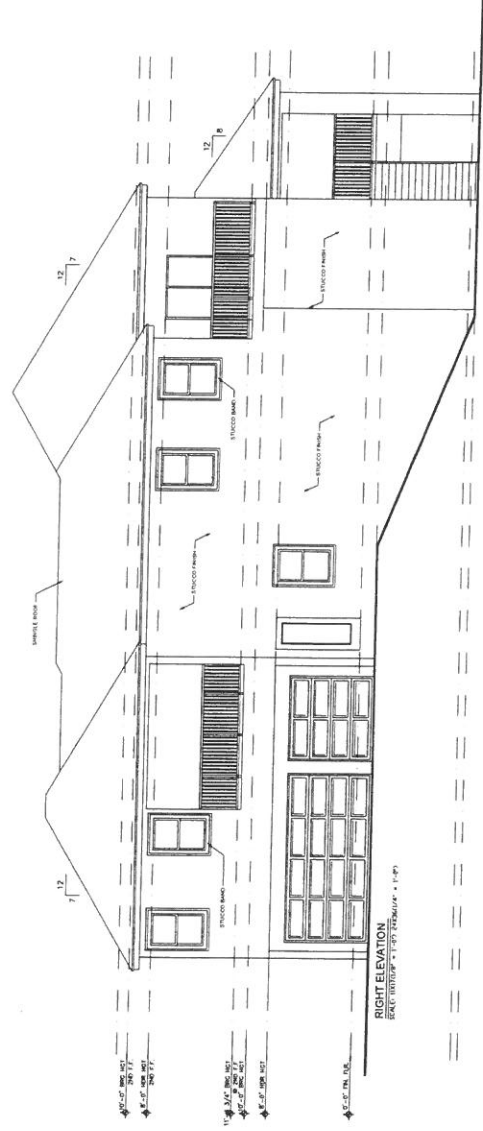
ELEVATIONS

ROB CUSTOM HOME
 MASTER

Job No.
 19-238
 Drawn By
 J.G.
 Date
 08/11/20
 Scale
 3/8" = 1'-0" (2X/3X)
 Lot #
 N/A

A4

ALBERTO GUIDA
 PE # 74000 FL



Guida Design Group
2115 South Lake Road, Suite 100
Phoenix, AZ 85024
Phone: 602.998.1111
Fax: 602.998.1112
www.guidadesigngroup.com

Guida

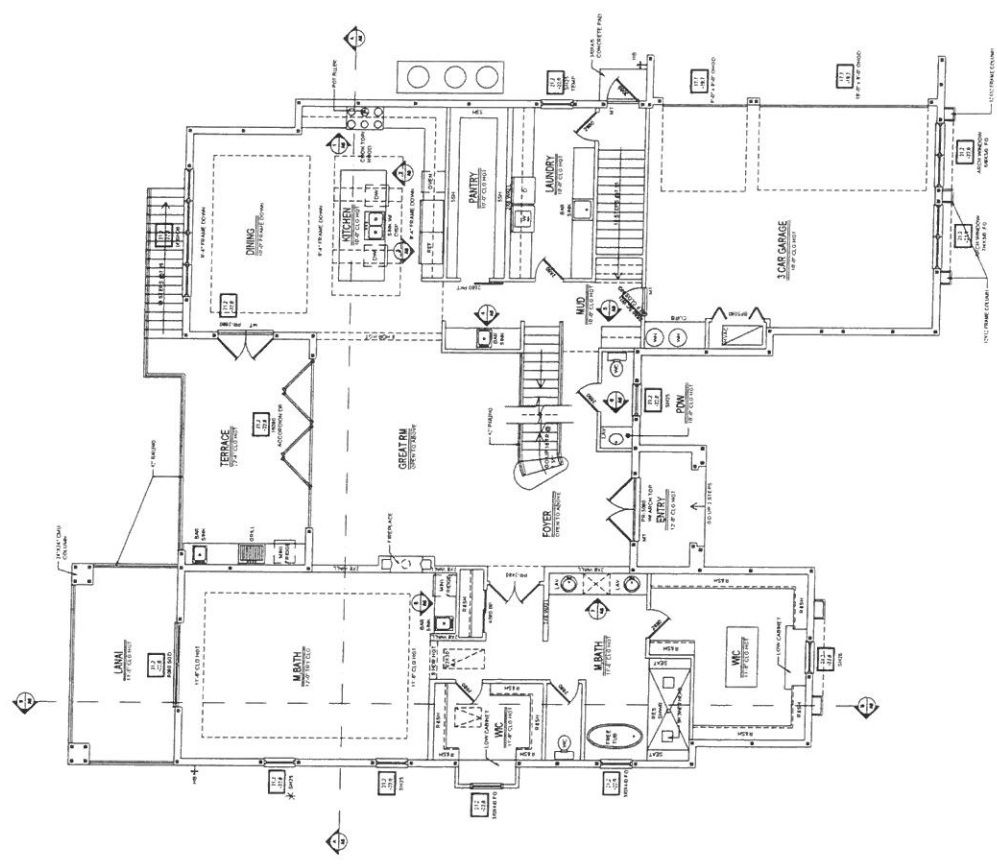
1ST FLOOR PLAN NOTES

ROB CUSTOM HOME MASTER

Architect
10/20/10
10/20/10
Drawn By
R.G.
Date
08/11/20
Scale
3/8" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

A1

ALBERTO GUIDA
PE # 74000 FL



- NOTES**
1. ALL WINDOWS IN MASTER AND HALL BATHS TO BE ONE (1) 4" x 6" DOUBLE GLAZED UNIT WITH 1/2" INSULATION.
 2. ALL EXTERIOR WALLS ARE TO BE CONSIDERED AS PHASE WALLS EXCEPT FOR THOSE PORTIONS OF WALL WITH OPENINGS.
- DESIGN PRESCRIPTIONS & OPENINGS**
- * INDICATES EXTERIOR WINDOWS (COMPLIANCE TO BE VERIFIED PRIOR TO INSTALLATION)
 - INDICATES TOILET ROOM DOOR PER 2017 IRC R310.1.1
 - SC INDICATES SOLID CORE DOOR
 - X BUILD UP POSTS TO BE NAIL TOGETHER PER DETAIL R04
 - ANY GLASS SHOWER ENCLOSURES ARE TO BE TIMBERED GLASS
 - ALL GLASS IN DOORWAYS AND PARTITIONS TO BE CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WOOD
 - INDICATES INTERIOR WALL TO BE 5/8" 4" x 8" @ 16" O.C. IN WOOD BLOCKING PER DETAIL T05 (U.N.O.)
 - INDICATES ONE STORY EXTERIOR BEARING WALL
 - INDICATES 4" FILL RIGID FORMED CELL ON EACH SIDE OF ROUGH CONCRETE FOOTING OR ON EACH SIDE OF 12" WIDE 16" BAR CONT. FROM BEAM TO FTD BY 16" WIDE WOOD FORMED CELL. 16" WIDE WOOD FORMED CELL SHALL BE FORMED CELL VERTICAL IN BARS. NOTE: STEEL FILLER RIGID FORMED CELL.

NOTES

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER ALL OTHER DIMENSIONS. CONFLICTS AND OMISSIONS SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

Guida Design Group
 1417 Shaw Ave. Suite 101, Chanhassen, MN 55015
 Phone: 761.641.7123
 email: info@guidadesign.com

Guida

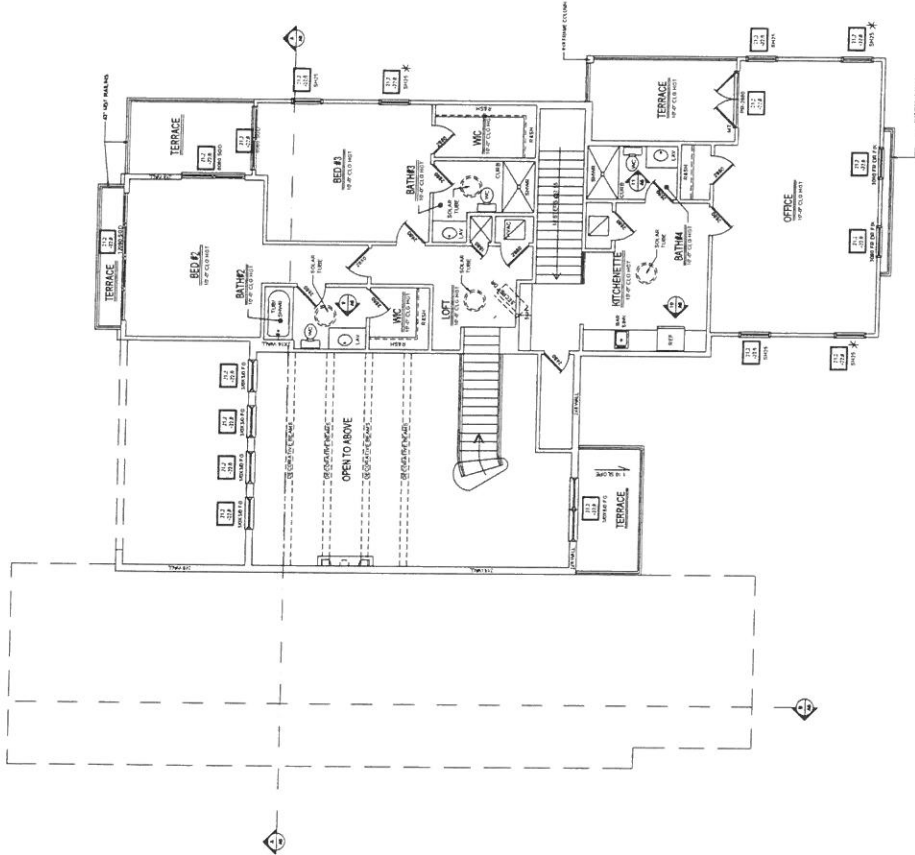
2ND FLOOR PLAN NOTES

ROB CUSTOM HOME
 MASTER

Job No: 19-238
 Drawn By: A.G.
 Date: 08/11/20
 Scale: 3/8" = 1'-0"
 Lvl #: N/A

A1.1

ALBERTO GUIDA
 PE # 74000 FL



NOTES

- 1. ALL WINDOWS IN MASTER AND HALL BATHS TO BE ONE (1) UNIT.
- 2. ALL WINDOWS IN MASTER AND HALL BATHS TO BE ONE (1) UNIT.
- 3. ALL WINDOWS IN MASTER AND HALL BATHS TO BE ONE (1) UNIT.
- 4. ALL WINDOWS IN MASTER AND HALL BATHS TO BE ONE (1) UNIT.
- 5. ALL WINDOWS IN MASTER AND HALL BATHS TO BE ONE (1) UNIT.
- 6. ALL WINDOWS IN MASTER AND HALL BATHS TO BE ONE (1) UNIT.
- 7. ALL WINDOWS IN MASTER AND HALL BATHS TO BE ONE (1) UNIT.
- 8. ALL WINDOWS IN MASTER AND HALL BATHS TO BE ONE (1) UNIT.
- 9. ALL WINDOWS IN MASTER AND HALL BATHS TO BE ONE (1) UNIT.
- 10. ALL WINDOWS IN MASTER AND HALL BATHS TO BE ONE (1) UNIT.

NOTES

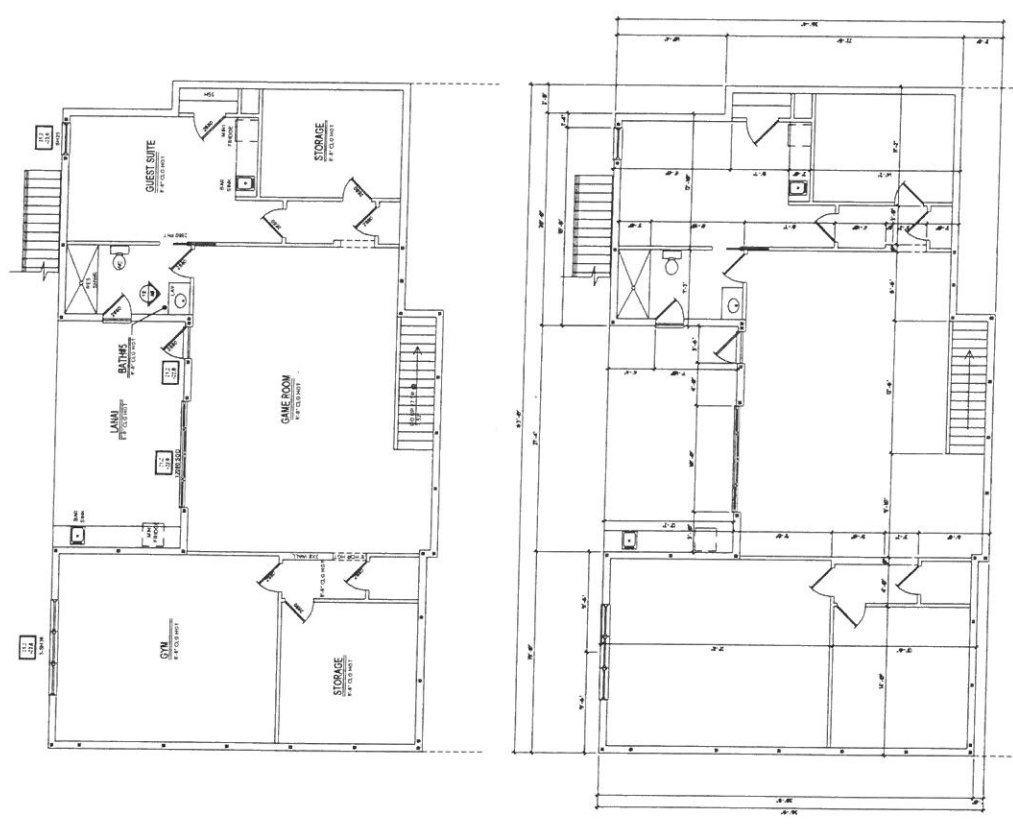
- 1. ALL WINDOWS IN MASTER AND HALL BATHS TO BE ONE (1) UNIT.
- 2. ALL WINDOWS IN MASTER AND HALL BATHS TO BE ONE (1) UNIT.
- 3. ALL WINDOWS IN MASTER AND HALL BATHS TO BE ONE (1) UNIT.
- 4. ALL WINDOWS IN MASTER AND HALL BATHS TO BE ONE (1) UNIT.
- 5. ALL WINDOWS IN MASTER AND HALL BATHS TO BE ONE (1) UNIT.
- 6. ALL WINDOWS IN MASTER AND HALL BATHS TO BE ONE (1) UNIT.
- 7. ALL WINDOWS IN MASTER AND HALL BATHS TO BE ONE (1) UNIT.
- 8. ALL WINDOWS IN MASTER AND HALL BATHS TO BE ONE (1) UNIT.
- 9. ALL WINDOWS IN MASTER AND HALL BATHS TO BE ONE (1) UNIT.
- 10. ALL WINDOWS IN MASTER AND HALL BATHS TO BE ONE (1) UNIT.

BASEMENT PLAN NOTES/DIM	ROB CUSTOM HOME MASTER
-------------------------	---------------------------

2415 Sand Lake Rd, Suite 1, Orlando, FL 32809
Phone: 321.643.7022
Email: info@laser-aid.com
www.laser-aid.com

A1.2

Udang			
Fed River	2798 sf		
Shed River	1548 sf		
No segment	1858 sf		
Total Udang	6173 sf		
Land	448 sf		
Entry	79 sf		
Overage	865 sf		
Turnover	548 sf		
Total Area	7926 sf		

[illegible]

SCALE: 1:1000/1/4" = 1'-0" 240000/1/4" = 1'-0"

NOTES:

1. ALL EXTERIOR MATERIALS AND WALL BATHS TO BE ONE (1) IN. (25.4MM) EXPOSED WALLS. ALL WALLS TO BE ONE (1) IN. (25.4MM) WALL EXCEPT FOR THOSE PORTIONS OF WALL WITH OPENINGS.
2. DESIGN PRESSURE (P) DIFFERENCE:
 - INDICATES EXPOSED WINDOWS COMPLIANCE TO BE VERIFIED PRIOR TO INSTALLATION.
3. INDICATES TOILET ROOM DOOR TO BE 7/8" (22.9MM) I.C.
4. INDICATES SOLID CORE DOOR
5. 7/8" BUILD-UP MUST BE TO BE MAILED TOGETHER PER DETAIL 404
6. ANY GLASS OR FRAMER ENCLOSURES ARE TO BE TEMPERED GLASS.
7. ALL GLASS OR FRAMER CONTACT TO CONCRETE OR MASONRY SHALL BE PROTECTED WITH AN EPOXY.
8. INDICATES INTERIOR WALL TO BE 2X12 #2 SYP @ 16" O.C. WITH 1/2" BLOCCING PER DETAIL 104.0
9. INDICATES ONE-STORY EXTERIOR BEARING WALL.
 - INDICATES 4" FOLDED CELL FORMED CELL ON EACH SIDE OF WINDOW OR DOOR OR OUTLET OPN. WITH 1/2" BLOCCING. TOSS BEAM TO BE 2X12 #2 SYP @ 16" O.C. WITH 1/2" BLOCCING PER DETAIL 104.0.
 - INDICATES 4" FOLDED CELL VERTICAL IN BASE. TOSS BEAM TO BE 2X12 #2 SYP @ 16" O.C. WITH 1/2" BLOCCING PER DETAIL 104.0.
 - FOLDED CELL FORMED CELL TO BE USED I.O.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for the accuracy of all dimensions. If the BIDDING must be awarded, the dimensions shall be the basis of the contract. No violation from the dimensions, conditions and specifications appearing on these plans.

Planning & Zoning Board Staff Report for November 2, 2020 Meeting

SUB #20-04. Request of Z Properties for: Subdivision or lot split approval to divide 1530 Wilbar Circle into two single family lots, zoned R-1A.

Background

Z Properties has requested to split the property at 1530 Wilbar Circle into two lots. The zoning of this property is R-1A which requires 75 feet of lot width for any interior lots and 85 feet for any corner lots, as well as a minimum 8,500 sq. ft. of lot area. The applicant desires to split off the vacant portion of the property comprising the south 80 feet of this property and leave the existing 1926 Bungalow home on the northern 50 feet of the property. They have provided site and floor plans for each lot as well as proposed elevations of the appearance.

Zoning Test

The proposed interior southern vacant lot with 80 feet of lot width and 10,880 sq. ft. of land area, complies and exceeds the minimum 75 feet and 8,500 sq. ft. required by the R-1A zoning. The proposed corner lot with the 1926 Bungalow would have 50 feet of lot width and 7,350 sq. ft. of land area, thus needing variances for those lot dimensions.

Lot Conformance to Subdivision Code Test

There are many neighborhoods in the City that are zoned R-1AA or R-1A, but the existing character may be significantly different than the zoning code minimums. As a result, the practice outlined in the Subdivision Code is to look at the surrounding neighborhood to compare the standard lot sizes. The Code dictates that the review area is within a 500-foot radius of the subject property, and limited to those in the same zoning.

There are 94 homes within this neighborhood with the same R-1A zoning (see attached map). The average and median lot width is 68-70 feet, and the average and median lot area is 9,017-9,046 square feet. The proposed lot width and size for the corner lot is less than the averages and median sizes in this neighborhood. However, the mitigating factor is the offer for historic designation. But it is important to point out that homes on 50-foot wide lots are not uncommon in this neighborhood. There are 36 such homes on 50-foot lots (one-third of the total) within the 500-foot radius.

Justification for the Variance:

Z Properties has voluntarily agreed to designate the home at 1530 Wilbar Circle, built in 1926, to the Winter Park Register of Historic Places, contingent upon the subdivision/lot split of the overall property. In January 2020, the P&Z Board recommended approval and the City Commission adopted, an amendment to the Subdivision Code that provides a justification for lot split variances when there is a companion designation of an existing historic home.

Designation of a home to the Register of Historic Places means that the home cannot be demolished and that any repairs or changes to the exterior, or any additions, must be approved by the Historic Preservation Board. The newly revised Subdivision Code (excerpted at the end of this report) now states that the designation of a historic home is a "special condition and circumstance" that can justify a lot dimension variance.

The role for the Historic Preservation Board in these circumstances is to determine if this home is worthy of listing on the Winter Park Register of Historic Places. The Board did review this request at their October 14th meeting and has unanimously recommended that the home is worthy of Historic Designation based upon being a 1926 example of Bungalow architectural styling applied to a residence and for its association with the Land Boom era development of the City of Winter Park. Similarly, in the opinion of staff, this home retains its original exterior architectural integrity and is highly qualified for listing on the Winter Park Register of Historic Places.

The applicant plans to remove a small wing of the house that extends over the new lot line. They plan to update and modernize the interior of the home and add a 573 sq. ft. addition to the rear of the home for a bedroom/bath and laundry space. A swimming pool is planned between the home and the existing garage.

