



Planning & Zoning Board Regular Meeting

Agenda

July 6, 2021 @ 6:00 pm

City Hall

401 S. Park Avenue

welcome

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

assistance & appeals

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

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

please note

Times are projected and subject to change.

-
1. **Call to Order**
 2. **Consent Agenda**
 - a. [Approval of the May 4, 2021 Meeting Minutes](#) 1 minute
 3. **Citizen Comments (for items not on the agenda): Three minutes allowed for each speaker**
 4. **Action Items**
 5. **Public Hearings**
 - a. [SPR #21-08. Request of Michael Wenrich for:](#) 10 minutes
 - Approval to construct a new, two-story, 9,866 square-foot, single-family home located at 1250 College Point on Lake Virginia, zoned R-1AAA.
 - b. [Request of the City of Winter Park for:](#) 20 minutes
 - An Ordinance of the City of Winter Park amending the Comprehensive Plan Future Land Use Map designation from an Office future land use designation to a Single-Family Residential designation on the properties at 2141/2151/2211/2221/2223/2225/2227 Loch Lomond Drive in order to match the existing Single Family (R-1A) zoning.
 - An Ordinance of the City of Winter Park amending the Comprehensive Plan Future Land Use Map designation from an Office future land use designation to a Single-Family Residential designation on the properties at 2229/2255/2311/2313 Loch Lomond Drive and 2272 Nairn Drive in order to match the existing Single Family (R-1A) zoning.
 6. **Planning Director's Report**
 7. **Board Comments**
 8. **Adjournment**



Planning & Zoning Board Regular Meeting

agenda item

item type	Consent Agenda	meeting date	July 6, 2021
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the May 4, 2021 Meeting Minutes

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[May 4 draft.pdf](#)



Planning and Zoning Board Minutes

May 4, 2021 at 6:00 p.m.

721 W. New England Avenue | Virtual | Winter Park, Florida

1. Present

City Attorney Dan Langley called the meeting to order at 6:00 p.m. Present: Jim Fitch, Richard James, David Bornstein, Michael Spencer, Melissa Vickers, Vashon Sarkisian, and Alex Stringfellow. Also Present: City Attorney Dan Langley. Staff: Director of Planning and Transportation Bronce Stephenson, Principal Planner Jeff Briggs, Senior Planner Allison McGillis, Transportation Manager Sarah Walter, and Recording Secretary Mary Bush.

Prior to the election of Chair and Vice Chair, Mr. Stephenson asked Staff and Board members to introduce themselves.

2. Election of Chairman and Vice-Chairman

Motion made by Michael Spencer to nominate Richard James as Chairman of the Board. Mr. James accepted the nomination. By a roll call vote, the motion carried unanimously 7-0.

Motion made by Richard James to nominate David Bornstein as Vice-Chair for the Board. Mr. Bornstein accepted the nomination. By a roll call vote, the motion carried unanimously 7-0.

3. Approval of minutes

Motion made by Michael Spencer, seconded by David Bornstein, to approve the April 6, 2021 meeting minutes.

Motion carried unanimously with a 7-0 vote.

4. Public Hearing:

- SPR #21-06. Request of Jonathan Cole for: Approval to construct a new, two-story, 6,303 square foot, single-family home located at 721 Virginia Drive on Lake Virginia, zoned R-1AAA.

Mr. Briggs provided a brief summary of the SPR #21-06 request to the Board. Mr. Briggs presented aerial photos of the current vacant lot as well as the home that previously existed on the lot. He noted that the proposed home extends as far as the front edge of the pool deck of the neighbor's home to the east. Mr. Briggs reminded the Board that their review of the project was an environmental review and that they were only to consider tree preservation, stormwater retention, and how the applicant designs the home with respect to working with the grade of the lot. He also reminded the Board that the issue pertaining to the lake views of adjacent property owners led to the tabling and re-hearing of this particular item. Mr. Briggs advised that per City code, the Board must try to maintain the traditional views of the lake so that those views are not unduly impaired. He also advised that if the applicant were to utilize the total allowed setback, the views of the lake for the neighboring properties would then be significantly blocked and unduly impaired.

Mr. Briggs presented to the Board a depiction of the estimated impact to the views of the lake for the adjacent neighbors to the east. The estimated portion of their view that would be lost was 19% of the total view. Mr. Briggs noted that if the applicant installed plantings of significant height along the property line down to the lake, an estimated 58% of the view would be lost. Staff recommended a condition with approval that landscaping over six feet in height not be allowed along the property line and a bamboo screen be used along the side property lines for the length of home. Mr. Briggs explained the significance of an approval of the applicant's setback request not being considered a variance and the Board's ability to grant a variance to the front setback of the applicant's home. As a possible

compromise, Staff believes the home can be moved toward the street up to six feet without impairing the applicant's ability to build the home in the same manner and with the same square footage.

Staff recommendation was for approval with the following conditions:

- That the applicant be required to enhance the landscape privacy buffer with bamboo along the side property lines for the length of house structure but precluded and prohibited to planting down to the lakefront any landscaping expected to grow higher than six feet in height.

The Board discussed the item and inquired about the following:

- an estimate of the neighbors' view that would be gained back if the home was moved forward six feet to the street,
- the height of the finished floor compared to the adjacent neighbors' home,
- required tree plantings within the property lines of the project,
- the required side setbacks of the proposed home,
- variances to side setbacks permitted by the Planning and Zoning Board,
- the possibility of shifting the home parallel to the western side of the lot,
- the wording from City code regarding the average setback being preserved,
- and the rear setback of the original home.

Discussion ensued and Mr. Stephenson and Mr. Briggs addressed the Board's inquiries. Mr. Stephenson reminded the Board to follow the lakefront review criteria and process. Mr. Briggs noted that roughly 25% of the blocked view for the adjacent neighbors would be restored if the proposed home was moved forward six feet. He also noted that variances to side setbacks can be granted by the Planning and Zoning Board. Mr. Stephenson briefly reviewed with the Board the City code regarding setbacks for lakefront homes.

The applicant's attorney with Akerman Law Firm, Cecilia Bonifay at 1157 N. Pennsylvania Avenue, Winter Park, FL 32789 addressed the Board. Ms. Bonifay noted that being unduly impaired means excessively impaired or having a harsh remedy. She also noted that the applicant had taken steps such as creating staggered levels to the home and an opened balcony to avoid obstructing the neighbors' views. Ms. Bonifay added that based on the audio recording of the April 6, 2021 Planning and Zoning Board meeting, the applicant's statement regarding possibly moving the home forward was not spoken into a microphone and thus unclear. She indicated that the applicant's intended commitment at the time was to continue to work with the neighbors to see what could be done to accommodate them. Ms. Bonifay explained that the applicant had numerous exchanges and meetings with the neighbors but they were still adamant about requesting a 20 to 50-ft movement of the house toward the street. Ms. Bonifay presented detailed photos, diagrams, and 3D renderings of the current, proposed, and past layouts of the lot to depict the variations created by the proposed home. She also briefly reviewed the purpose of minimum setbacks and lakefront lots as well as Board authority on setbacks. Ms. Bonifay concluded her presentation, indicating that the applicant desired to stick to the proposed plans for the project and was willing to follow Staff's recommendation regarding the landscape privacy buffer restrictions.

Chairman James called for a recess at 7:12 p.m. and reconvened the meeting at 7:17 p.m.

The Board heard public comment from the following residents:

Attorney Alison Yurko with Alison Yurko, P.A. at P.O. Box 2286, Winter Park, FL 32789 addressed the Board. Ms. Yurko noted that she was representing the neighbors to the east of the applicant's property, Dr. John and Michelle Randolph. She also noted that after the April 6, 2021 Planning & Zoning Board meeting, she met with the Randolphs, the applicant, and the applicant's contractor in hopes of the applicant agreeing to tweak the project design and not request a 31-ft relief from the minimum lakefront setback. Ms. Yurko gave a brief presentation of objections to the applicant's site plan and lakefront setback deviations. She discussed various concerns that included the nonconformity of the lot, entitlement to deviations, the proposed house size exceeding house sizes on other lots, the required lakefront setback, the applicant's justification to grant the request, and overall adherence to code. Ms. Yurko called for the applicant's request to be denied and the applicant be required to scale back the home.