Summary and Staff Recommendation

This is exactly the type of scenario that was anticipated when the Subdivision Code was amended earlier this year. In order to preserve the City's architectural heritage, there need to be incentives provided, otherwise this property would be a continuation of the tear downs and rebuilds. In most cases, those tear downs are removing homes that do not have any architectural significance. But occasionally, as in this circumstance, it can be a win-win for the applicant as well as the City.

STAFF RECOMMENDATION IS FOR APPROVAL OF THE LOT SPLIT, AS REQUESTED, AND THE DESIGNATION OF THE EXISTING HOME AT 1530 WILBAR CIRCLE ON THE WINTER PARK REGISTER OF HISTORIC PLACES.

Sec. 58-376. – Variances and appeals from subdivision regulations.

(f) *Historic homes and live oak trees.* The Planning and Zoning Board and the City Commission may consider the preservation and protection of historic homes and/or the preservation and protection of historic or specimen live oak trees as a special condition and circumstance pursuant to subsection (a)(1) for the purposes of granting variances to minimum lot sizes in conjunction with subdivisions or lot splits. In considering the preservation of an existing building, the Historic Preservation Board shall first determine that the building is recommended for inclusion on the Winter Park Register of Historic Places and such listing and inclusion shall be required as a condition of such lot size variance and related subdivision or lot split approval. In consideration of the preservation of historic live oak tree(s), any such variance approval and related subdivision or lot split approval shall be conditioned upon the granting of a tree preservation easement to the City, with terms acceptable to the City, to ensure the preservation of such tree(s).



RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY
LOCATED AT 1530 WILBAR CIRCLE, WINTER PARK, FLORIDA
AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER
OF HISTORIC PLACES.**

WHEREAS, there are located within the City of Winter Park historic sites, areas, structures, buildings, improvements and appurtenances, both public and private, both on individual properties and in groupings, that serve as reminders of past eras, events, and persons important in local, state and national history; or that provide significant examples of past architectural styles and development patterns and that constitute unique and irreplaceable assets to the City; and

WHEREAS, the City Commission recognizes that the sites and properties of historical, cultural, archaeological, aesthetic and architectural merit contribute to the public health, welfare, economic well being and quality of life of the citizens of Winter Park; and

WHEREAS, there is the desire foster awareness and civic pride in the accomplishments of the past; and

WHEREAS, the Winter Park Historic Preservation Board has determined and recommended that the property at 1530 Wilbar Circle meets the criterion for historic resource status as built in 1926 through its association with the Florida Land Boom period of development in Winter Park and as an example of Craftsman style architecture.

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

SECTION 1. That the City Commission of the City of Winter Park hereby designates 1530 Wilbar Circle as a historic resource on the Winter Park Register of Historic Places, such action being taken in concert with the approval of a subdivision or lot split of this property allowing for the vacant south 80 feet of said property to be split and be used for the construction of another single-family home.

SECTION 2. That the two properties shall be eligible for the historic preservation incentive of city fee waiver for underground electric

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this _____ day of _____ 2020.

Steve Leary, Mayor

ATTEST:

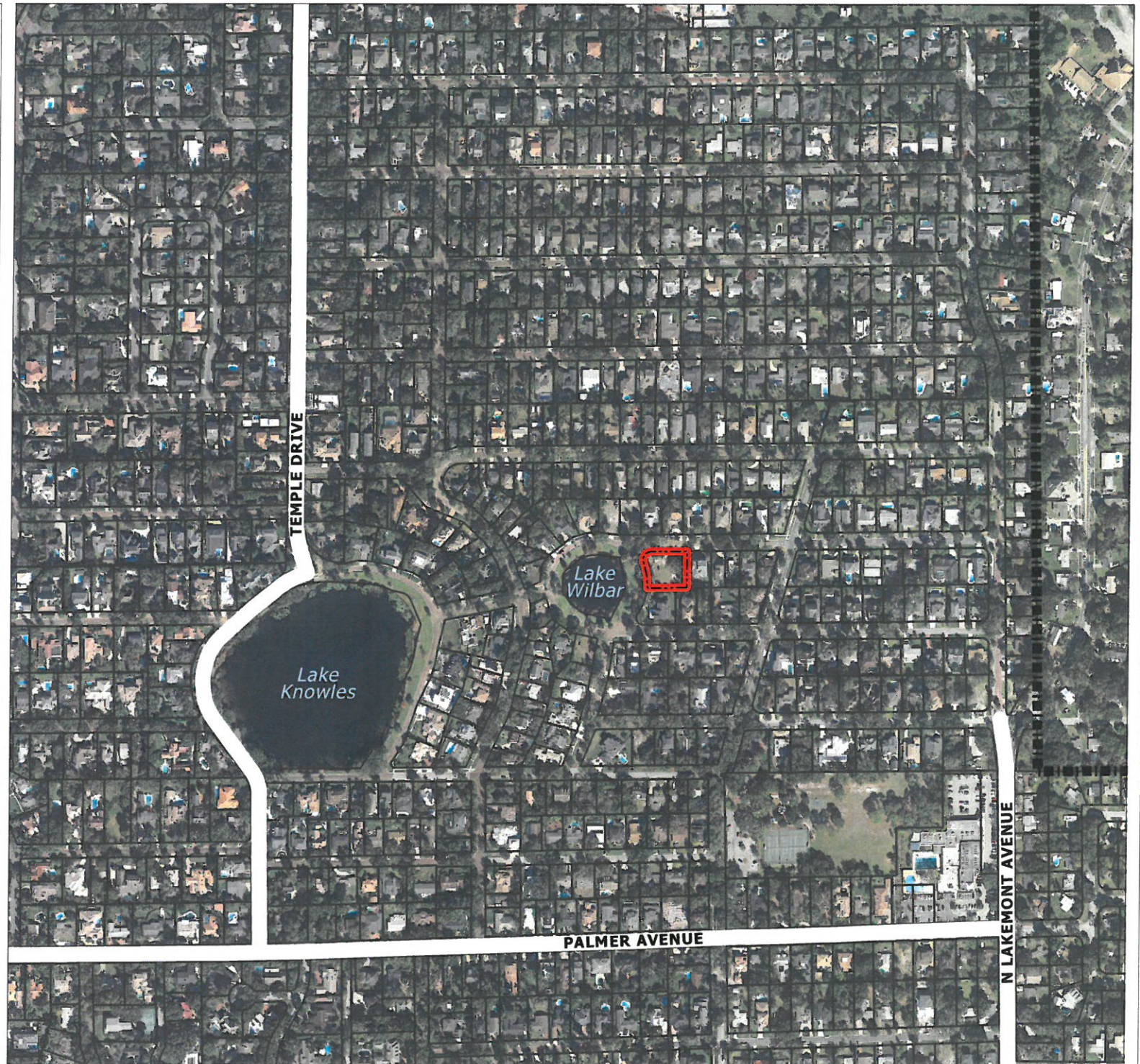
City Clerk



LOCATION MAP

1530 Wilbar Circle

City of Winter Park
Florida





LOCATION MAP

1530 Wilbar Circle

City of Winter Park
Florida





LOT CONFORMANCE TO SUBDIVISION CODE TEST

1530 Wilbar Circle

City of Winter Park
Florida

LEGEND

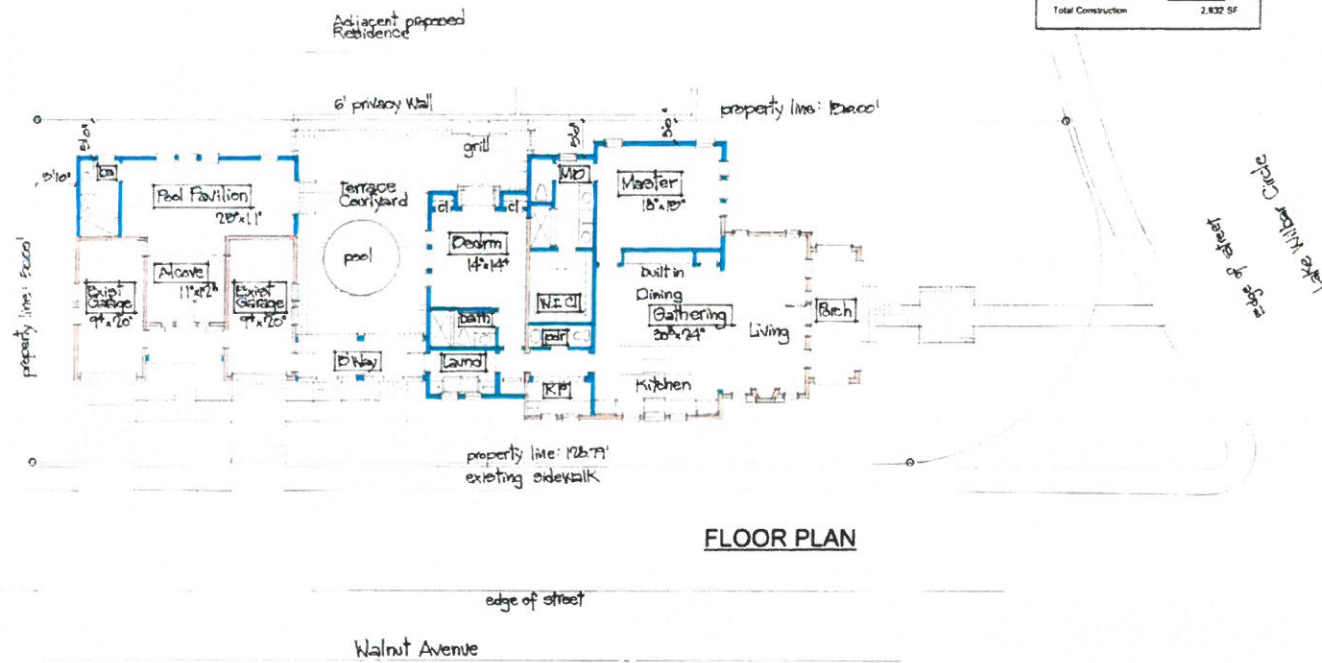
- Subject Site
- Single-Family Lots
Within 500' of Site
(94 total)

NOTES

Average Lot Width = 68 ft
Median Lot Width = 70 ft
Average Lot Size = 9,046 sq ft
Median Lot Size = 9,017 sq ft



Site Plan for Historic Home with additions on the corner of Wilbar/Walnut



FLOOR PLAN

AREA CALCULATION	
Lot Area	7,400 SF
FAR Allowed	3,182 (43%)
BUILDING AREA	
Existing Cottage	1,109
New Addition	573
Total Living	1,682 SF
Existing Garage	627
New Pool Pavilion	356
Total FAR	2,665 (36%)
Front Porch	140
Breakaway	121
Total Construction	2,932 SF

WINTER PARK DESIGN

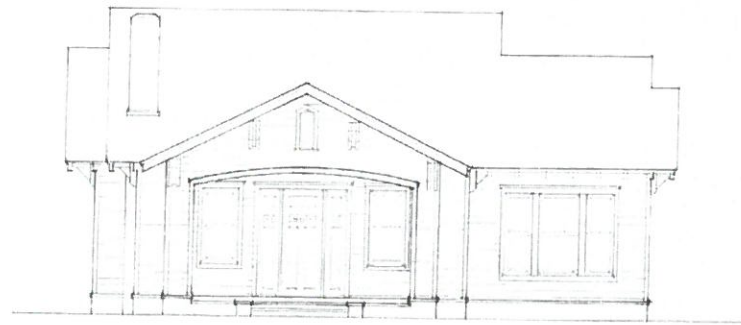


WILBAR CIRCLE RESTORATION

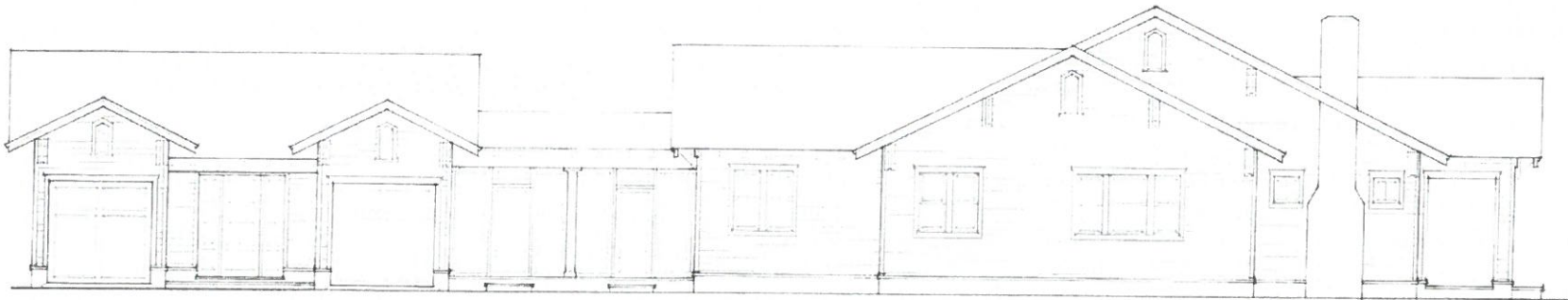
WINTER PARK, FLORIDA



*Elevations for
1926 Bungalow
home restoration*



LAKE WILBAR ELEVATION



WALNUT ELEVATION



©2010 WINTER PARK DESIGN, INC. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF WINTER PARK DESIGN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM WINTER PARK DESIGN, INC.

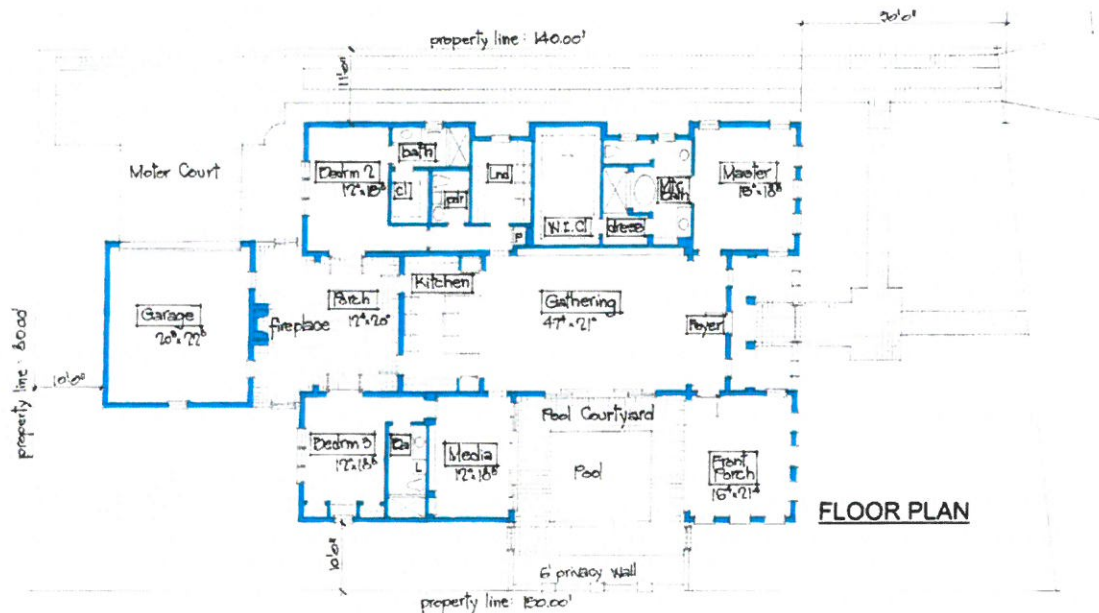
WINTER PARK DESIGN



WILBAR CIRCLE RESTORATION

WINTER PARK, FLORIDA

Site Plan for new home on
the interior lot



FLOOR PLAN

AREA CALCULATION	
Lot Area	11,400 SF
FAR Allowed	4,902 (43%)
BUILDING AREA	
Plan	3,027
Garage	448
Front Entry	73
Front Porch	333
Rear Porch	247
Front Courtyard	127
Rear Courtyard	222
Total FAR	3,572 (31.3%)
Total Construction	4,574 SF

Front Elevation of New Home on Interior Lot



Planning & Zoning Board Staff Report for November 2, 2020 Meeting

ANNEX #20-03; CPA 20-04; RZ 20-04 and CU #20-05 Request of Chris Tracy: To Annex the Property at 1800 Karolina Avenue and establish Parking Lot (PL) Future Land Use and Zoning and for Conditional Use approval to build a two-story, 10,022 sq. ft office building on the combined properties at 1801/1805 W. Fairbanks and 1800 Karolina Avenue.

Description of the Requests:

This public hearing is to consider four requests made by the owner (Melissa Myers) and the contract purchaser (Chris Tracy) for 1) annexation of 1800 Karolina Avenue; 2) establishing Parking Lot future land use and 3) Parking Lot (PR) zoning on 1800 Karolina Avenue and 4) Conditional Use approval to build a two-story, 10,022 sq. ft. office building on the combined properties at 1801/1805 W. Fairbanks Avenue and 1800 Karolina Avenue.

Background:

The combined properties at 1801/1805 W. Fairbanks Avenue and to the rear at 1800 Karolina Avenue have been in the same ownership since 1986. The former Paco's restaurant at the corner of W. Fairbanks Avenue and Clay Street closed in October 2016 after 35 years in business. That building and the former locksmith building next door have been vacant for several years. In the rear, on land zoned R-2 is a somewhat deteriorated 1935 house used as a rental. The combined 36,000 square foot site is now under contract for redevelopment. It has the advantage of a highly visible location at the traffic light for West Fairbanks and Clay Street and sufficient land for redevelopment. The detriment to the property is that it holds an unattractive lattice cell phone tower. The front properties on West Fairbanks Avenue are in the City of Winter Park but the rear property at 1800 Karolina Avenue is still part of unincorporated Orange County.

Request for Annexation and Establish Zoning

In order to utilize this combined redevelopment site, the applicants are seeking annexation of 1800 Karolina Avenue and for the City to establish, a Parking Lot future land use designation and Parking Lot (PL) zoning on that annexed property. This would allow for the proposed redevelopment of a new two-story office building on the commercially zoned frontage on West Fairbanks Avenue with the associated required parking to the rear.

Comprehensive Plan/Zoning Code Conformance

Redevelopment of this West Fairbanks gateway corridor has been a long-term project pursued by the City Commissions over the past 15 years. The first step was the annexation of this corridor 15 years ago and then over time, major investments in the public infrastructure. The City has invested over \$20 million to install a sanitary sewer system along this West Fairbanks corridor in order to allow for redevelopment. The City has done repaving, installed new mast arm traffic signals and street lights. The City has just recently completed the project to underground the electric lines (both the major transmission and service lines).

All of this financial investment along with the removal of several billboards has been done to help encourage the redevelopment of this gateway corridor. The City's image is defined by this major entrance and the transformation of that entry experience to a quality experience is the long-term goal of the City.

To that end, there is the recognition that the north side of the corridor will not redevelop unless owners can increase their values with new buildings. With the commercial properties only having a depth of 100 feet, this cannot happen without parking for the new development which must occur on the residentially zoned properties to the rear that front on Karolina Avenue.

Protections for the Adjacent Residential Neighborhood

The Comprehensive Plan contains the policy (below) that specifically encourages redevelopment on the North side of West Fairbanks Avenue in the manner as proposed by the applicant. This Comprehensive Plan policy mandates the protections and screening necessary to protect the adjacent residential homes. This includes a six-foot brick perimeter wall with column/cap and a landscape program outside the wall to soften that appearance including street trees to buffer the view of the building. Dumpsters must be up by the buildings. Lighting is low profile poles with shielding for downlighting only. There can be no driveway curb cuts onto Karolina Avenue. All traffic comes and goes via the side street of Clay Street. As this adjacent neighborhood is a dead-end scenario (with all roads leading back to Fairbanks Avenue), there is no reason for any traffic to use the residential streets as a cut-thru since those roads do not cut-thru. As a result, all traffic will come and go via the traffic light at Fairbanks and Clay.

Policy 1-L-11: Provide for & Encourage the Redevelopment of the North Side of Fairbanks Avenue Given the shallow lot depths on the north side of Fairbanks Avenue, the City shall consider the annexation of properties to the rear/north up to Karolina Avenue and land use designations for parking usage provided that the parking is screened from view by a brick wall, landscape, and ligustrum tree buffer per the template provided by the City; that no driveways are permitted that allow access onto the rear streets and that any lighting has no negative impact on nearby homes.

Office Building Conditional Use Request

The specific request by Chris Tracy anticipates a combination of medical use and general office use. Parking and setbacks are provided to meet code. No variances are requested. The building area itself is a modest 28% FAR, in part because of the land needed to be set aside for the cell tower. The plans include the commitments, as described above, for the brick wall, landscape buffering and the other design requirements for the parking lot. In order to continue this template as the other properties to the west are redeveloped, the applicant has agreed to grant the City a cross access easement allowing for access to/from Clay Street for future development in this block. The result will be the loss of two parking spaces but there is sufficient parking. The calculations are based on the gross 10,022 sq. ft. of building (per Code) but the net after subtracting common area lobbies, stairs, elevator, etc. is 7,832 leasable sq. ft. As an office building, the traffic generation is lower and over fewer business hours versus if commercial redevelopment were proposed such as a restaurant.

It is important to note that several driveways are being removed along the Fairbanks Avenue frontage. In addition, the applicant is partnering with the City to improve the pedestrian sidewalk along Fairbanks to add a wider sidewalk, oak trees and a landscape pedestrian safety zone by pulling the sidewalk back from the edge of the roadway.

Summary and Recommendation

This project will set the template for the redevelopment desired by the City along the North side of the West Fairbanks Avenue corridor. The planning staff is very pleased to have this project pave the way for others to follow both in terms of design and also architectural image. All of the design elements required by the City for the rear parking lot to be harmonious with the adjacent residential properties have been implemented. The existing cell tower on this site could easily have made this the last site to redevelop and not the first. The building architecture will be a great addition to the street image and again set the tone for redevelopment along the corridor. This building image will help to transform this intersection.

Staff recommendation is for approval of all of the requests with the following conditions related to the conditional use:

- 1. That the project grant to the City an access easement across the parking lot at the entrance/exit traffic aisle so that the adjacent properties may be interconnected for access to/from Clay Street.*
- 2. That one EV charging station be installed for the parking space adjacent to the Handicapped spaces.*
- 3. That the applicant partner with the City to implement a landscape pedestrian safety zone along the Fairbanks Avenue frontage, as deemed feasible.*
- 4. That the applicant provide a pedestrian easement for the sidewalk improvements to be implemented along the Fairbanks Avenue frontage.*



C. Brenner, Inc.

3586 Aloma Ave Suite 5
Winter Park, FL 32792
Phone: (407) 677-1700

COMMERCIAL REAL ESTATE

Planning and Zoning – City of Winter Park

REF: Annexation, 1800 Karolina Ave;
Hearing Date – November 2, 2020

TO: Members of Planning and Zoning

After living on the south side of Lake Killarney for over 60 years, and seeing all the good things the County and City has accomplished, I submit my thoughts.

With great insight the City had extended the Annexation on Fairbanks out west of I-4. Although it was only on those properties immediately fronting Fairbanks, most of those on the north side from Clay Street west to Orange Terrace are only 120 feet deep. For proper re-development of these parcels you need parking and retention areas.

It would be a smart move for an Administrative Annexation from the City of Winter Park much like was done on the Fairbanks properties, on the immediate properties north of those that were annexed allowing the new depth to be used for parking and retention.

I have been a Commercial Broker for over 45 years and feel this maybe a great solution for all concerned including the neighborhood.

Thank you,

Charlie Brenner, CCIM
C. Brenner, Inc.
O: 407-677-1700; M: 407-256-1700
cbrenner@cbrenner.com

Expect Results with C. Brenner!
www.CBrenner.com

City of Winter Park,

I am nearby neighbor of the proposed development site on the corner of Fairbanks Avenue and Clay Street. I have seen the plan and understand this project is coming before the City for approval. I have no objection to the annexation, rezoning and conditional use of the property for a commercial office building.

Thank you,

Christina Sawyer

Name

Christina Sawyer

Christina Sawyer (Aug 26, 2020 13:25 EDT)

Signature

8/26/20

Date

1803 Karolina Avenue

Winter Park, FL 32789

My Address

City of Winter Park,

I am nearby neighbor of the proposed development site on the corner of Fairbanks Avenue and Clay Street. I have seen the plan and understand this project is coming before the City for approval. I have no objection to the annexation, rezoning and conditional use of the property for a commercial office building.

Thank you,

Andrew Toth
Name

Andrew Toth
Signature

8/30/20
Date

1807 Karolina Ave
Winter Park, FI 32789
My Address

AREA RESIDENT

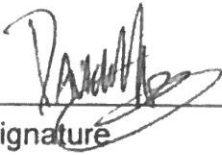
City of Winter Park,

I am nearby neighbor of the proposed development site on the corner of Fairbanks Avenue and Clay Street. I have seen the plan and understand this project is coming before the City for approval. I have no objection to the annexation, rezoning and conditional use of the property for a commercial office building.

Thank you,

Robert Davis Helsby

Name



Signature

8/11/20

Date

438 Lakeview Avenue

Winter Park, FL 32789

My Address

City of Winter Park,

I am nearby neighbor of the proposed development site on the corner of Fairbanks Avenue and Clay Street. I have seen the plan and understand this project is coming before the City for approval. I have no objection to the annexation, rezoning and conditional use of the property for a commercial office building.

Thank you,

Name CAROLYN MINEAR

Signature



Date

8/25/20

My Address

430 KILLARNEY DR
WINTER PARK FL
32789

City of Winter Park,

I am nearby neighbor of the proposed development site on the corner of Fairbanks Avenue and Clay Street. I have seen the plan and understand this project is coming before the City for approval. I have no objection to the annexation, rezoning and conditional use of the property for a commercial office building.

Thank you,

Alan Thompson
Name

[Signature]
Signature

8/21/2020
Date

458 Lakewood Ave
Winter Park, FL 32789
My Address

City of Winter Park,

I am nearby neighbor of the proposed development site on the corner of Fairbanks Avenue and Clay Street. I have seen the plan and understand this project is coming before the City for approval. I have no objection to the annexation, rezoning and conditional use of the property for a commercial office building.

Thank you,

Jackie Byrd Thompson
Name

Jackie Byrd Thompson
Signature

August 21, 2020
Date

458 Lakewood Ave
Winter Park, FL 32789
My Address

COMMERCIAL BUILDING OWNER



ALLEN NORTON & BLUE
PROFESSIONAL ASSOCIATION

1477 West Fairbanks Avenue, Suite 100 • Winter Park, Florida 32789
Telephone 407-571-2152 • Facsimile 407-571-1496

August 11, 2020

City of Winter Park
761 Old England Ave.
Winter Park, FL 32789

To Whom it May Concern:

I am nearby neighbor of the proposed development site on the corner of Fairbanks Avenue and Clay Street. I have seen the plan and understand this project is coming before the City for approval. I have no objection to the annexation, rezoning and conditional use of the property for a commercial office building.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Wayne L. Helsby'.

Wayne L. Helsby

Miami • Orlando • Tallahassee • Tampa

Affiliate of Worklaw® Network: The Nationwide Network of Management Labor and Employment Law Firms

<http://www.anblaw.com>

<http://twitter.com/anblaw>

AREA COMMERCIAL BUILDING OWNER

City of Winter Park,

I am nearby neighbor of the proposed development site on the corner of Fairbanks Avenue and Clay Street. I have seen the plan and understand this project is coming before the City for approval. I have no objection to the annexation, rezoning and conditional use of the property for a commercial office building.

Thank you,

James W. Ferrell

Name



Signature

August 14, 2020

Date

1400 W. Fairbanks Avenue

Winter Park, Florida, 32789

My Address


ITPA COMMERCIAL BUILDING OWNER

City of Winter Park,

I am nearby neighbor of the proposed development site on the corner of Fairbanks Avenue and Clay Street. I have seen the plan and understand this project is coming before the City for approval. I have no objection to the annexation, rezoning and conditional use of the property for a commercial office building.

Thank you,

Sergio Von Schmeling
Name


Signature

8-11-2020
Date

WORK: 1850 W. Fairbanks
Winter Park, FL 32789

HOME: 1764 Elizabeth's Walk
Winter Park, FL 32789
My Address



LOCATION MAP

**1800 Karolina Ave &
1805 & 1801
West Fairbanks Ave**

City of Winter Park
Florida



Preliminary Conditional Use Submittal
TRACY OFFICE BUILDING
1801 W. FAIRBANKS AVE • WINTER PARK, FLORIDA

Sheet:
A01
ARCHITECTURAL

Drawing:
COVER
SCALE: UNSCALED

Project:

TRACY OFFICE BUILDING
1801 W. FAIRBANKS AVE • WINTER PARK, FLORIDA

Date & Issue:
27 AUGUST 2020
DESIGN REVIEW



COPYRIGHT: © 2020 STOA STUDIOS ALL RIGHTS RESERVED • CONTACT: STOA STUDIOS • 52 RILEY ROAD SUITE 174 CELEBRATION, FLORIDA 34747 • (407) 749-0789 • INFO@STOASTUDIOS.COM • STOASTUDIOS.COM • REGISTRATIONS: FL2AR94064



Sheet:
A14
ARCHITECTURAL

Drawing:
PERSPECTIVE • FROM FAIRBANKS
SCALE: UNSCALED

Project:

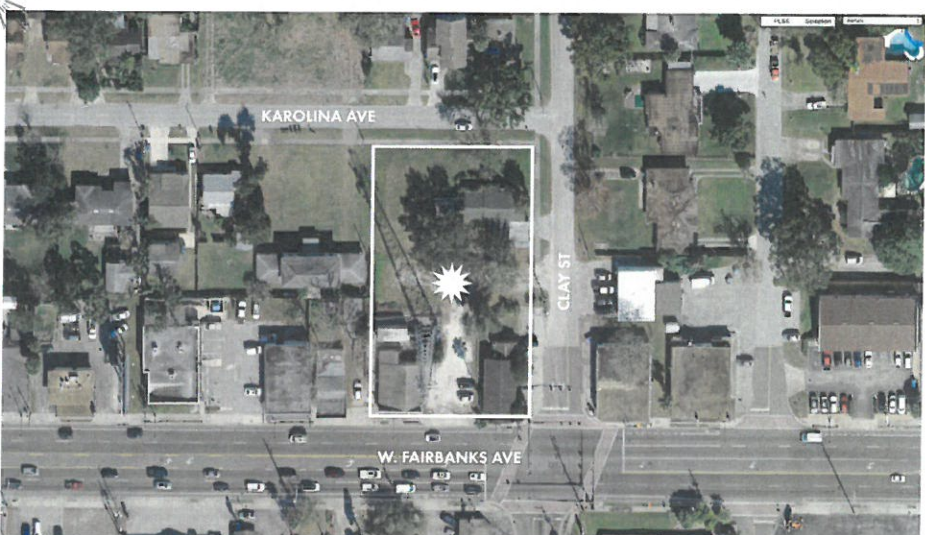
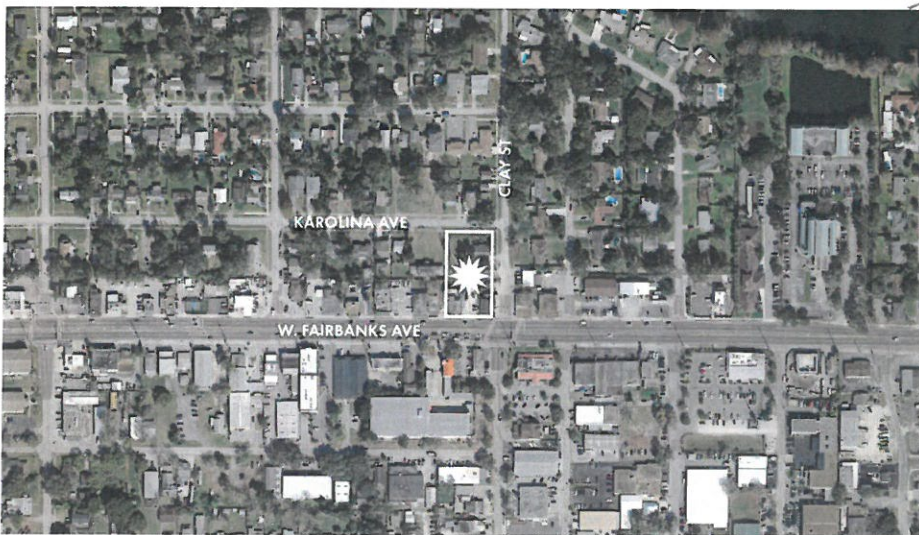
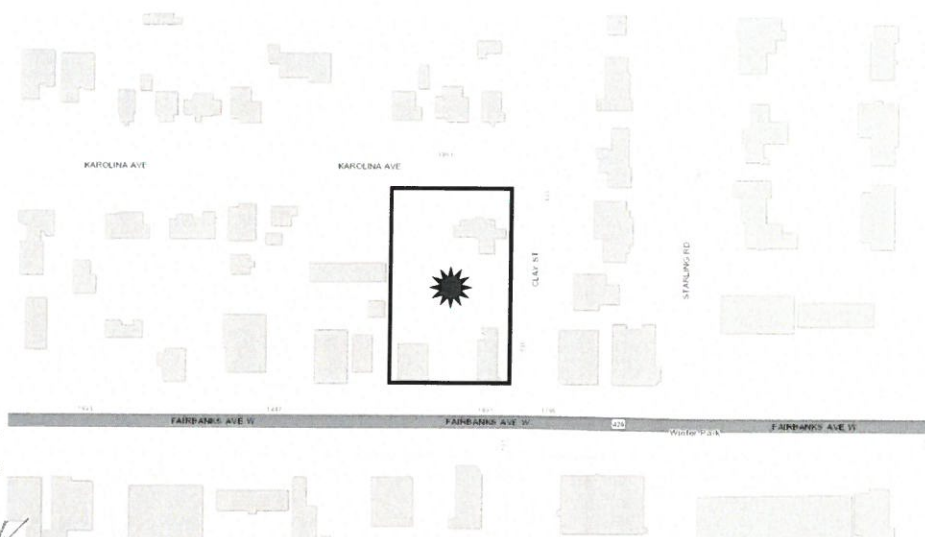
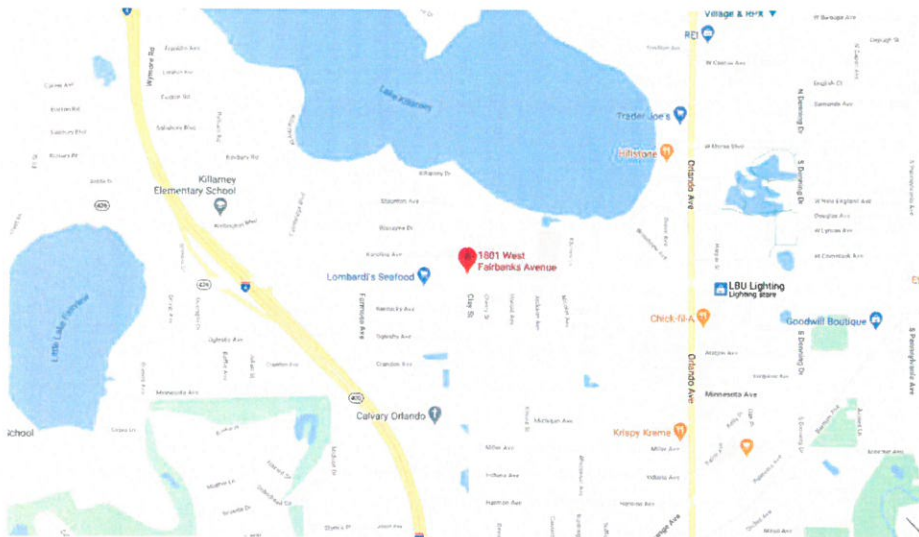
TRACY OFFICE BUILDING

1801 W. FAIRBANKS AVE • WINTER PARK, FLORIDA

Date & Issue:
27 AUGUST 2020
DESIGN REVIEW



COPYRIGHT: © 2020 STOA STUDIOS ALL RIGHTS RESERVED • CONTACT: STOA STUDIOS • 52 RILEY ROAD SUITE 374 CELEBRATION, FLORIDA 34747 • (407) 749-0789 • INFO@STOASTUDIOS.COM • STOASTUDIOS.COM • REGISTRATIONS: FLAAR94064



Sheet:
A02
ARCHITECTURAL

Drawing:
PROJECT LOCATION
SCALE: UNSCALED

Project:

TRACY OFFICE BUILDING

1801 W. FAIRBANKS AVE. • WINTER PARK, FLORIDA

Date & Issue:
27 AUGUST 2020
DESIGN REVIEW

STOA
Studios

COPYRIGHT: © 2020 STOA STUDIOS ALL RIGHTS RESERVED • CONTACT: STOA STUDIOS • 52 RILEY ROAD SUITE 174 CELEBRATION, FLORIDA 34747 • (407) 749-0789 • INFO@STOASTUDIOS.COM • STOASTUDIOS.COM • REGISTRATIONS: FL#AR94064

PROJECT DATA

Zoning
Parcel # C3
Parcel # C3
Parcel # PL*

*Proposed annexation & zoning change

Use
Office (Mix of Medical & General)

Setbacks
Front - Fairbanks Ave 10' / 15'
Front - Clay St 10' / 15'
Side - West 10'
Rear - North 35'
Pavement 8'

* Front setbacks per LDC are 15' typical with a reduction to 10' allowed for certain building features

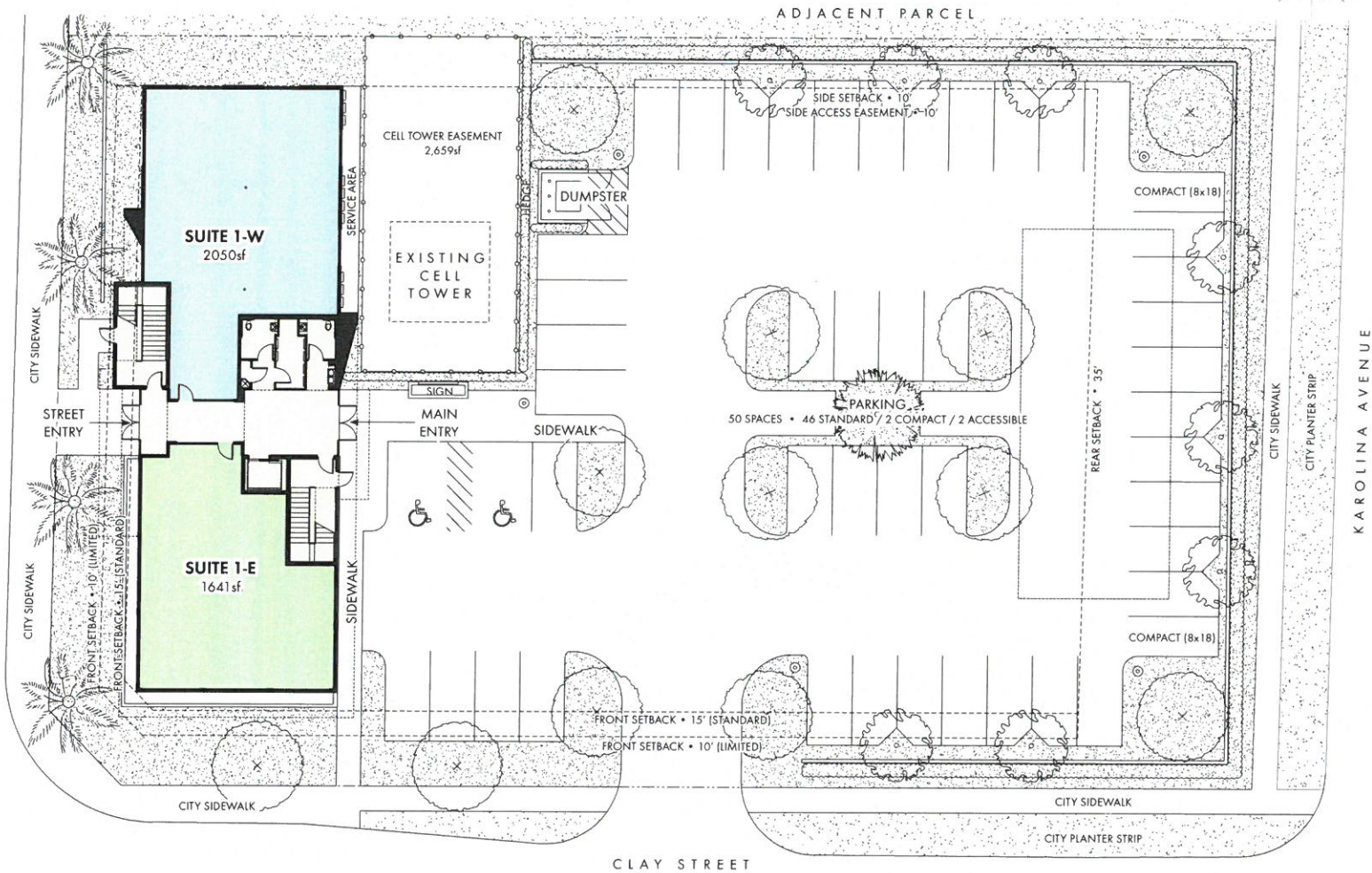
** Rear property line faces a residential neighborhood

Site Area
Total 36,039
Impervious Area
Building Footprint 5,011
Hardscape 19,298
Subtotal 26,309