Christian Swann of 281 Salvador Square, Winter Park, FL 32789 addressed the Board. Mr. Swann spoke on concerns regarding the requested deviations from the average lakefront setback and proposed site plan adjustments.

Michelle Randolph of 741 Virginia Drive, Winter Park, FL 32789 addressed the Board. Mrs. Randolph spoke on concerns regarding the portrayal of her and her husband in the matter, the deviations being requested by the applicant, and the footprint of the original home that was on the lot compared to the proposed home.

Dr. John Randolph of 741 Virginia Drive, Winter Park, FL 32789 addressed the Board. Mr. Randolph presented depictions of and expressed his concerns with the estimated blockages to views of the lake from his home and neighboring homes. He also spoke on concerns regarding the requested deviations from the average lakefront setback.

Robin Swann of 281 Salvador Square, Winter Park, FL 32789 addressed the Board. Ms. Swann noted that she was representing her mother who lives at 761 Virginia Drive, Winter Park, FL 32789. She spoke on concerns regarding enforcement and interpretation of the City code for lakefronts and referencing irregular shorelines.

Kevin Cunningham of 1336 College Point, Winter Park, FL 32789 addressed the Board. Mr. Cunningham expressed that the applicant was not requesting a variance, the plans should be accepted as is, the 3D renderings were accurate, and the proposed home was not causing an undue impairment.

Raquel Cunningham of 1336 College Point, Winter Park, FL 32789 addressed the Board. Mrs. Cunningham expressed that the applicant's plans met all of the City's requirements and the neighbors' views were not being unduly burdened.

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

The applicant's attorney, Cecilia Bonifay addressed the Board. She raised concerns regarding unfavorable portrayal of the applicant, issues raised relating to the boat house and dock, precedence for future restrictions, and references to an absolute standard in footage for lakefront setbacks. Ms. Bonifay asked the Board to support the recommendations made by Staff.

The applicant, Jonathan Cole of 721 Virginia Drive, Winter Park, FL 32789 addressed the Board. Mr. Cole noted that after the first Board meeting regarding his project, he was open to communicating and talking about the possibility of moving the home on the basis that there was an impact on the lake. He also noted that he had communicated but the impact on the neighbors' views was negligible and did not warrant moving the home closer to the street. Mr. Cole mentioned that concerns, which were not initially raised, were brought up by the neighbors regarding his boat house and dock. He added that his project complies with the City's requirements and that he was trying to build something reasonable and preserve the integrity of the lake.

The Board discussed the item and inquired about the following:

- how the setbacks of the original home were obtained,
- clarification of deviations granted along the lakefront,
- Staff's review of the finished floor elevations study,
- the applicant's willingness to move the home forward to the street and modify the driveway,
- moving of the home forward possibly encroaching the side setbacks or creating other issues,
- and requiring the applicant to consider canting the property.

Board discussion continued with their inquiries addressed by Mr. Stephenson, Mr. Briggs, and Mr. Cole. Mr. Stephenson reminded the Board that per City code the Board may, as conditions necessitate, reduce the height of structures, alter their locations, sizes, and designs and has limited authority to grant exceptions to the front and side setbacks when deemed necessary. Mr. Cole expressed that he did not want to consider committing to moving the home forward without first confirming the exact footage that was being requested for the move.

Motion made by David Bornstein, seconded by Michael Spencer, for approval to construct a new, two-story, 6,303 square foot, single-family home located at 721 Virginia Drive on Lake Virginia, zoned R-1AAA with the following conditions:

- That the applicant be granted a variance to the front setback to move the home six feet closer to the street creating no less than an 87-ft lakefront setback.
- That any vegetation going down to the lakefront not exceed six feet in height.
- That bamboo screening be used along the side property lines for the length of home.