Ratios
Impervious Area 53.5%
FAR 27.8%

Parking
Required
Office-Med (5,011sf/200) 26 spaces
Office-Gen (5,011sf/250) 20 spaces
Provided
Standard (9' x 18') 46 spaces
Compact (8' x 18') 02 spaces
Accessible (12' x 18') 02 spaces

Building
Building Area 10,022sf
Height / Stories 36' / 2
Construction Type IIIB
Fire Sprinklers Yes



Sheet:
A03
ARCHITECTURAL

Drawing:
PLAN - SITE
SCALE: 3/4" = 1'-0"

Project:

TRACY OFFICE BUILDING

1801 W. FAIRBANKS AVE. • WINTER PARK, FLORIDA

Date & Issue:
27 AUGUST 2020
DESIGN REVIEW

STOA
Studios

COPYRIGHT: © 2020 STOA STUDIOS ALL RIGHTS RESERVED • CONTACT: STOA STUDIOS • 62 RILEY ROAD SUITE 374 CELEBRATION, FLORIDA 34747 • (407) 749-0789 • INFO@STOASTUDIOS.COM • STOASTUDIOS.COM • REGISTRATIONS: FL#AR94064



STOA Studios

STOA STUDIOS
Architect
52 Riley Rd Ste 374
Crestview, FL 34747
(407) 748-0289
info@stoa studios.com
FL Lic # AR14064

HARRIS ENGINEERING
Civil Engineer
1200 Hillcrest St Ste 200
Orlando, FL 32803
(407) 629-4777
john@harris-engineering.com

DALE & COMPANY
Landscape Architect
651 N Mills Ave
Orlando, FL 32803
(407) 884-1317
dale@dale.com

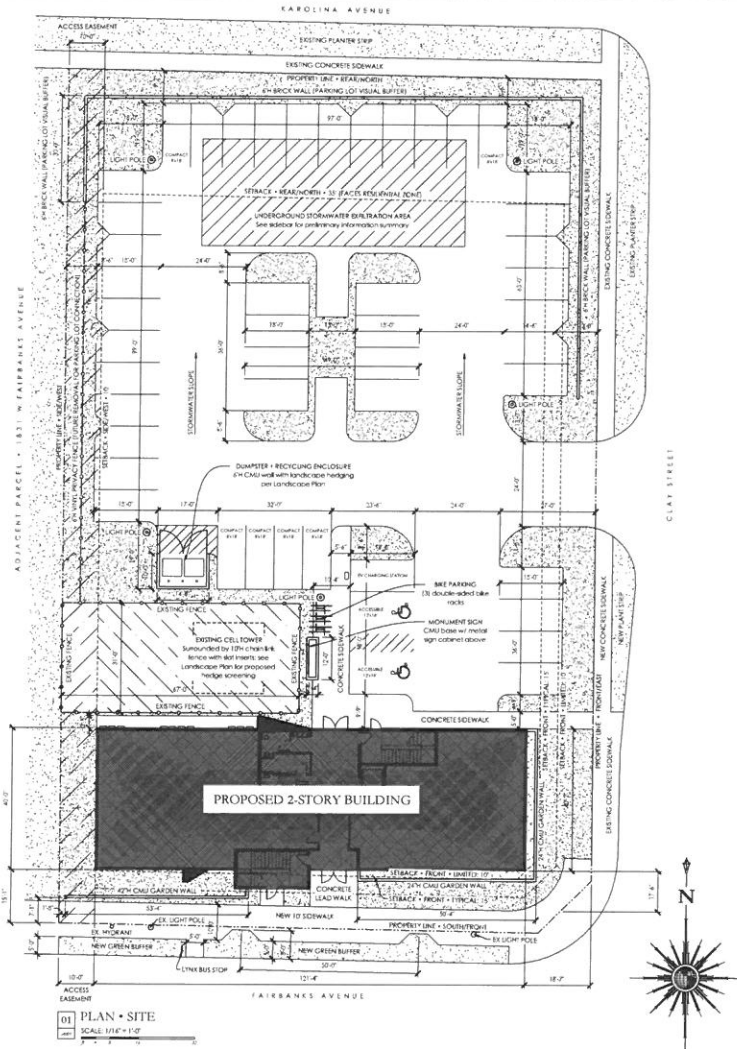
Tracy Office Building 1801 W. FAIRBANKS AVE • WINTER PARK, FL

New Construction

1	CONDITIONAL USE SUBMITTAL	27 AUGUST 2020
2	CONDITIONAL USE SUBMITTAL UPDATE	07 OCTOBER 2020
3		
4		
5		

PLAN • SITE
Scale: 1/16" = 1'-0"

A001



GENERAL SITE NOTES

****GENERAL NOTE****
These drawings are preliminary, and intended to communicate the intended direction for the project. As the project progresses, all site work will be designed and detailed by the Civil Engineer and Landscape Architect. That work will be based on the design, but will further develop it and detail it as those design professionals deem necessary in the event that an conflict is discovered between the plan and the Landscape drawings, the Landscape drawings shall prevail.

STORMWATER MANAGEMENT NOTES

GENERAL NOTE
The existing grade of the site, although generally flat, slopes slightly to the north toward Lake Mary. The preliminary intent for stormwater management is to slope the pavement toward the north end of the parking lot. Once these, the stormwater will be handled via underground collection.
PRELIMINARY CALCULATIONS
Lot: 24,309 sq ft x 2" = 4,861 sq ft
Product: StormTech Chamber "SC 303" model
Configuration: Above 110 modules, Total Area Approx. 80' x 30'
****Chamber model selection is based on a preliminary high water table elevation determination of 7 below grade. If this determination is reduced, a more shallow chamber model will be selected, and a second array can be added between the first parking array.**

FLOOD ZONE

CATEGORY
The entire project area is outside the 100-year flood plain. Per FEMA, the project area is located in the following category: Zone X-1 Area of Minimal Flood Hazard.

BUILDING DATA

BUILDING AREA: 10,022 sq ft
BUILDING HEIGHT: 32'
BUILDING STORES: 2
CONSTRUCTION TYPE: RB
HRS SPRINKLERS: Yes

GENERAL DESCRIPTION
3-story office building with interior view columns, view box and 2nd floor assembly and roof assembly, composite concrete and 2nd floor assembly, aluminum storefront exterior doors and windows, exterior shading system, including continuous glass and panelled aluminum, single-ply roofing system, rooftop solar array is being considered.

PARKING DATA

The project is intended to have a mix of General Office and Medical Office tenants. The table below are based on a 300 sq ft, however the relative areas of each office type will vary based on tenant mix.
REQUIREMENT RATIOS
General Office: 1/2200
Medical Office: 1/2200
24 (3,011 sq ft) x 1/2200

FAIRBANKS COUNTY SUMMARY		
SPACE TYPE	REQUIRED	PROVIDED
Standard	41	41
Accessories	02	02
TV	01	01
Exhibit	00	00
TOTAL	44	50

AREA DATA

SITE AREA: 34,029 sq ft / 82 ac
PERVIOUS AREA: 29,708 sq ft
IMPERVIOUS AREA: 4,321 sq ft
BUILDING FOOTPRINT: 29,011 sq ft
HARDSCAPE: 19,295 sq ft

BUILDING AREA	10,022 sq ft
1st floor	10,011 sq ft
2nd floor	10,011 sq ft
RATIOS	
Impervious Area	13.5%
FAIR	27.8%

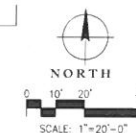
PARCEL INFORMATION

GENERAL NOTE
This project encompasses (3) contiguous parcels with the same owner. Parcel information is identified below:

STREET ADDRESS	POB	LEGAL DESCRIPTION	EDN	AREA	JURISDICTION	EXISTING LAND USE
1801 W. Fairbanks Ave	12-22-29-4076-04-240	KAROLINA ON RELIANCE MATES LOTS 22 & 23 BLD D	C-1	12 acres	City of Winter Park	2100 Retail Restaurant
1803 W. Fairbanks Ave	12-22-29-4076-04-200	KAROLINA ON RELIANCE MATES LOT 24 BLD D	C-1	24 acres	City of Winter Park	1100 Retail Library Store & 1100 Per Comm Tower Site
1805 Fairbanks Ave	12-22-29-4076-04-010	KAROLINA ON RELIANCE MATES LOTS 22 & 23 BLD D	R-2	44 acres	Union, Orange County	5100 Single Family Residential

SETBACK REQUIREMENTS:
Rear - Fairbanks Ave: 10' / 15' *Front setbacks per LDC are 15' typical with a reduction to 10' allowed for certain building features.
Front - Clay St: 10' / 15'
Side - West: 10'
Rear - North: 35' **
Pavement: 8'

**The property line is located across from a residential neighborhood.



NOTE: AN AUTOMATIC IRRIGATION PLAN WILL BE SUBMITTED FOR FINAL PERMIT APPLICATION

Call before you dig
It's not just another calling slogan, it's the law.
Once, twice, three, it's on the radio, not in the dirt.

FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND FACILITIES NO LESS
THAN TWO (2) DAYS PRIOR TO
EXCAVATION

 **Sunshine State One Call**
www.callsunshine.com
1-800-432-4770



DALE & COMPANY
651 North Mills Avenue
Orlando, Florida 32803
Ph: (407) 894-1317
Fax: (407) 894-8966
Landscape Architecture Analysis Planning

LANDSCAPE SITE PLAN

FOR
Tracy Building

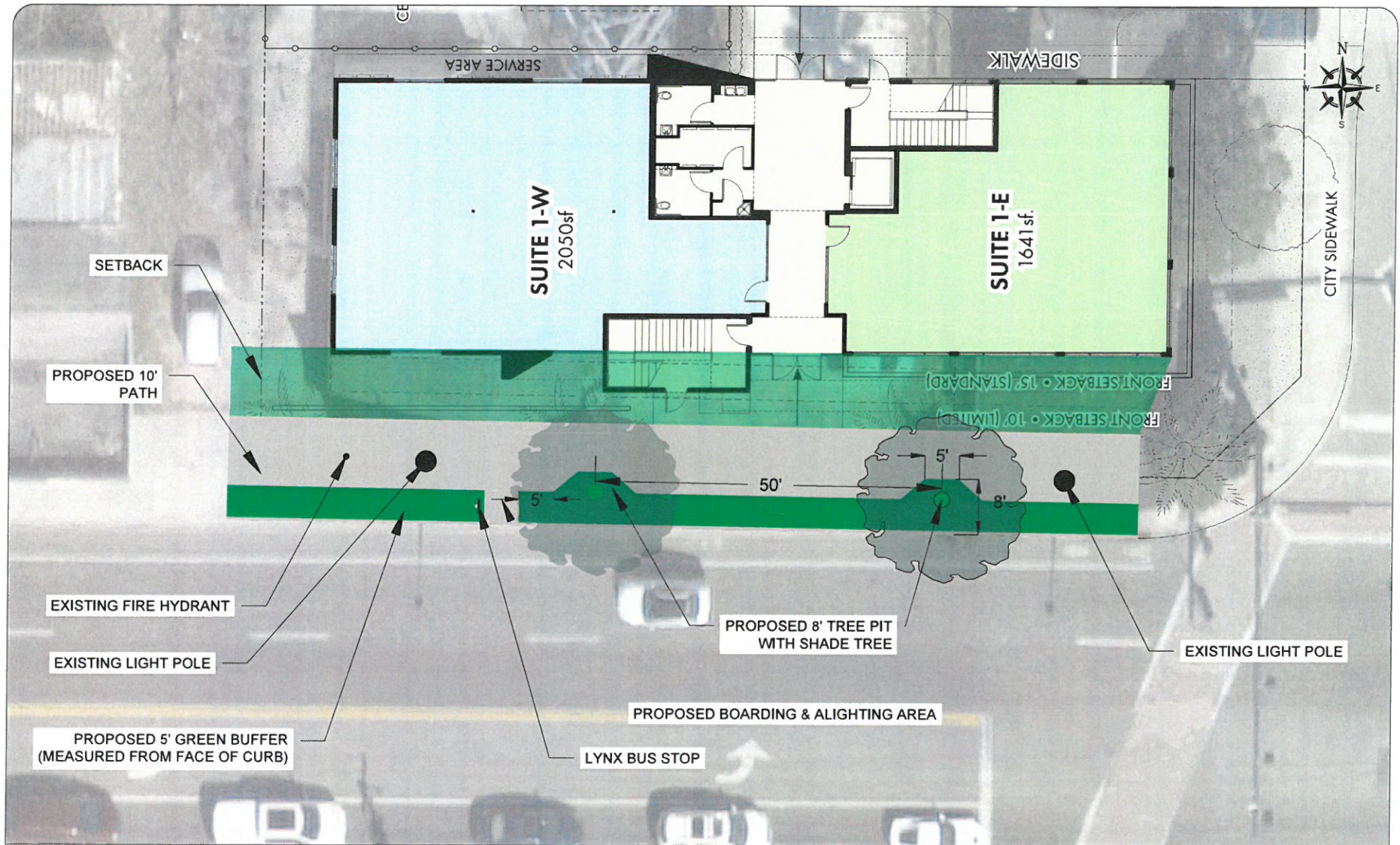
FLORIDA

DESIGNED BY: RCD
DRAWN BY: KHD
CHECKED BY: RCD
DATE: 08-26-20

REVISIONS
1. Owner & City 10-8-20

L-1 of 4



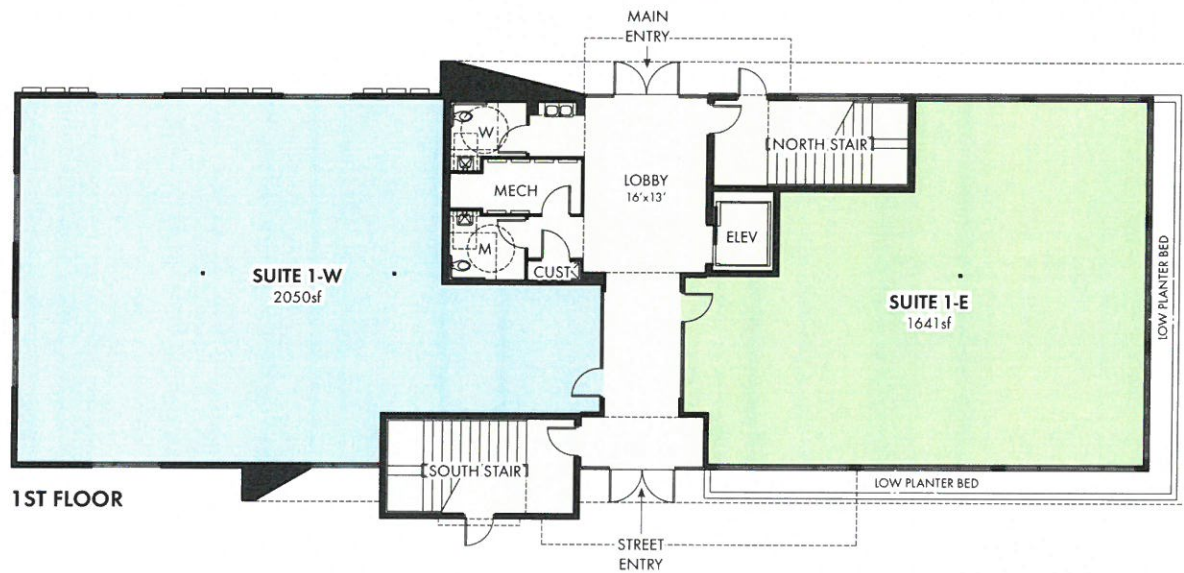
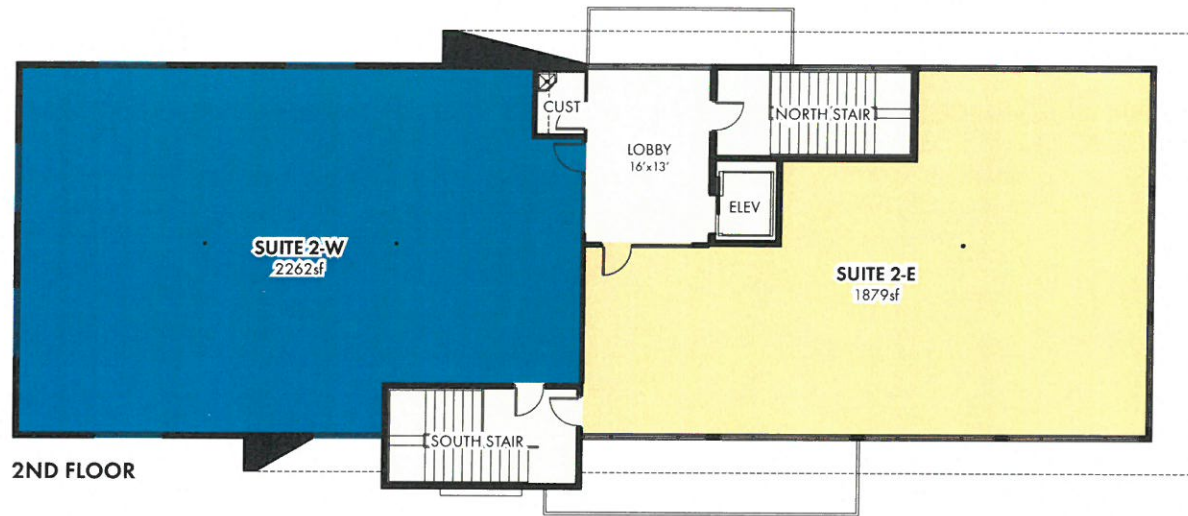


NOTES:

1. GREEN BUFFER IS MEASURED FROM FACE OF CURB.
2. UNOBSTRUCTED SIDEWALK WIDTH AROUND EXISTING FIRE HYDRANT SHALL BE A MINIMUM OF 36".
3. UNOBSTRUCTED SIDEWALK AT STREET WIDTH LIGHT SHALL BE A MINIMUM OF 48".
4. TREE PIT TO MEASURE 8' LENGTH (MEASURED PERPENDICULAR TO CURB AND 5' WIDTH (MEASURED PARALLEL TO ROADWAY).
5. BOARDING AND ALIGHTING AREA SHALL HAVE A MINIMUM CLEAR WIDTH OF 5' (MEASURED PARALLEL TO THE ROADWAY) AND MINIMUM CLEAR LENGTH OF 8' (MEASURED PERPENDICULAR TO THE CURB). COORDINATE WITH LYNX.
6. FINAL DESIGN TO BE APPROVED BY FDOT.
7. BASED ON EXISTING GEOMETRY, NO SIDEWALK TRANSITION IS NEED.

AREA SUMMARY

Total Area:	10,022sf
First Floor	5,011sf
Suite 1-W	2,050sf
Suite 1-E	1,641sf
Common Area	1,320sf
Second Floor	5,011sf
Suite 2-W	2,262sf
Suite 2-E	1,879sf
Common Area	0,870sf
Leasable Area:	7,832sf



Sheet:
A04
ARCHITECTURAL

Drawing:
PLAN • FLOOR
SCALE: 3/64" = 1'-0"

Project:

TRACY OFFICE BUILDING
1801 W. FAIRBANKS AVE. • WINTER PARK, FLORIDA

Date & Issue:
27 AUGUST 2020
DESIGN REVIEW



COPYRIGHT: © 2020 STOA STUDIOS ALL RIGHTS RESERVED • CONTACT: STOA STUDIOS • 12 RILEY ROAD SUITE 174 CELEBRATION, FLORIDA 34747 • (407) 749-0789 • INFO@STOASTUDIOS.COM • STOASTUDIOS.COM • REGISTRATIONS: FL#AR94064

INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

				Setting/Location	
Code	Description	Unit of Measure	Trips Per Unit	General Urban/ Suburban	Dense Multi- Use Urban
MEDICAL					
610	Hospital	1,000 SF GFA	0.97		
620	Nursing Home	1,000 SF GFA	0.59		
630	Clinic	1,000 SF GFA	→	3.28	5.18
640	Animal Hospital / Veterinary Clinic	1,000 SF GFA	3.53		
650	Free-Standing Emergency Room	1,000 SF GFA	1.52		
OFFICE					
710	General Office Building	1,000 SF GFA	→	1.15	0.87
712	Small Office Building	1,000 SF GFA	2.45		
714	Corporate Headquarters Building	1,000 SF GFA	0.60		
715	Single Tenant Office Building	1,000 SF GFA	1.74*		
720	Medical-Dental Office Building	1,000 SF GFA	3.46		
730	Government Office Building	1,000 SF GFA	1.71		
731	State Motor Vehicles Department	1,000 SF GFA	5.20		
732	United States Post Office	1,000 SF GFA	11.21		
733	Government Office Complex	1,000 SF GFA	2.82		
750	Office Park	1,000 SF GFA	1.07		
760	Research and Development Center	1,000 SF GFA	0.49		
770	Business Park	1,000 SF GFA	0.42		

NOTES & CALCULATIONS

The purpose of this conditional-use permit application is to give the Owner potential to build more than 10,000sf. This site doesn't support more than about 50 parking spaces with a two story building. Thus, at City of Winter Park parking ratios, the building size is practically limited as follows: max 10,000sf if the use is entirely medical offices, max 12,500sf if the use is entirely general offices. For that reason, the calculation below is based on a 12,500sf building with half of the building being used for each type of office.