Motion carried with a 6-1 vote. (In Favor: Richard James, David Bornstein, Michael Spencer, Melissa Vickers, Vashon Sarkisian, and Alex Stringfellow. Opposed: Jim Fitch)

Chairman James called for a recess at 8:20 p.m. and reconvened the meeting at 8:26 p.m.

- SUB #21-02. Request of A&R Real Estate Development LLC for: Approval to subdivide the vacant property, platted as Lots 25 & 26 on Loch Lomond Drive into two buildable single-family home lots.
- ZTA #21-01. Request of the City of Winter Park for: An Ordinance amending Chapter 58, Article I, Comprehensive Plan, future land use map so as to change the future land use designation of Office to Single-Family Residential on Lots 25, 26 and 27 on the corner of Loch Lomond Drive and Moray Lane.

Mr. Briggs provided a brief summary of the SUB #21-02 and ZTA #21-01 requests to the Board. Mr. Briggs noted that in 1980 Orange County adopted the Office Future Land Use designation for the entire neighborhood but the City has kept with a policy of using Single-Family Residential for the lots on Loch Lomond.

Staff recommendation was for approval.

Chairman James inquired about why the future land use designation of Office was not being changed for all of the neighborhood. Mr. Briggs noted the concerns that may arise with such a change and the anticipated City-wide notice.

The applicant, Shane Acevedo of 1817 Loch Berry Road, Winter Park, FL 32789 addressed the Board. Mr. Acevedo commented that he felt it was a fantastic redevelopment area. He added that he did not know about the zoning requirement until his attorney made him aware of it.

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

Motion made by Michael Spencer, seconded by David Bornstein, for approval to subdivide the vacant property, platted as Lots 25 & 26 on Loch Lomond Drive into two buildable single-family home lots and for approval of an Ordinance amending Chapter 58, Article I, Comprehensive Plan, future land use map so as to change the future land use designation of Office to Single-Family Residential on Lots 25, 26 and 27 on the corner of Loch Lomond Drive and Moray Lane.

Motion carried unanimously with a 7-0 vote.

5. New Business:

No new business.

6. Planning Director's Report:

No planning report. Mr. Stephenson welcomed all of the new members of the Board and reminded the Board about the upcoming mandatory Board Orientation.

7. Board Update and Comments:

Chairman James inquired about the next work session. Attorney Langley offered to cover half an hour of more detailed Board training at the work session. Chairman James recommended discussing Orange Avenue Overlay District updates as well at the work session.

Mr. Bornstein asked how a Board member can get a motion before the City Commission. Attorney Langley responded and noted that a Board member can individually go directly to each City Commissioner to discuss the motion or bring up items that relate to the Board's business in public discussion at a Planning and Zoning Board meeting for a recommended change. Mr. Stephenson suggested the Board request to have a joint work session with the City Commission. Chairman James suggested including at the next Planning and Zoning Board work session discussion on creating a list of items to present to the City Commission at a joint work session.

8. Upcoming Meeting Schedule:

The next regular meeting will be held on June 1, 2021 and the next work session will be on May 25, 2021.

Adjourn

Meeting adjourned at 8:47 p.m.

Respectfully Submitted,

Mary Bush

Recording Secretary



Planning & Zoning Board Regular Meeting

agenda item

item type	Public Hearings	meeting date	July 6, 2021
prepared by	Allison McGillis	approved by	Bronce Stephenson
board approval	Completed		
strategic objective			

subject

SPR #21-08. Request of Michael Wenrich for:

item list

- Approval to construct a new, two-story, 9,866 square-foot, single-family home located at 1250 College Point on Lake Virginia, zoned R-1AAA.

motion / recommendation

Staff recommendation is for approval of this request.

background

Michael Wenrich (representing property owners) is requesting approval to construct a new, two-story, 9,866 square-foot, single-family home at 1250 College Point, on Lake Virginia, zoned R-1AAA. This property is 30,866 square feet in size. Below is a summary of this request in comparison to the R-1AAA zoning/lakefront lot requirements.

R-1AAA/Lakefront Lot Requirements

- Floor Area Ratio = Max 33%
- Impervious Lot Coverage = Max 50%
- Lakefront Setback = 60-foot average/50-foot minimum

Proposed

- Floor Area Ratio = 9,866 square feet/32%
- Impervious Lot Coverage = 12,052 square feet/39%

- Lakefront Setback = 60 feet for home/50 feet for pool & deck

Lakefront Lot Review Criteria:

Tree Preservation

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

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 pool decks/retaining walls are not present in this case. The applicant is proposing a pool deck that is within the three-foot height maximum, measured from the existing grade, as defined in the code.

View of Neighbors

Another purpose and intent of the lakefront lots section of the code is to ensure that the views of the lake from adjoining properties will not be unduly impaired by new houses, additions, second story additions, etc. In order to achieve this, the code states that the lakefront setback shall be the average established by the adjacent lakefront properties within 200 feet of the subject property, or 50 feet, whichever is greater. However, the P&Z Board does have the authority to approve setbacks less than the average determined, or impose more restrictive setbacks. Staff has determined that the average lakefront setback for this lot is 60 feet. The applicant is proposing to meet this setback for the home and is proposing the pool deck at the minimum 50-foot setback. However, there is a 440 square foot area for a planter bed and fire pit that extends into the 50-foot setback (less than 5% of the area between the 50-foot setback and the lakefront). There is a provision in the code that allows this extension (up to 10% of the area between the lakefront and the 50-foot setback). Also, due to the pie-shaped curvature of the lakefront, this minor encroachment will have a minimal impact on the lakefront.

Stormwater Retention

The code requires retention of stormwater so that stormwater flowing over a waterfront lawn does not carry any fertilizers, herbicides, or other chemicals that upon entrance 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 retention swales throughout the lot that will meet all stormwater retention criteria, and will not impact the trees near the lakefront.

Summary

The applicant is proposing a home that is ensuring that water pollution from stormwater runoff and other sources will be minimized, and is ensuring 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.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

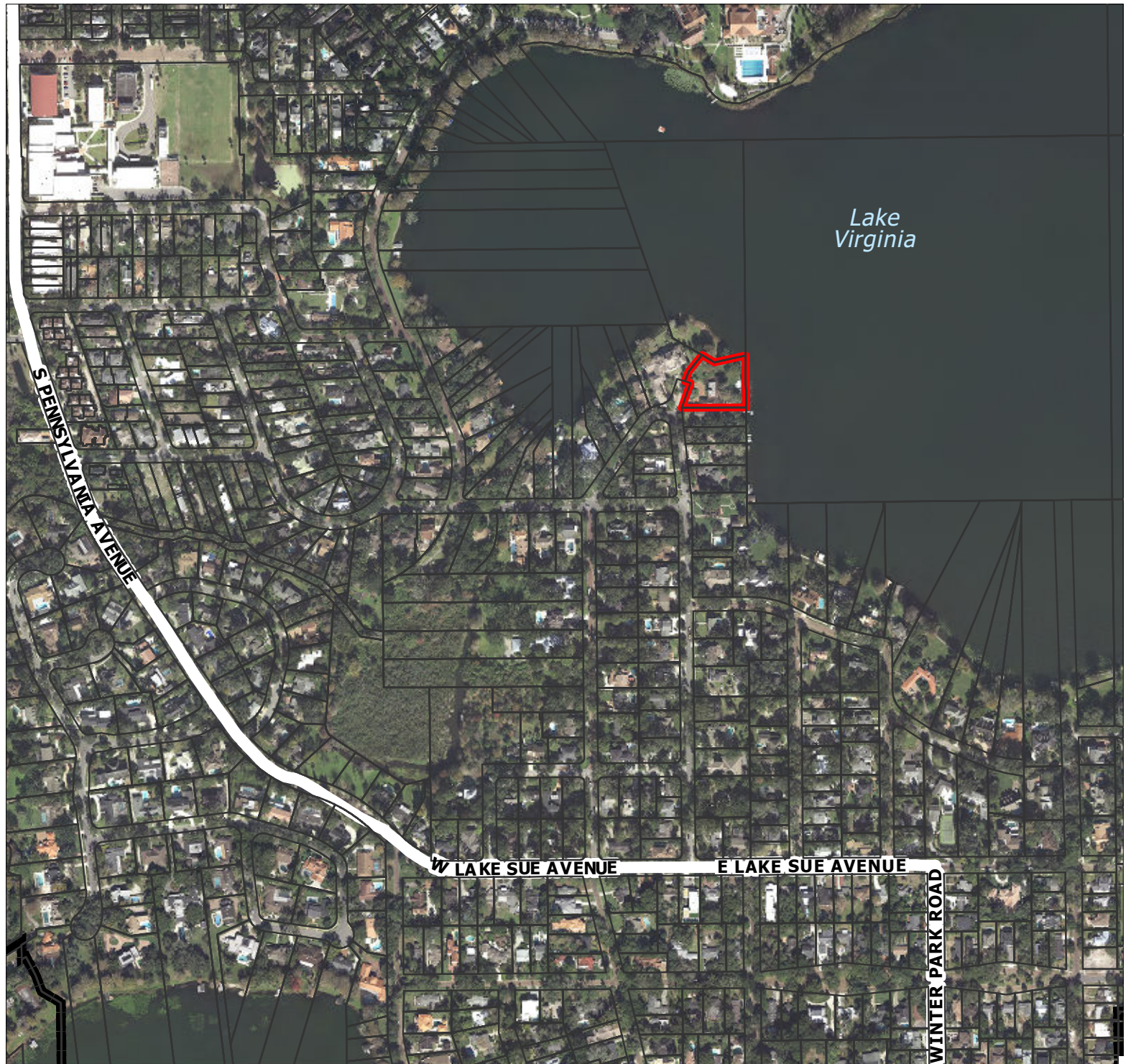
[2_Backup for 1250 College Point.pdf](#)