Step 1: Additional Area Conditional Use Permit Would Enable: 2,500sf (1,250sf Medical Office + 1,250sf General Office)
 Step 2: Additional Trips Generated at Peak Hour

1.25k _{sf} Medical Office x 3.46 Peak Trips =	4,3250 trips
1.25k _{sf} General Office x 2.45 Peak Trips =	3,0625 trips
Total	7,3875 trips

Conclusion: Given the small additional square footage, even at peak hours the traffic impact is estimated at only 7-8 trips; average trip count would be much lower.

(Table Source: Institute of Transportation Engineers)



Sheet:
A07
ARCHITECTURAL

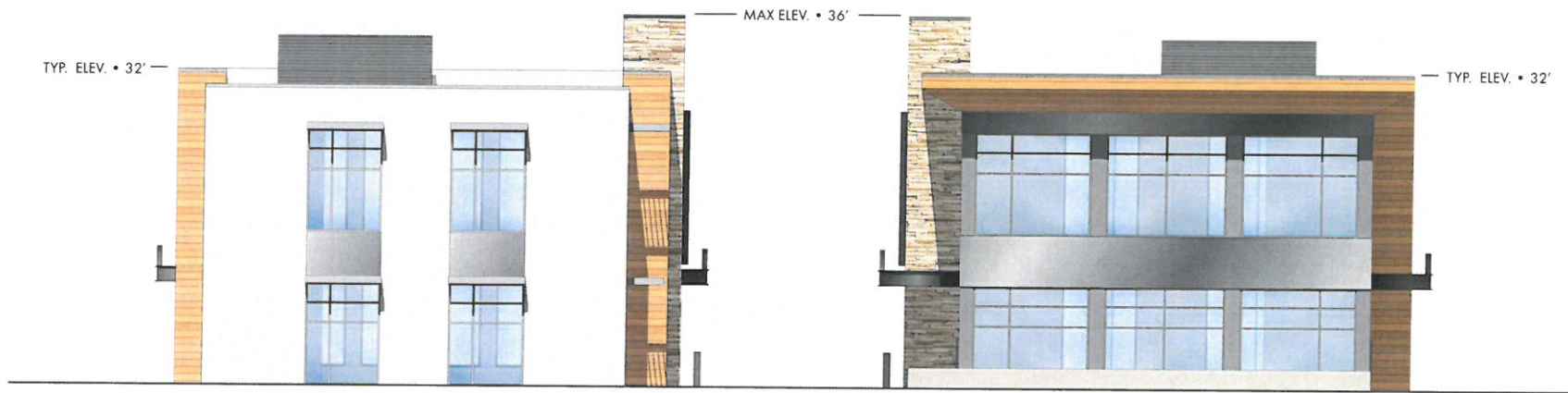
Drawing:
ELEVATION • FAIRBANKS AVE
SCALE: UNSCALED

Project:
TRACY OFFICE BUILDING
1801 W FAIRBANKS AVE • WINTER PARK, FLORIDA

Date & Issue:
27 AUGUST 2020
DESIGN REVIEW



COPYRIGHT: © 2020 STOA STUDIOS ALL RIGHTS RESERVED • CONTACT: STOA STUDIOS • 52 RILEY ROAD SUITE 374 CELEBRATION, FLORIDA 34747 • (407) 749-0789 • INFO@STOASTUDIOS.COM • STOASTUDIOS.COM • REGISTRATIONS: FLAAR94064



WEST ELEVATION

EAST ELEVATION



NORTH ELEVATION

Sheet:
A08
ARCHITECTURAL

Drawing:
ELEVATIONS • ALL
SCALE: 1/16" = 1'-0"

Project:

TRACY OFFICE BUILDING
1801 W. FAIRBANKS AVE. • WINTER PARK, FLORIDA

Date & Issue:
27 AUGUST 2020
DESIGN REVIEW

STOA
Studios

COPYRIGHT: © 2020 STOA STUDIOS ALL RIGHTS RESERVED • CONTACT: STOA STUDIOS • 52 RILEY ROAD SUITE 174 CELEBRATION, FLORIDA 34747 • (407) 749-0789 • INFO@STOASTUDIOS.COM • STOASTUDIOS.COM • REGISTRATIONS: FL#AR94064



Sheet:
A09
ARCHITECTURAL

Drawing:
PERSPECTIVE • AERIAL S.E.
SCALE: UNSCALED

Project:

TRACY OFFICE BUILDING

1801 W. FAIRBANKS AVE. • WINTER PARK, FLORIDA

Date & Issue:
27 AUGUST 2020
DESIGN REVIEW



COPYRIGHT: © 2020 STOA STUDIOS ALL RIGHTS RESERVED • CONTACT: STOA STUDIOS • 57 RILEY ROAD SUITE 174 CELEBRATION, FLORIDA 34747 • (407) 749-0789 • INFO@STOASTUDIOS.COM • STOASTUDIOS.COM • REGISTRATIONS: FLAR94064



Sheet:
A10
ARCHITECTURAL

Drawing:
PERSPECTIVE • AERIAL S.W.
SCALE: UNSCALED

Project:

TRACY OFFICE BUILDING

1801 W. FAIRBANKS AVE. • WINTER PARK, FLORIDA

Date & Issue:
27 AUGUST 2020
DESIGN REVIEW



COPYRIGHT: © 2020 STOA STUDIOS ALL RIGHTS RESERVED • CONTACT: STOA STUDIOS • 52 RILEY ROAD SUITE 174 CELEBRATION, FLORIDA 34747 • (407) 749-0789 • INFO@STOASTUDIOS.COM • STOASTUDIOS.COM • REGISTRATIONS: FL#AR94064



Sheet:
A11
ARCHITECTURAL

Drawing:
PERSPECTIVE • AERIAL N.W.
SCALE: UNSCALED

Project:

TRACY OFFICE BUILDING

1801 W FAIRBANKS AVE • WINTER PARK, FLORIDA

Date & Issue:
27 AUGUST 2020
DESIGN REVIEW



COPYRIGHT: © 2020 STOA STUDIOS ALL RIGHTS RESERVED • CONTACT: STOA STUDIOS • 52 RILEY ROAD SUITE 374 CELEBRATION, FLORIDA 34747 • (407) 749-0789 • INFO@STOASTUDIOS.COM • STOASTUDIOS.COM • REGISTRATIONS: FL#AR94064



Sheet:
A12
ARCHITECTURAL

Drawing:
PERSPECTIVE • AERIAL N.E.
SCALE: UNSCALED

Project:

TRACY OFFICE BUILDING

1801 W. FAIRBANKS AVE. • WINTER PARK, FLORIDA

Date & Issue:
27 AUGUST 2020
DESIGN REVIEW



COPYRIGHT: © 2020 STOA STUDIOS ALL RIGHTS RESERVED • CONTACT: STOA STUDIOS • 52 RILEY ROAD SUITE 174 CELEBRATION, FLORIDA 34747 • (407) 749-0789 • INFO@STOASTUDIOS.COM • STOASTUDIOS.COM • REGISTRATIONS: FL#AR94064



Sheet:
A13
ARCHITECTURAL

Drawing:
PERSPECTIVE • FROM CLAY
SCALE: UNSCALED

Project:

TRACY OFFICE BUILDING
1801 W. FAIRBANKS AVE. • WINTER PARK, FLORIDA

Date & Issue:
27 AUGUST 2020
DESIGN REVIEW

STOA
Studios

COPYRIGHT: © 2020 STOA STUDIOS ALL RIGHTS RESERVED • CONTACT: STOA STUDIOS • 51 RILEY ROAD SUITE 374 CELEBRATION, FLORIDA 34747 • (407) 749-0789 • INFO@STOASTUDIOS.COM • STOASTUDIOS.COM • REGISTRATIONS: FL#AR94064

Planning & Zoning Board Staff Report for November 2, 2020 Meeting

ZTA #20-09 and CU #20-08 Request of McLaren Orlando LLC: An Ordinance amending Article III “Zoning” of Chapter 58 “Land Development Code” to establish in the Commercial (C-3) District, a new Conditional Use and Definition for Specialty Transportation Business and for a Conditional Use to establish such business at 1111 S. Orlando Avenue.

Description of the Requests:

This public hearing is to consider two requests by McLaren Orlando LLC for 1) an ordinance to amend the Zoning Code to establish a new Conditional Use for a “Specialty Transportation Business” in C-3 zoning and 2) for such Conditional Use to be approved at the former Orchard Supply property at 1111 S. Orlando Avenue, zoned C-3.

Background:

In July 2016, the City approved the Conditional Use to allow the 2.4 acres at 1111 S. Orlando Avenues, between Miller and Indiana Avenues to be redeveloped for an Orchard Supply hardware store. At that time, a parking variance was granted of 23 spaces given the characteristics of this particular business use from the required 119 spaces to 96 spaces.

By late 2018 the Orchard Supply store closed along with the rest of those stores nationwide. The property has been on the market since that time, but it is disadvantaged due to the parking variance that was granted. Without adequate parking, both per code and to meet the practical needs of tenants, the existing building cannot be converted to retail store space or offices. The owner has been seeking a lower intensity user that can function with the limited parking but certain types of those uses, such as self-storage, have been at odds with the Code and discouraged by staff.

Request of McLaren Orlando LLC

McLaren Orlando LLC now has a contract to purchase this property to use for the sales and service of their products. The applicant believes that they have little in common with typical car dealerships given their individual characteristics of the transportation products and service. There is no outside display of their products, and the price point (\$250,000 and up) puts them in a category where customers are typically seen by appointment. The staff and traffic generated are inconsequential and not comparable to a typical car dealership. Given this low intensity use, a large portion of their parking lot is surplus and not needed. As a result, they are willing to convert 22,000 square feet of the Orlando Avenue frontage of this property from parking lot to an open green landscape space for as long as their business occupies this building.

Comprehensive Plan/Zoning Code Conformance

The Comprehensive Plan contains the general policy below and the specific policy for this planning area that relate to vehicle sales. This is implemented in the Zoning Code with the text below that prohibits the location of any new or used car/vehicle dealership/business except in two geographic areas due to characteristics of those businesses.

Comprehensive Plan Policies:

Policy 1-5.4.8: Enhance the Appeal & Improve the Property Values of Certain Gateway Corridor Entrances into the City of Winter Park. In order to establish, maintain and enhance the character and aesthetic appeal of certain important gateway corridor entrances into the City of Winter Park, and to increase the property values along such gateway corridor entrances to the City, in order to distinguish those gateways as attractive entrances into the City, the City shall, prohibit certain business types along the frontage of those roadway corridors to exclude any new or used car sales businesses, auto repair businesses, resale stores or pawn shops, vapor lounges or smoke shops, adult oriented businesses, gas/service stations and convenience stores.

Policy 1-J-6: Concentrate Vehicle Dealerships North of Webster Avenue or Lee Road The policies of this Comprehensive Plan restrict car sales businesses to two geographic areas where such businesses are permitted. One such area where vehicle sales business are potentially allowed as conditional uses is in this planning area north of Webster Avenue or north of Lee Road.

Zoning Code excerpt:

(c) *Conditional uses.* The following uses may also be permitted as conditional uses following review by the planning and zoning board and approval by the city commission in accordance with the provisions of this Article. See Sec. 58-90 Conditional Uses.

(1) New and used motor vehicle, boat or trailer sales but per the policies of the Comprehensive Plan restricted and limited to locations north of Webster Avenue, west of Denning Drive and east of Bennett Avenue and locations on the west side of Wymore Road, north of Lee Road.

The applicant is requesting that the City treat their definition of a vehicle differently, so that McLaren or other similar products like them, such as Rolls Royce, Bentley, Lamborghini, Ferrari could request a Conditional Use approval based upon specific criteria. The applicant will point out that the other similar products already have existing locations in the Orlando area. These products are "new and used car sales" but the burden on the applicant is to demonstrate that these products are such a niche market of the 17 million cars sold in the United States each year that they qualify for a zoning code distinction. However, staff is concerned about the unintended consequences of redefining vehicles as not being vehicles, if they are over a certain value.

The Zoning Code Text Amendment

The applicant's request is to establish a new conditional use for a "specialty transportation business" which mandates conformance to specific criteria. Those criteria are that all product and inventory must be housed within a fully enclosed building, that all repair and service must be conducted within a fully enclosed building with no outside storage permitted, that the hours of retail operation are limited to 8 am to 6 pm Monday-Friday and 9 am to 5 pm on Saturday and that 30% of subject property, exclusive of stormwater retention, shall be devoted to green open space visible from an arterial roadway. The proposed ordinance would also establish a definition for a "specialty transportation business" as well incorporating the conditional use and criteria in the Zoning Code.

McLaren Conditional Use Request

The specific request by McLaren at 1111 S. Orlando Avenue would maintain the same layout of building and parking lot but would convert the 22,000 sq. ft. at the corner of Orlando and Miller Avenues into an urban green open space. The applicant has provided a landscape plan of their commitment to transform that corner into open space. It is intended as a passive urban green space primarily for the aesthetic benefit of green open space. It would be open to the public but not set up for active recreation.

The existing Orchard Supply building would undergo an exterior image transformation that would open up the building for viewing by replacing many solid wall areas with glass walls toward Orlando Avenue to enhance the appearance of the building and to allow visibility of their products. Inside the building the existing mezzanine would be expanded to add additional second floor space all within the existing roof height and dimensions of the current building.

The location of the base of the previous Orchard Supply monument sign at the Orlando/Miller Avenue corner would be re-used as well as wall signage within Code on the building.

Summary and Recommendation

This site is challenged by the parking variance granted in 2016 that prohibits reuse of the building for stores, offices or restaurants. However, being on a main gateway entrance to the City, staff has concerns about the prominence of the vehicle display and the method of approval for such a business and the unintended consequences of creating a pathway (just amend the Zoning Code) that may allow others to ask for equitable treatment in the sale and service associated with their "transportation business".

The City could alternatively amend the policies regarding vehicle sales in the Comprehensive Plan to designate this particular property as a permitted location in addition to the other permitted locations specified in the Comprehensive Plan and Zoning Code. To amend the Comprehensive Plan is unfortunately a 5-6 month process that does not work for the applicant, as the seller must remove the property from the market for that time period.

Given the criteria established for this conditional use, this Code Change is unlikely to set any precedent for others (as written) but staff cannot be absolutely certain that others would not seek to amend the criteria to fit their circumstances and ask "why not me, if they can do it". The inherent problem is that we are creating a definition for car/vehicle sales/service that says these are not really cars/vehicles.

The creation of the urban green space at a gateway entrance to the City is a very appealing aspect of the applicant's proposal. It would give the City an urban green space such as the sort sought by the Winter Park Land Trust. Plus, the unique nature of the product would add to the reputation of the City for excellence. However due to concerns about the inconsistency of the treatment of vehicle sales and the precedent leads staff to be extra cautious.

Staff recommendation is for denial due to those precedent concerns.

Guidance for the P&Z Board:

Since this is two separate requests, it would be best to discuss them separately. Staff would suggest first focusing on the Conditional Use and then the Zoning Text Amendment by reaching a consensus on the following questions:

Conditional Use:

Are you okay with this type of business, at this location on Orlando Avenue ?

If you are not, then there is no need to go further. If you are okay with it, then...

Are you okay with the site plan as proposed with the green open space at the corner ?

Are you okay with the changes to the building façade opening up the interior for the display that typically occurs outside a building, or would you prefer something more subtle ?

Zoning Text Amendment:

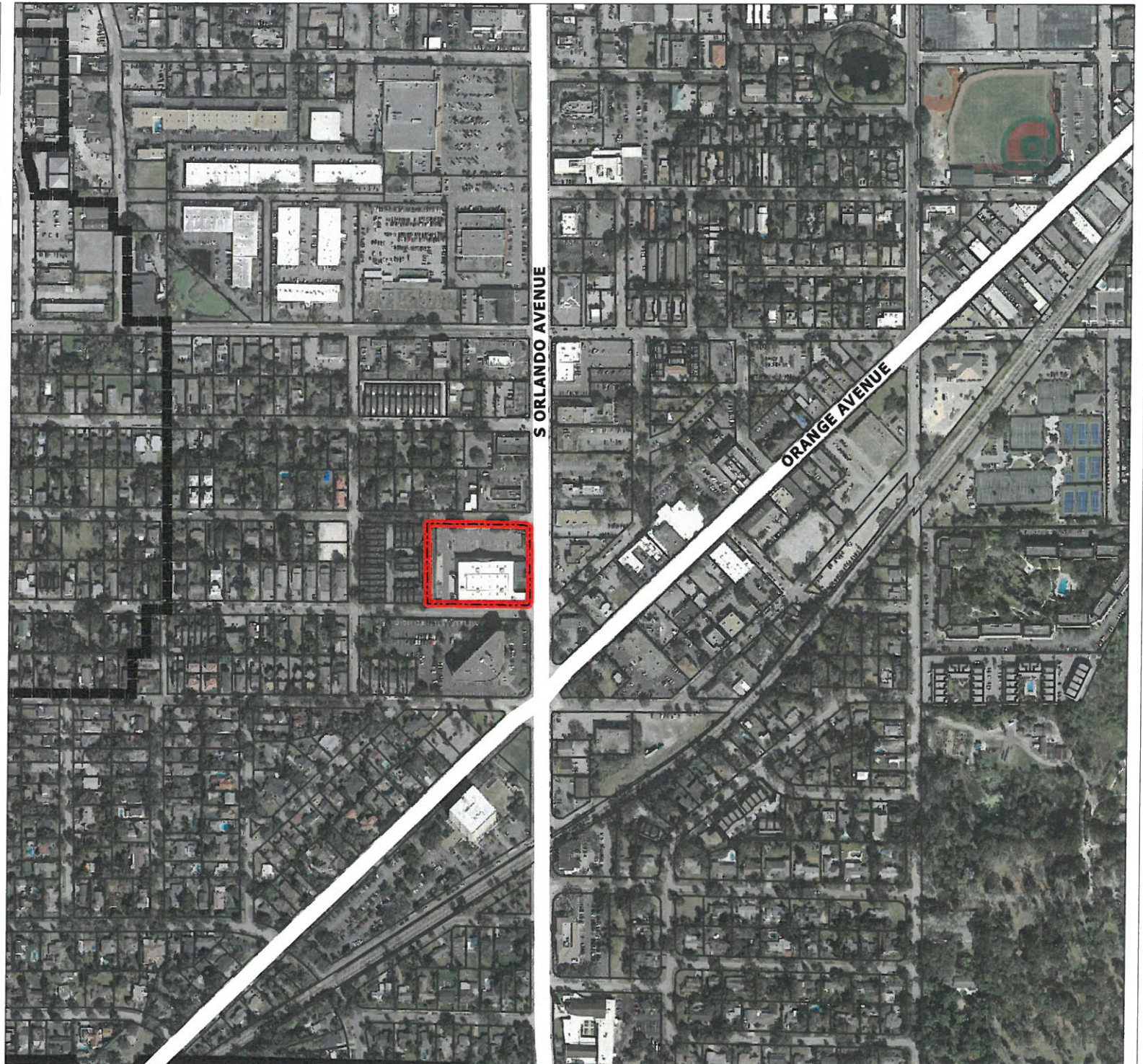
Are you okay with this technique or method of Zoning Code change to allow this business type subject to the proposed restrictions or would you prefer amendment of the Comprehensive Plan policies ?