LOCATION MAP

1250 College Point

City of Winter Park
Florida





LOCATION MAP

1250 College Point

City of Winter Park
Florida



LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK K, VIRGINIA HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGE 107, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. TOGETHER WITH THE SOUTHEASTERLY 1/2 OF THE VACATED STREET LYING NORTHWESTERLY OF LOT 1 BY ORDINANCE NO. 760 RECORDED IN BOOK 1274, PAGE 89, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

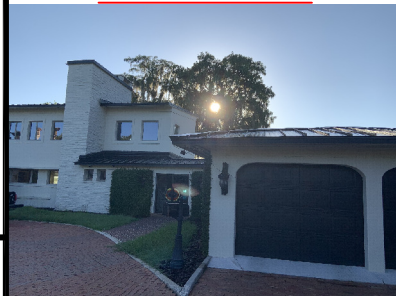
GENERAL NOTES

1. THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
2. THIS SURVEY WAS PREPARED UTILIZING THE DESCRIPTION PROVIDED BY THE CLIENT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF COLLEGE POINT, BEING N18°25'00"E, ACCORDING TO PLAT BOOK G, PAGE 107, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
4. ALL DISTANCES ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
5. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
7. THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE BENEFIT OF THE INDIVIDUALS LISTED.
8. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED.
9. FENCE OWNERSHIP IS NOT DETERMINED.
10. THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 2020-2650047, WITH AN EFFECTIVE DATE OF JULY 09, 2020.
11. ELEVATIONS WERE ESTABLISHED USING A TOPCON HIPER VR, G.P.S. RECEIVER WITH LENGEMAN'S REAL TIME KINEMATIC NETWORK, "L-NET," (NAVD88).

FLOOD NOTE






BASED ON MAPS PREPARED BY
THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA)
AVAILABLE ONLINE AT
WWW.MSC.FEMA.GOV, AND BY
GRAPHIC PLOTTING ONLY, THIS
PROPERTY IS LOCATED IN ZONE
"AE & SHADED X" ON FLOOD
INSURANCE RATE MAP NUMBER
12095C0255F, WHICH BEARS AN
EFFECTIVE DATE OF 09/25/2009.