LOCATION MAP

1111 S Orlando Ave

City of Winter Park
Florida

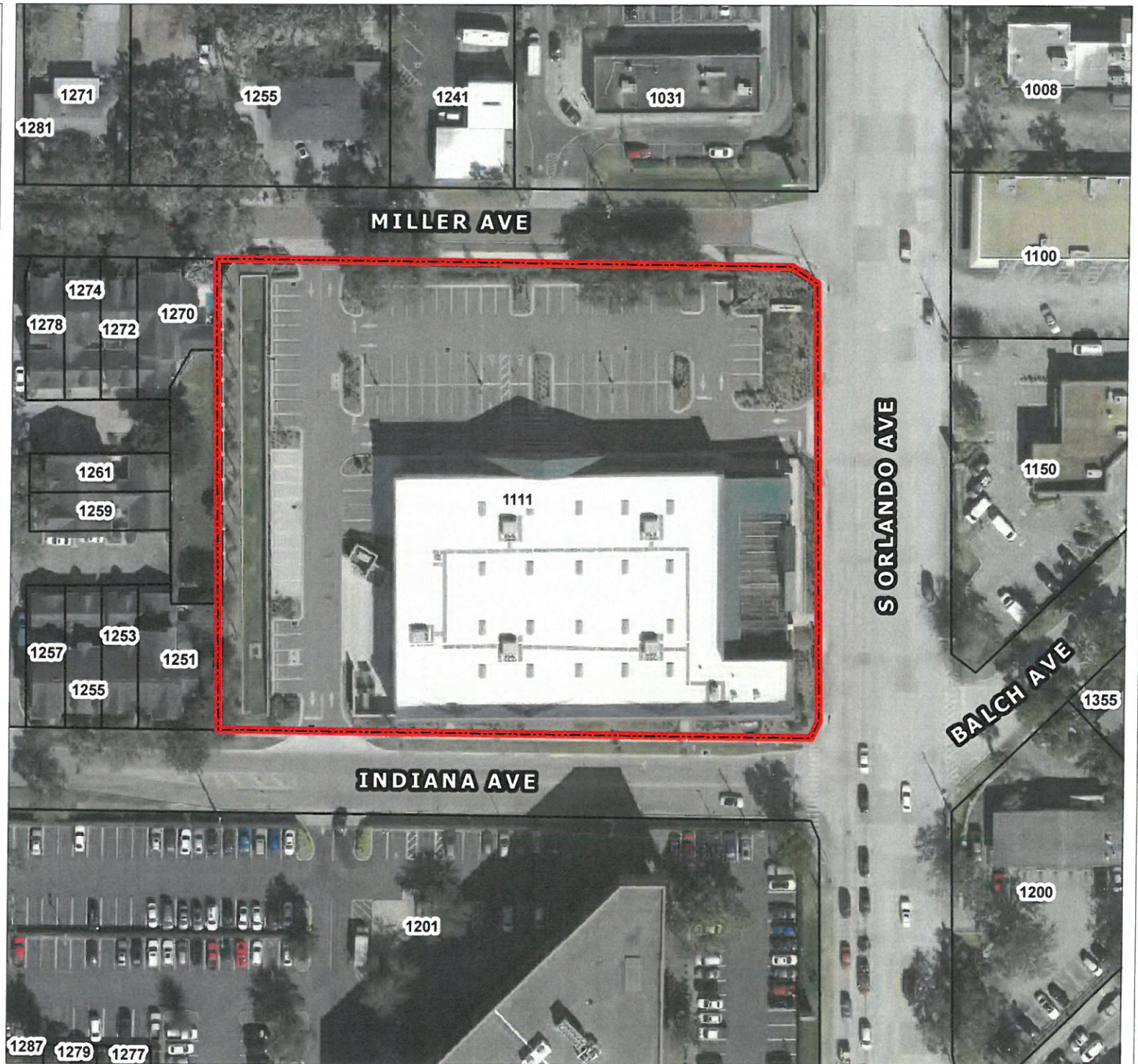




LOCATION MAP

1111 S Orlando Ave

City of Winter Park
Florida





SOUTHERN MAGNOLIA



DWARF INDIAN HAWTHORN



HUMMINGBIRD BUSH



DWF VARIGATED SCHEFFLERA



SABAL PALMETTO



PINK MUHLY GRASS

1111 South Orlando
Greenspace Calculation

Total Site	103,574 SF
Total Greenspace (does not include Stormwater Area)	33,574 SF
Percent Green Space	32.8%



LIGUSTRUM TREE



JAPANESE BLUEBERRY



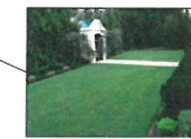
LIRIOPE BORDER GRASS



REGINA IRIS



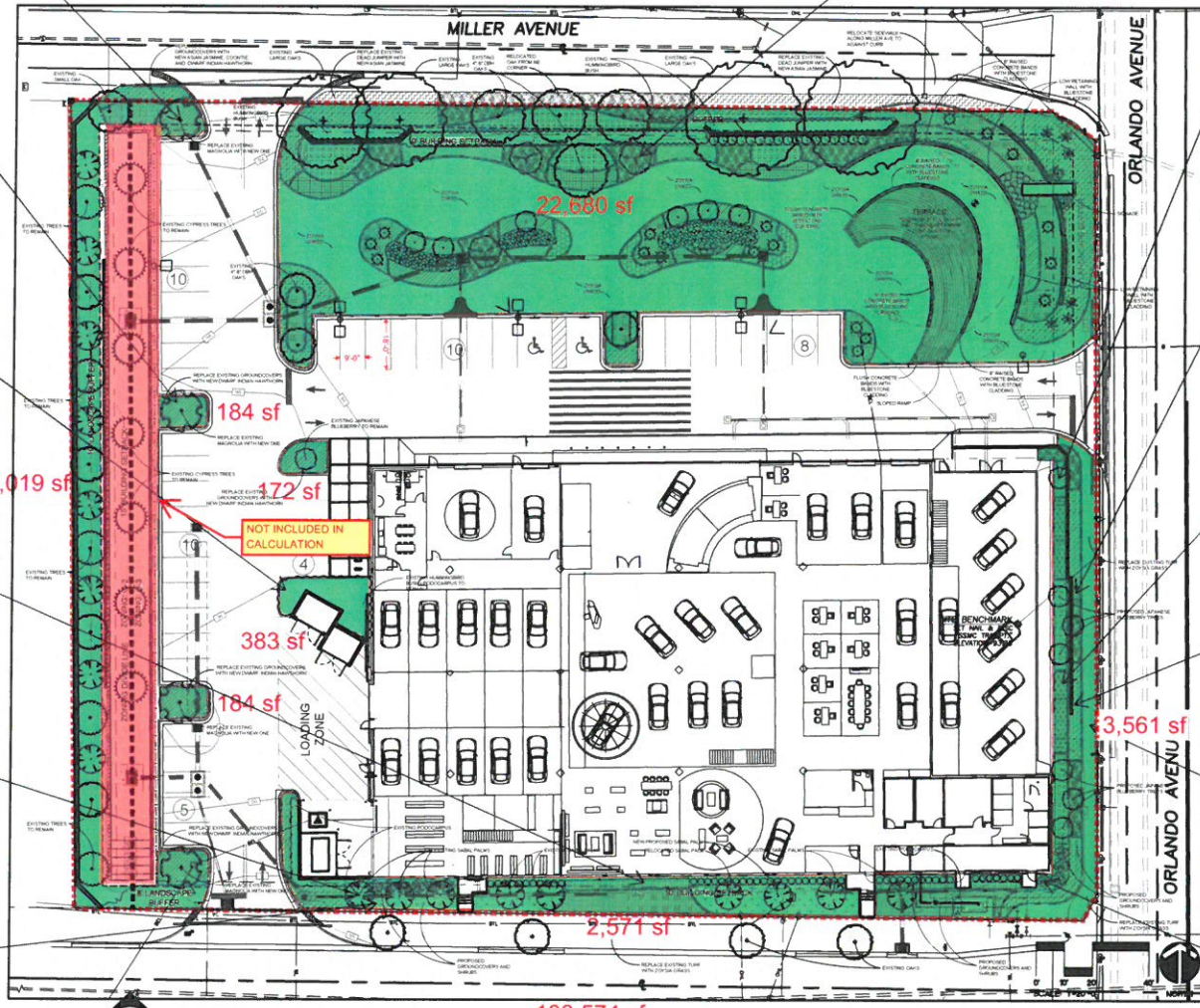
ASIAN JASMINE



ZOYSIA GRASS



DWARF BOTTLEBRUSH



OVERALL SITE CONCEPT PLAN 103,574 sf

SCALE: 1"=20'-0"

BORRELL PARTNERS

LANDSCAPE ARCHITECTS

1111 SOUTH ORLANDO AVENUE, SUITE 100
ORLANDO, FL 32801
TEL: 407.251.1111
WWW.BORRELLPARTNERS.COM

PROJECT NO. 18-010
PRELIMINARY DESIGN
SCALE 1/8"=1'-0"
FILE NAME 1111 SOUTH ORLANDO
DRAWN BY JTB
CHECKED BY JTB
DATE 08/27/18

SIGNATURE AND DATED SEAL

3rd PARTY VERIFICATION

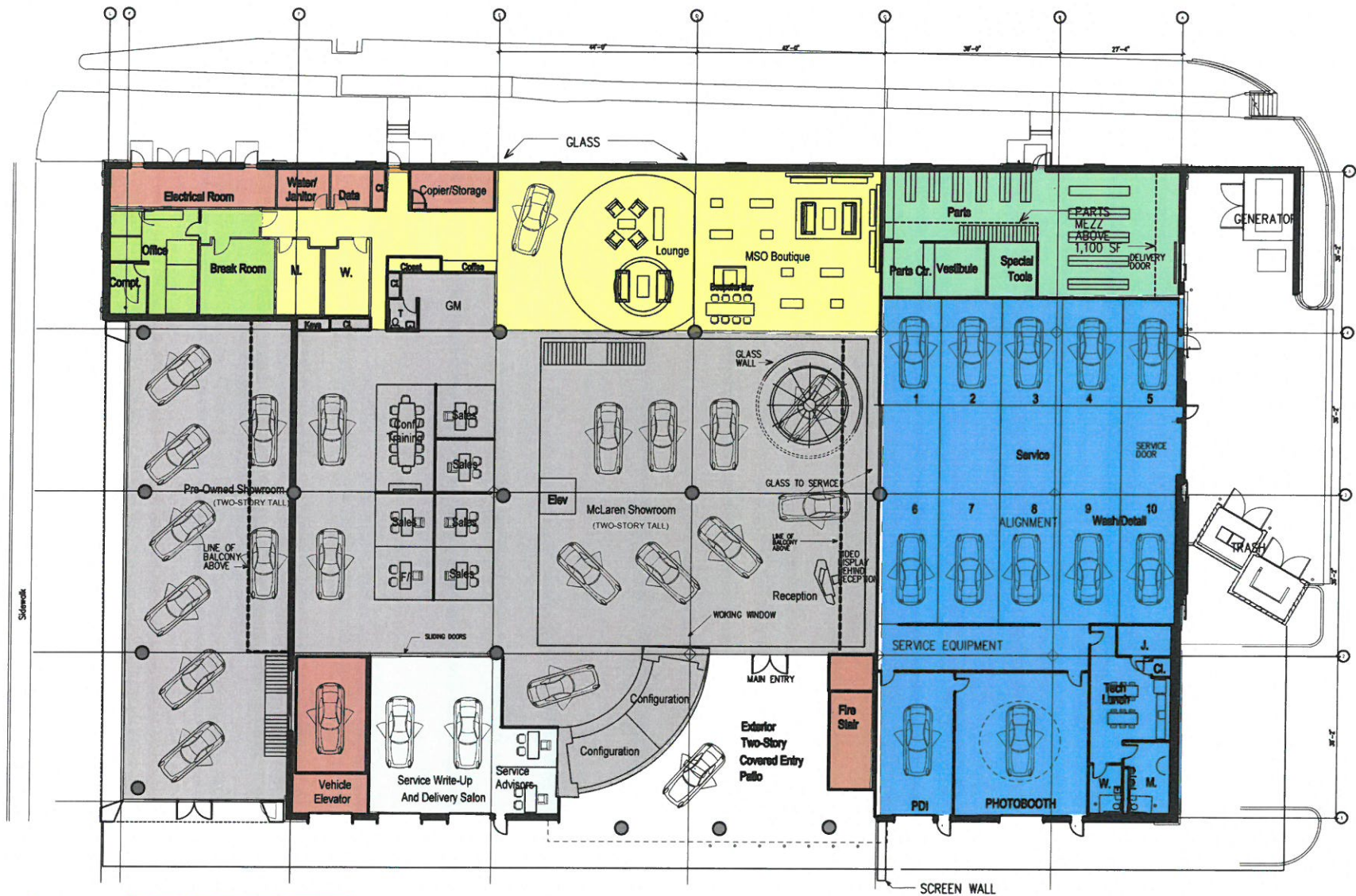
DRAWING TITLE

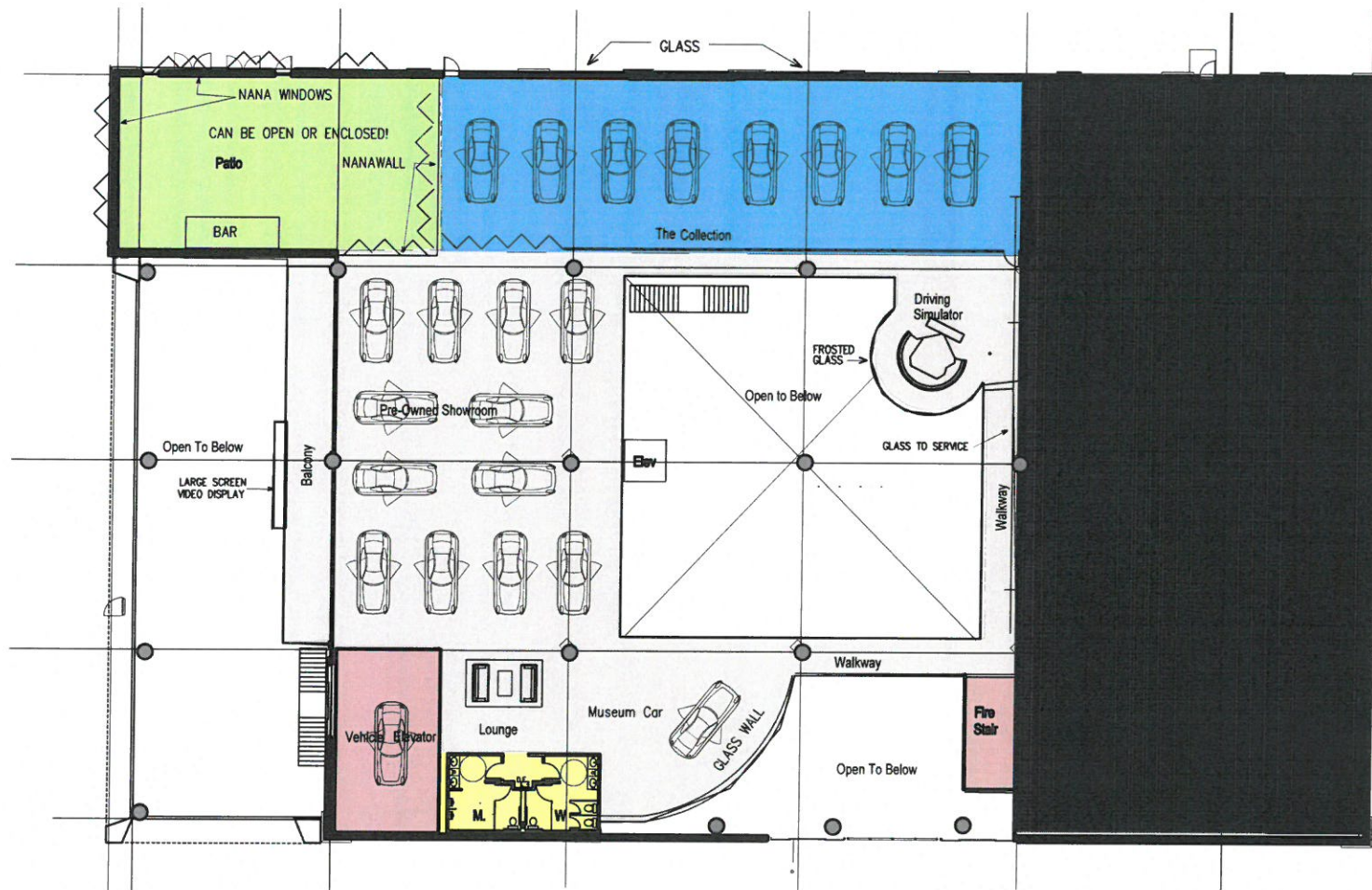
PROJECT ADDRESS
1111 SOUTH ORLANDO AVENUE
ORLANDO, FL 32801