SITE PICTURE



LEGEND

AC	AIR CONDITIONER
CO	CLEAN OUT
CR	CABLE RISER
CYP	CYPRESS TREE
DI	DRAINAGE INLET
ER	ELECTRIC RISER
ICV	IRRIGATION CONTROL VALVES
(M)	MEASURED
MB	MAILBOX
(R)	REFERENCE
TR	TELEPHONE RISER
WM	WATER METER

	LIGHT POLE/CAMERA POLE
	CONCRETE
	MANHOLE
	SANITARY MANHOLE
	SIGN

ADDED TOPOGRAPHY: 05/28/2021

SURVEY DATE: 08/05/2020

PROJECT #: 200802 -C

SCALE: 1" = 30'

CERTIFIED TO

BRIAN ALBERTSON &
CARYN ALBERTSON


SITE ADDRESS

1250 COLLEGE POINT
WINTER PARK, FLORIDA 32789

ALTAPRO SURVEYORS

1322 PINE SONG DRIVE
DELTONA, FL 32725
PHONE: (386) 837-0244
EMAIL: BEN@ALTAPROSURVEYORS.COM
WEB: ALTAPROSURVEYORS.COM

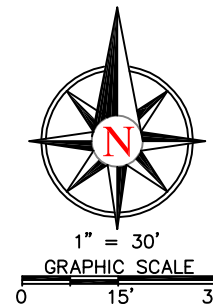
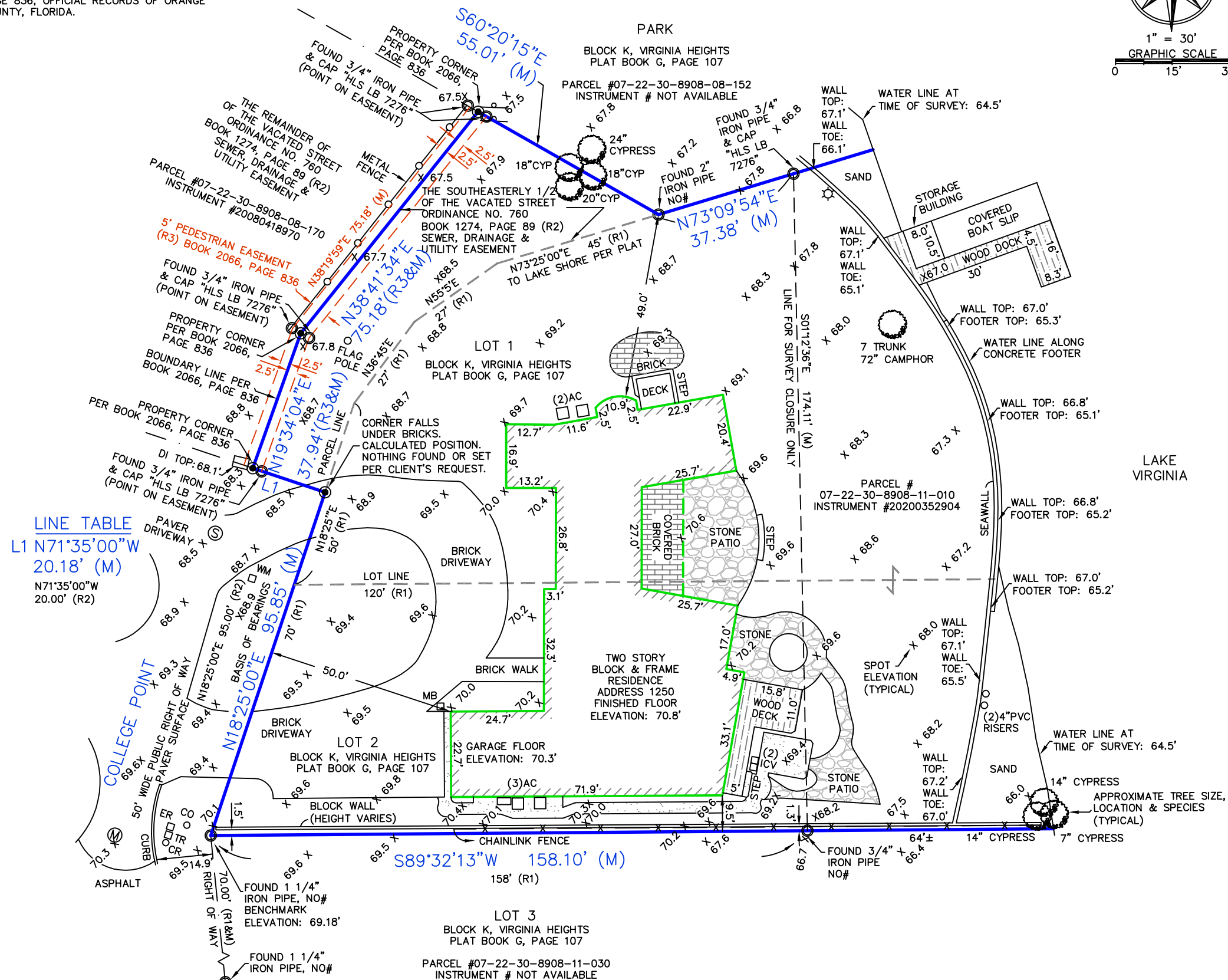
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