OWNER NAME AND ADDRESS

OVERALL SITE CONCEPT PLAN AND PLANT PHOTOS

L-102











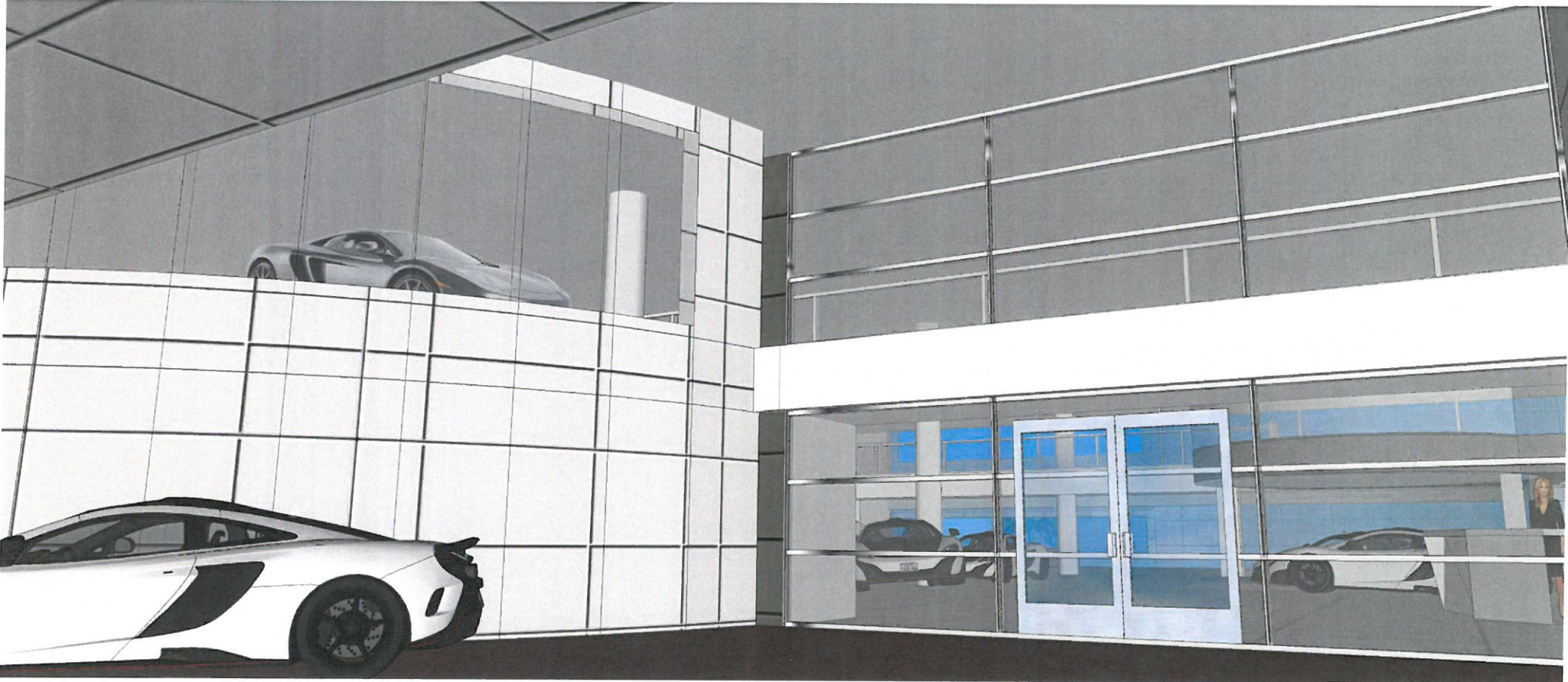


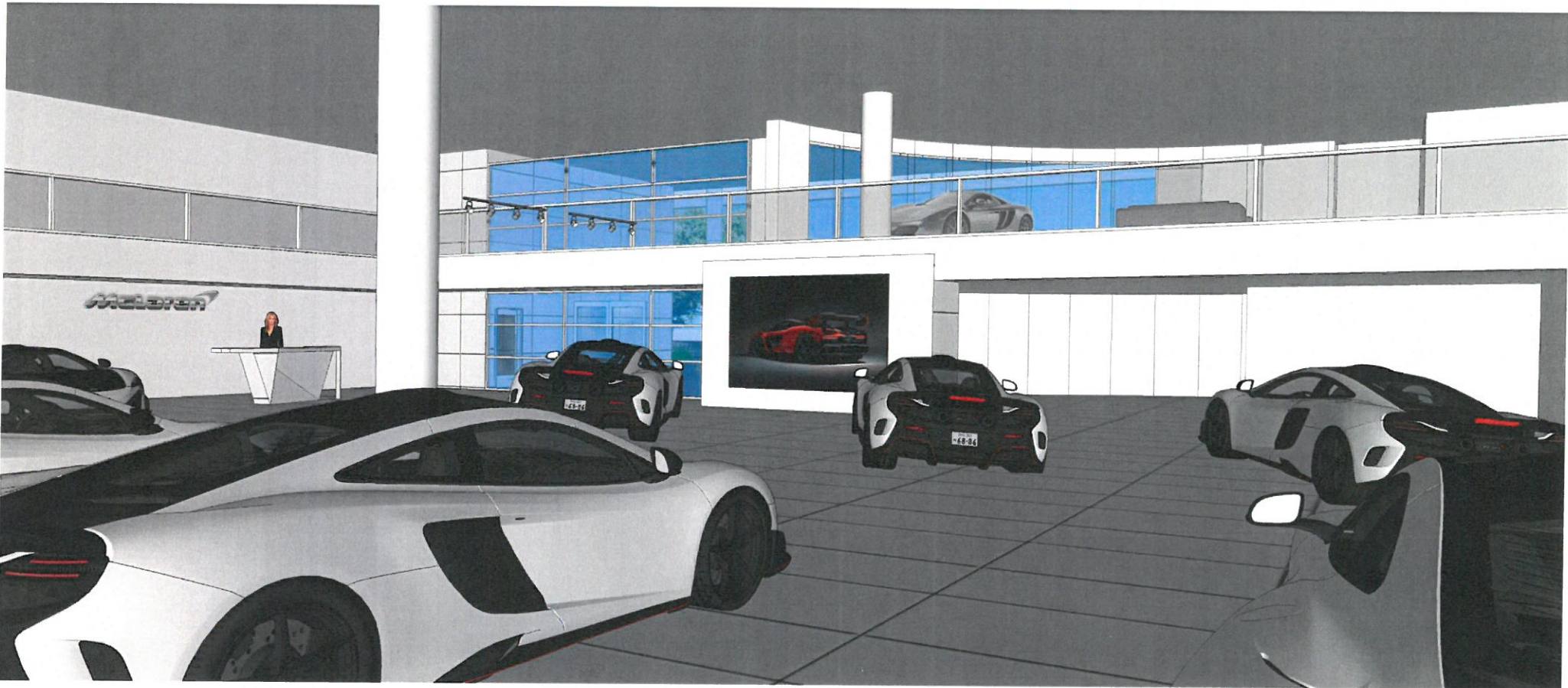


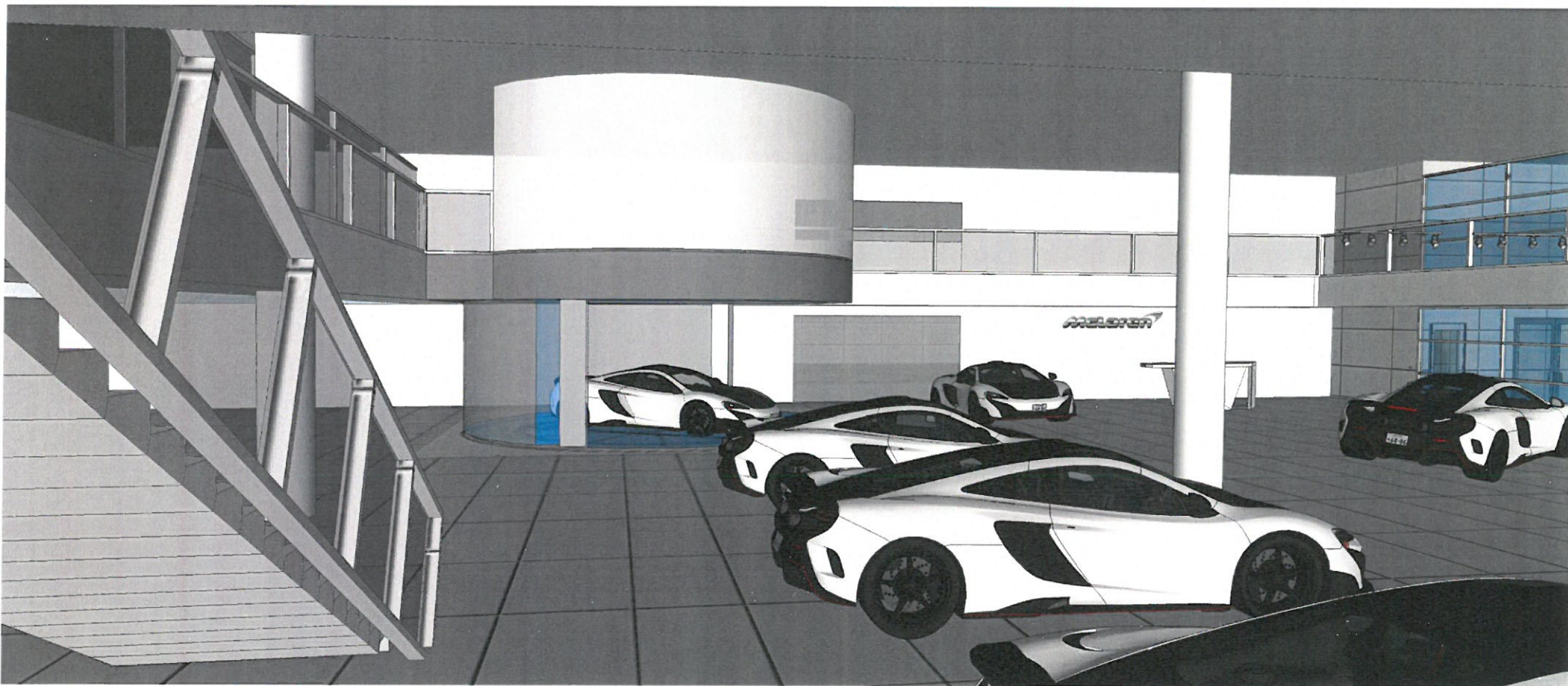




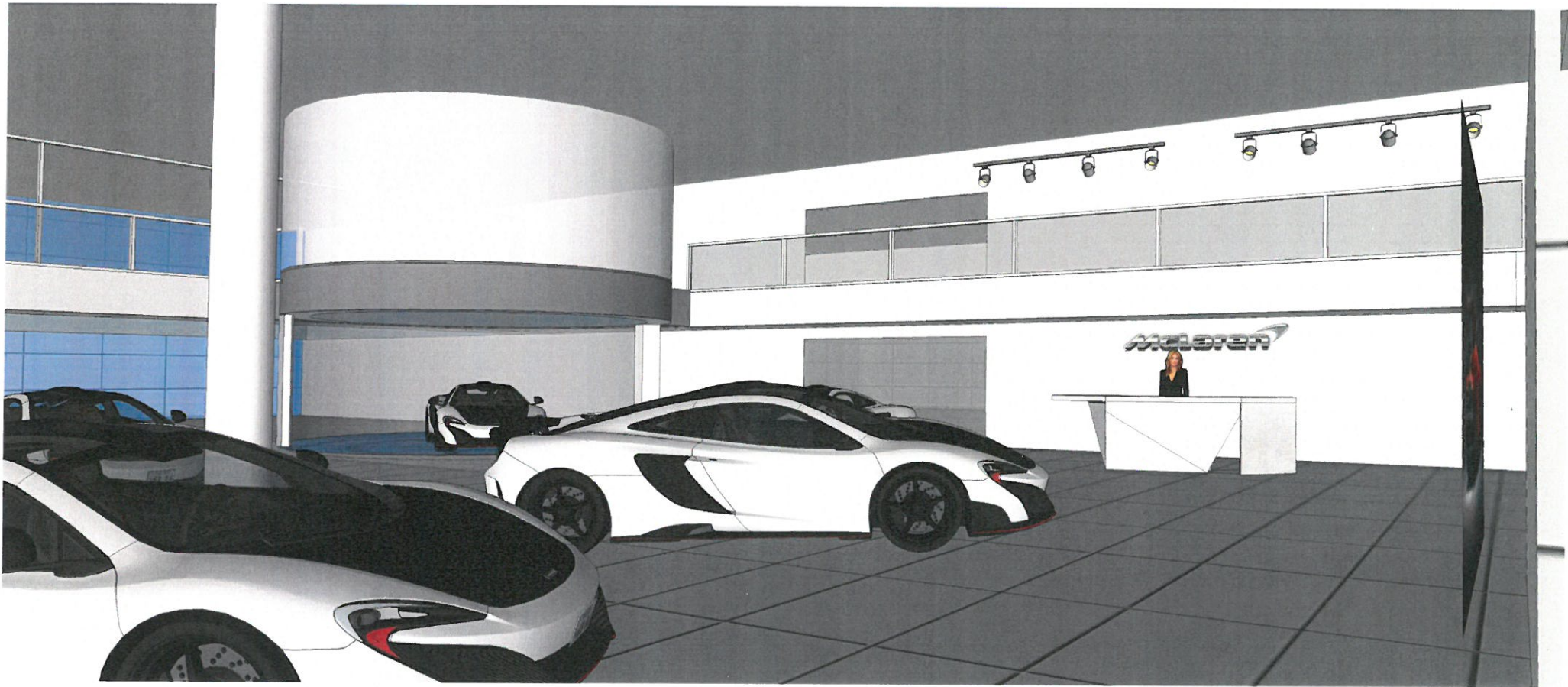


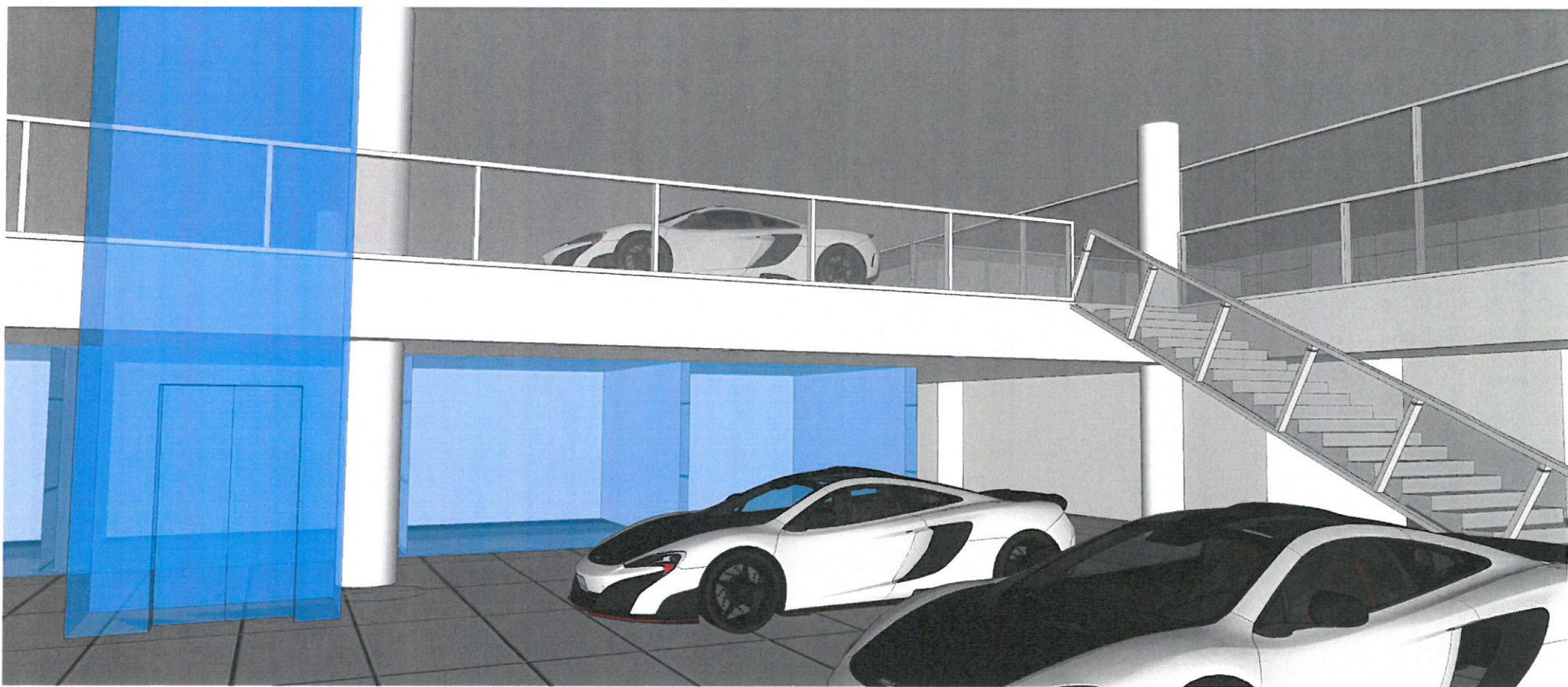


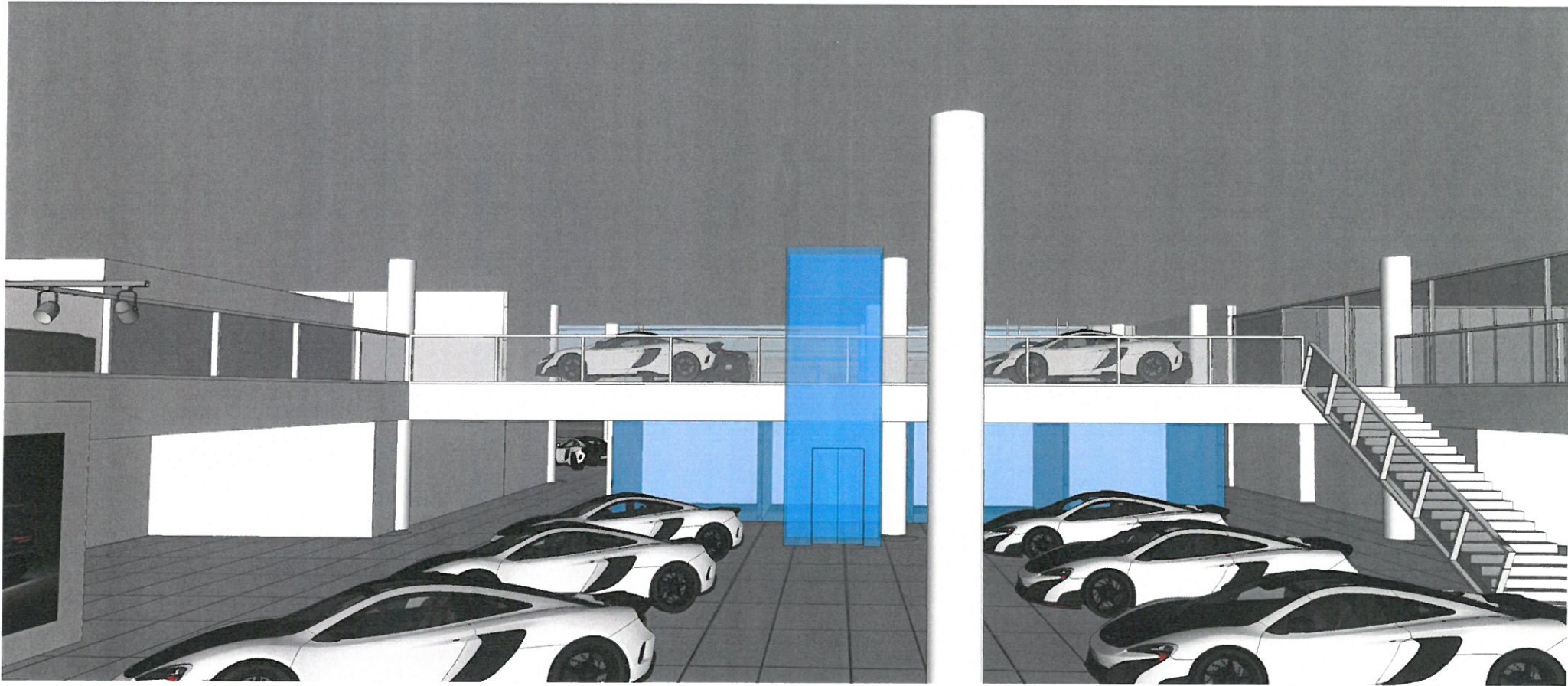


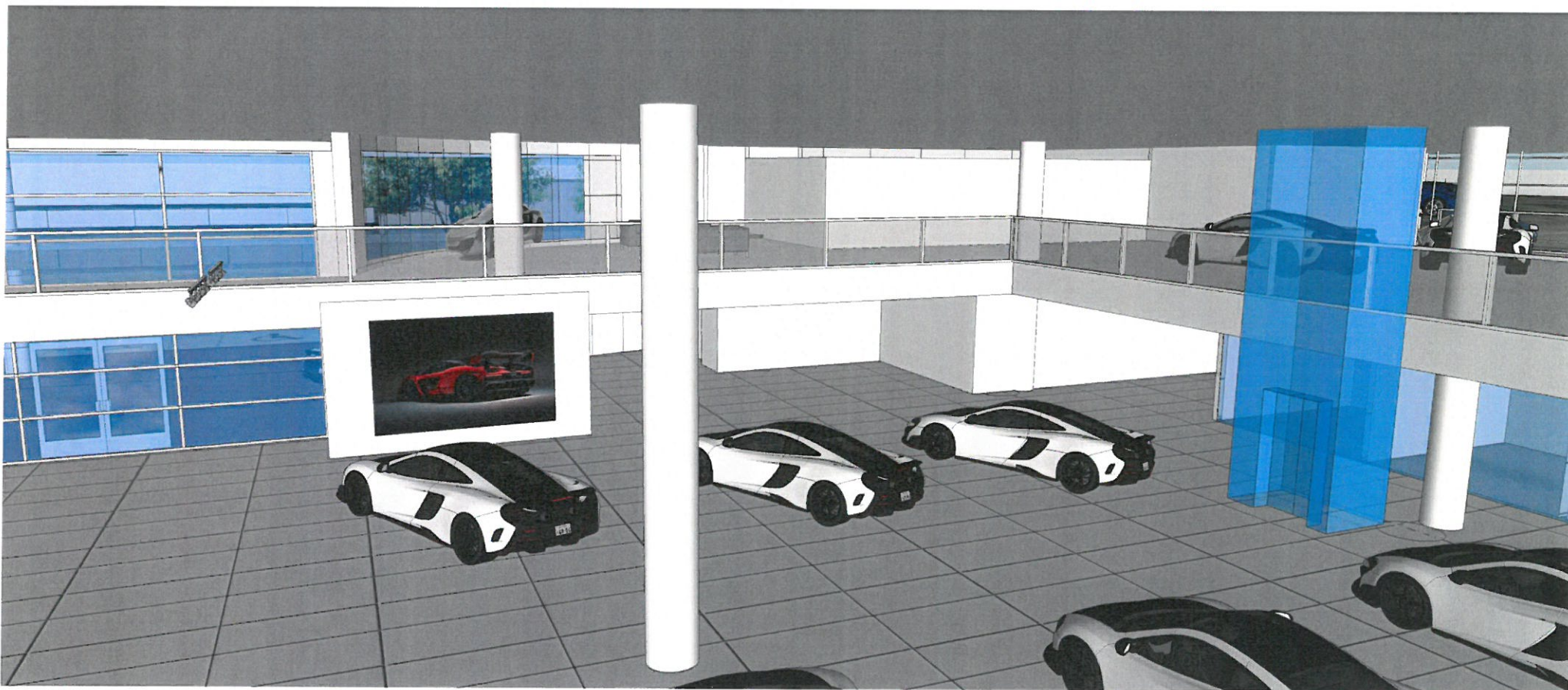


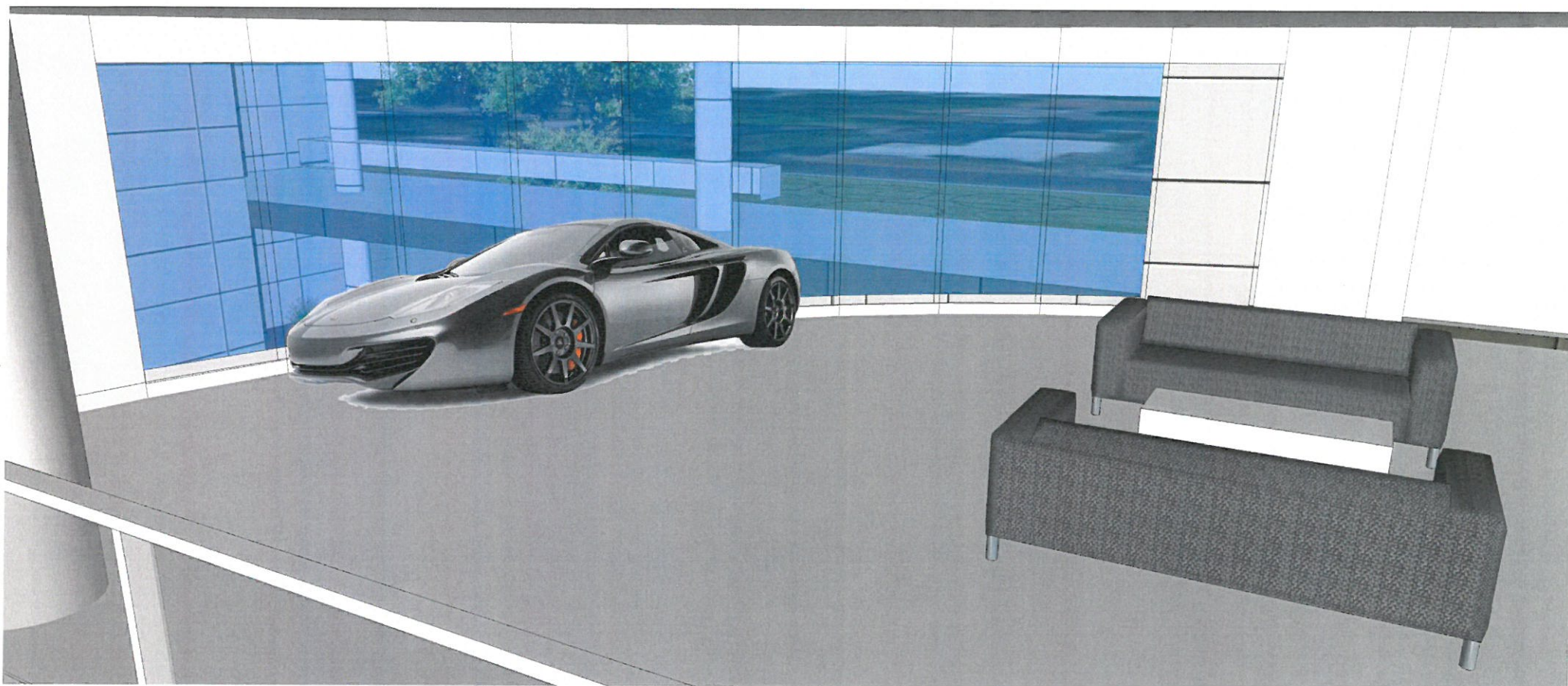


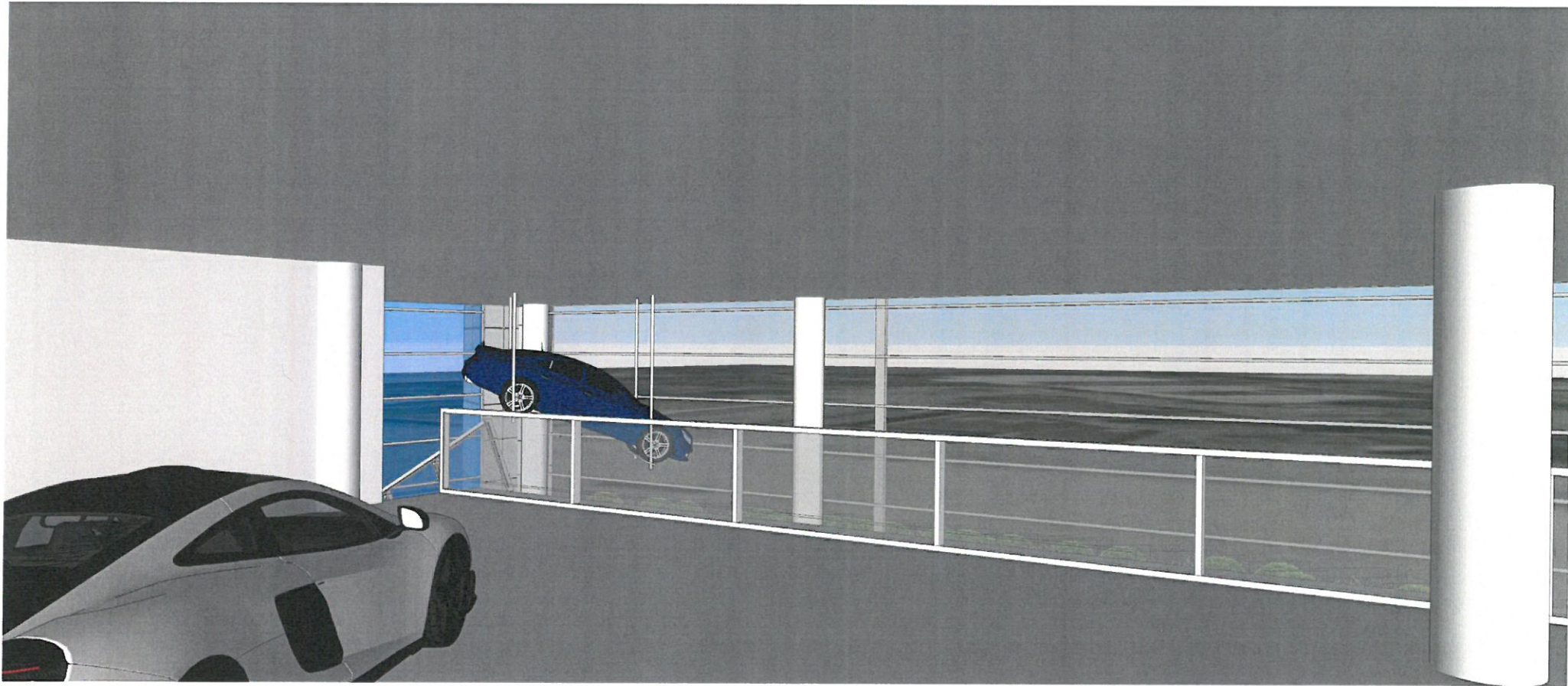


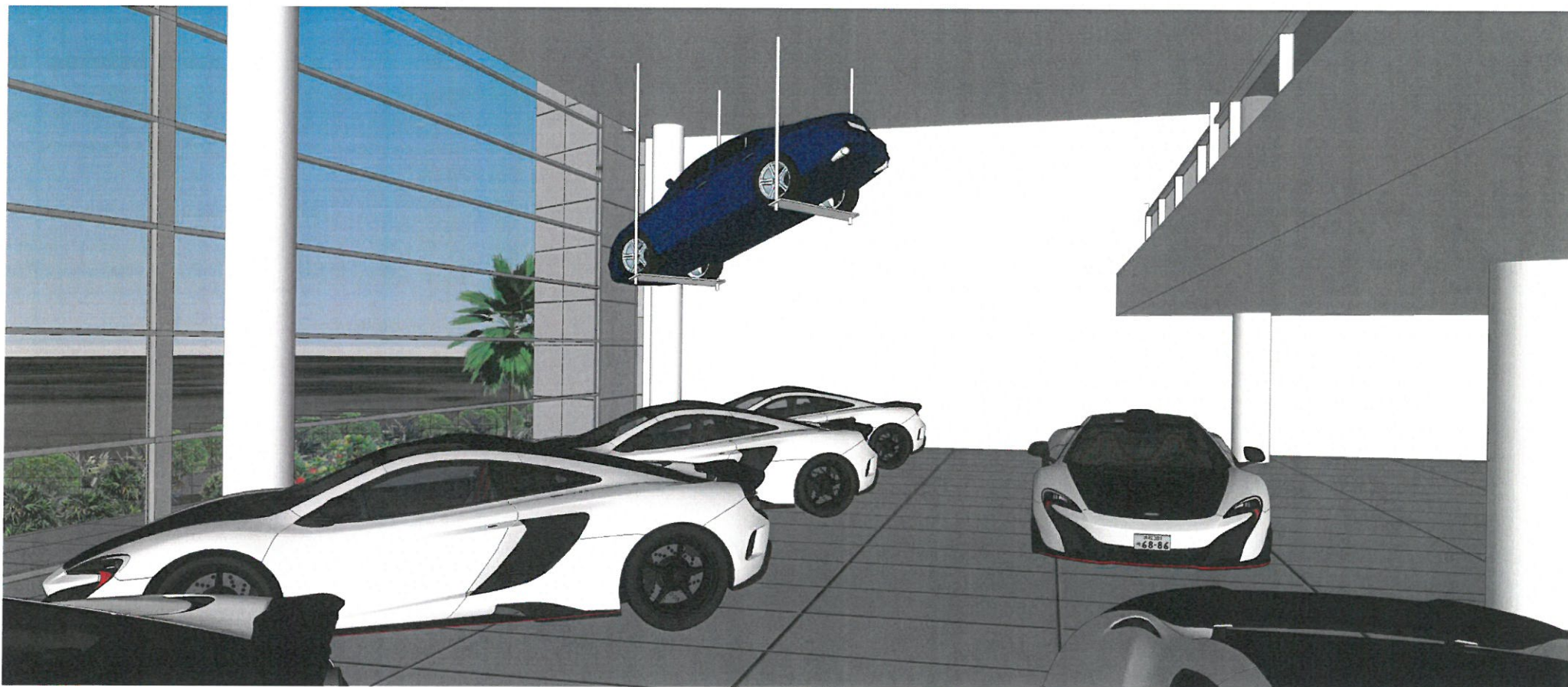




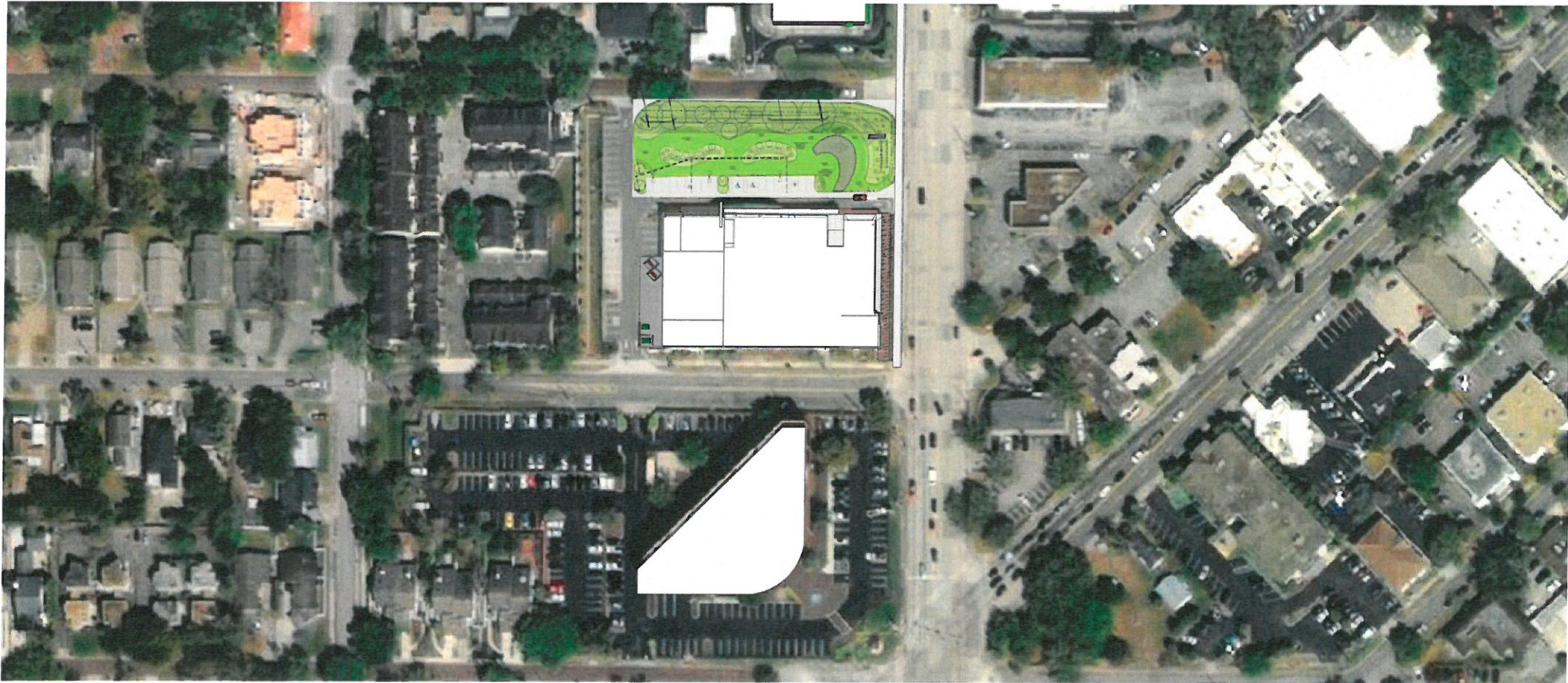












ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING ARTICLE III ZONING REGULATIONS OF CHAPTER 58 OF THE LAND DEVELOPMENT CODE TO AMEND SUBSECTION 58-76 COMMERCIAL (C-3) DISTRICT TO ESTABLISH A NEW CONDITIONAL USE FOR SPECIALTY TRANSPORTATION BUSINESS AND TO AMEND SUBSECTION 58-95 DEFINITIONS TO ESTABLISH A DEFINITION FOR SPECIALTY TRANSPORTATION BUSINESS. PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Winter Park (the “City”) recognizes that certain types of business are unique to their product lines which requires special consideration and clarification of the intent of the Zoning Code; and

WHEREAS, the City recognizes that the Planning and Zoning Board and/or the City Commission desires that other factors such as the voluntary provision of green open space in commercial areas is important for the character and environment of the City; and

WHEREAS, the City recognizes that the Planning and Zoning Board and/or the City Commission recognizes that such factors are only one part of the consideration for the approval of conditional uses but, agrees that those types of applications may be heard; and

WHEREAS, in accordance with section 163.3174, Florida Statutes, and section 58-372 of the City Code of Ordinances, the City’s local planning agency, which is the designated planning and zoning board, has reviewed and made recommendations as to the amendments set forth herein; and

WHEREAS, this Ordinance is being adopted in the best interests of the health, safety and welfare of the citizens of Winter Park.

NOW, THEREFORE, BE IT ENACTED BY THE CITY OF WINTER PARK, FLORIDA:

SECTION I: RECITALS. The above recitals are true and correct, are adopted and incorporated herein, and constitute the legislative findings of the City Commission of the City of Winter Park.

SECTION II: EDITS. Portions of Chapter 58, Land Development Code, Article III, Zoning Regulations, are hereby amended to read as shown below, and words with single underlined type shall constitute additions to the original text and ~~strike through~~ shall constitute deletions to the original text. Provisions not included are not being amended.

SECTION III: AMENDMENT. Chapter 58, Land Development Code, Article III, Zoning Regulations, Section 58-76 “Commercial (C-3) District” is hereby amended in subsection (c) (1) to establish a new conditional use as shown below and that Section 58-95 “Definitions” is hereby amended to add a new definition for specialty transportation business, to read as follows:

Sec. 58-76. Commercial (C-3) district.

(c) Conditional uses.

(p) *Specialty transportation business.* provided the following criteria are met that all product and inventory must be housed within a fully enclosed building, that all repair and service must be conducted within a fully enclosed building with no outside storage permitted, that the hours of retail operation are limited to 8 am to 6 pm Monday-Friday and 9 am to 5 pm on Saturday and that 30% of subject property, exclusive of stormwater retention, shall be devoted to green open space visible from an arterial roadway.

Sec. 58-95. Definitions.

Specialty transportation business means the retail sale and service of exotic high-performance automotive brands that are manufactured outside of the United States and that have annual sales volumes in the United States of less than 7,500 units.

SECTION IV: INCONSISTENCY. If any Ordinances or parts of Ordinances are in conflict herewith, this Ordinance shall control to the extent of the conflict.

SECTION V: SEVERABILITY. If any section, subsection, sentence, clause, phrase, provision, or word of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then such invalidity or unconstitutionality shall not be held to invalidate or impair the validity, force, or effect of any other remaining provisions of this Ordinance.

SECTION VI: CODIFICATION. Section III of this Ordinance shall be codified and made a part of the City of Winter Park Land Development Code, and the sections of this Ordinance may be renumbered or re-lettered to accomplish this intention. The word “Ordinance” may be changed to “Section,” “Article,” or other appropriate word. The City Clerk is given liberal authority to ensure proper codification of this Ordinance, including the right to correct scrivener’s errors.

SECTION VII: This Ordinance shall become effective immediately following approval by the City Commission at its second reading.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2020.

City of Winter Park

Steven M. Leary, Mayor

Attest: _____

Planning & Zoning Board Staff Report for November 2, 2020 Meeting

ZTA# 20-010 Request of the City of Winter Park for: An Ordinance to amend the Office (O-1) Zoning Code text to establish a new conditional use for restaurants and other food and beverage establishments within office buildings of three or more stories.

Background:

The City's Office (O-1) Zoning district now allows office buildings, hospitals, etc. to have restaurants, cafeterias, coffee shops, etc. when those food and beverage establishments cater exclusively to the workers and visitors to the building. This proposed Ordinance would amend the Office (O-1) Zoning district text to allow for the range of restaurants and other food and beverage establishments to locate on the ground floor of office buildings that are three stories or more in height via a case by case conditional use review.

Impact of the Code Change

The Zoning Code now allows restaurants within office buildings that are zoned commercial such as Luma in the Bank of America building. This code change would potentially apply then to a very limited number of properties that have 3+ story office buildings with office zoning. They are the TD Bank building at 1560 Orange Avenue, the Commerce National Bank building at 1201 S. Orlando avenue and the Heritage Park building at 941 W./ Morse Blvd. All of these sites appear to have ample surplus parking to accommodate customers within their existing parking lots.

Conditional Use Approval Required

In each instance the specific building location and the specific restaurant or food service venue, including hours of operation would need to be approved on a case by case basis via Conditional Use. In that way the City can determine the compatibility of the request with the surroundings and may impose any conditions of approval that necessary for such specifics as hours of operation, live entertainment, location of parking, etc.

Staff recommendation is for approval.

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA
AMENDING ARTICLE III ZONING REGULATIONS OF CHAPTER 58
OF THE LAND DEVELOPMENT CODE TO AMEND SUBSECTION 58-
72 OFFICE (O-1) DISTRICT TO ESTABLISH A NEW CONDITIONAL
USE FOR RESTAURANTS, CAFES, COFFEE SHOPS AND OTHER
FOOD AND BEVERAGE ESTABLISHMENTS AND TO PROVIDE
CRITERIA FOR SUCH CONDITIONAL USES. PROVIDING FOR
CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE
DATE.**

WHEREAS, the City Commission of the City of Winter Park (the “City”) recognizes that certain types of food and beverage establishments can be compatible within multi-story office buildings as an ancillary activity to the predominate character and use of the building for offices and such mixed use requires special consideration and clarification of the intent of the Zoning Code; and

WHEREAS, the City recognizes that the Planning and Zoning Board and/or the City Commission desires that certain criteria and factors be necessary in order to promote such mixed use in office zoned areas as important for the character and environment of the City; and

WHEREAS, the City recognizes that the Planning and Zoning Board and/or the City Commission recognizes that the location and such other criteria are a part of the consideration for the approval of conditional uses but agrees that those types of conditional use applications may be heard; and

WHEREAS, in accordance with section 163.3174, Florida Statutes, and section 58-372 of the City Code of Ordinances, the City’s local planning agency, which is the designated planning and zoning board, has reviewed and made recommendations as to the amendments set forth herein; and

WHEREAS, this Ordinance is being adopted in the best interests of the health, safety and welfare of the citizens of Winter Park.

NOW, THEREFORE, BE IT ENACTED BY THE CITY OF WINTER PARK, FLORIDA:

SECTION I: RECITALS. The above recitals are true and correct, are adopted and incorporated herein, and constitute the legislative findings of the City Commission of the City of Winter Park.

SECTION II: EDITS. Portions of Chapter 58, Land Development Code, Article III, Zoning Regulations, are hereby amended to read as shown below, and words with single underlined type shall constitute additions to the original text and ~~strike-through~~ shall constitute deletions to the original text. Provisions not included are not being amended.

SECTION III: AMENDMENT. Chapter 58, Land Development Code, Article III, Zoning Regulations, Section 58-72 “Office (O-1) District” is hereby amended in subsection (d) “Conditional uses” to establish a new conditional use, together with criteria as shown to read as follows:

Sec. 58-72. Office (O-1) district.

(d) Conditional uses.

(8) Restaurants, cafes, coffee shops and other food and beverage establishments (but not including bars, taverns and lounges), provided the following criteria are met that such establishment may only be located on the ground floor within buildings of a minimum of three stories in height and such establishment may not occupy more than twenty-five (25%) percent of the floor area of the entire office building.

SECTION IV: INCONSISTENCY. If any Ordinances or parts of Ordinances are in conflict herewith, this Ordinance shall control to the extent of the conflict.

SECTION V: SEVERABILITY. If any section, subsection, sentence, clause, phrase, provision, or word of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then such invalidity or unconstitutionality shall not be held to invalidate or impair the validity, force, or effect of any other remaining provisions of this Ordinance.

SECTION VI: CODIFICATION. Section III of this Ordinance shall be codified and made a part of the City of Winter Park Land Development Code, and the sections of this Ordinance may be renumbered or re-lettered to accomplish this intention. The word "Ordinance" may be changed to "Section," "Article," or other appropriate word. The City Clerk is given liberal authority to ensure proper codification of this Ordinance, including the right to correct scrivener's errors.

SECTION VII: This Ordinance shall become effective immediately following approval by the City Commission at its second reading.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2020.

City of Winter Park

Steven M. Leary, Mayor

Attest: _____
Rene Cranis, City Clerk