 BENJAMIN S. DEVIESE, PSM
 FOR THE FIRM OF
 ALTAPRO SURVEYORS, LLC
 DATE: MAY 28, 2021
 LS #6807 LB#8216

REFERENCES

- (R1) PLAT BOOK G, PAGE 107, OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA.
- (R2) ORDINANCE NO. 760, BOOK 1274, PAGE 89, OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA.
- (R3) 5' WIDE PEDESTRIAN EASEMENT, BOOK 2066, PAGE 836, OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA.

MAP OF SURVEY



STANDARD NOTES

SITE LAYOUT PLAN
FOR HOUSE LOCATION ONLY

NOTES:

1. This Site Layout Plan is presented for informational purposes of building location only and **shall not be** viewed as a Survey, Landscape Site Plan, Irrigation Plan, Paving Plan, Grading Plan, Drainage Plan, or Utility / Civil Engineered Plan.
2. All boundary, setback, easement, utility and existing permanent object information as shown was supplied to Keesee Associates via a Mortgage Survey furnished by the home owner. *Please refer to submitted Survey for all survey & finished floor information.*
3. If the home's interior finished floor elevation, Survey, Topography, Landscape Site Plan, Irrigation Plan, Paving Plan, Grading Plan, Drainage Plan, or Utility / Civil Engineered Plan is required by the A.H.J., it shall be provided by others as a separate attachment to the permit plan set package and shall be reviewed and approved by the Project Designer of Record prior to permit submission and installation.
4. Any sidewalks or curbing disturbed by the work shall be restored to the condition of the original structure. Sidewalk panels shall be restored to full panel widths and lengths (defined by edges of the sidewalk and the nearest control joints or expansion joints). Partial patching of sidewalks shall not be acceptable. Pavement finishes, thickness and grades shall match the existing sidewalk.
5. All excess dirt shall be hauled off site. Filling of the site is not permitted.
6. Dimensions as shown are from building corners to their respective perpendicular locations along the boundary lines.
7. Proposed fences and/or gates are not shown and shall be provided and submitted by others, when applicable.
8. Contractor to verify that erosion and sedimentation control for the construction site is done following the best management practices described in the jurisdiction guidelines for erosion sediment control.
9. All plants, turfgrass and tree species and types shall be chosen by the General Contractor & Owner and shall be provided by others as a separate attachment to the permit plan set package and shall be reviewed and approved by the Project Designer of Record prior to permit submission and installation.
10. All gutters and downspouts to be installed in such a way to direct any drainage away from adjacent properties.

PARK
BLOCK K, VIRGINIA HEIGHTS
PLAT BOOK G, PAGE 107
PARCEL #07-22-30-8908-08-152
INSTRUMENT # NOT AVAILABLE

LINE TABLE
L1 N71°35'00"W
20.18' (C)

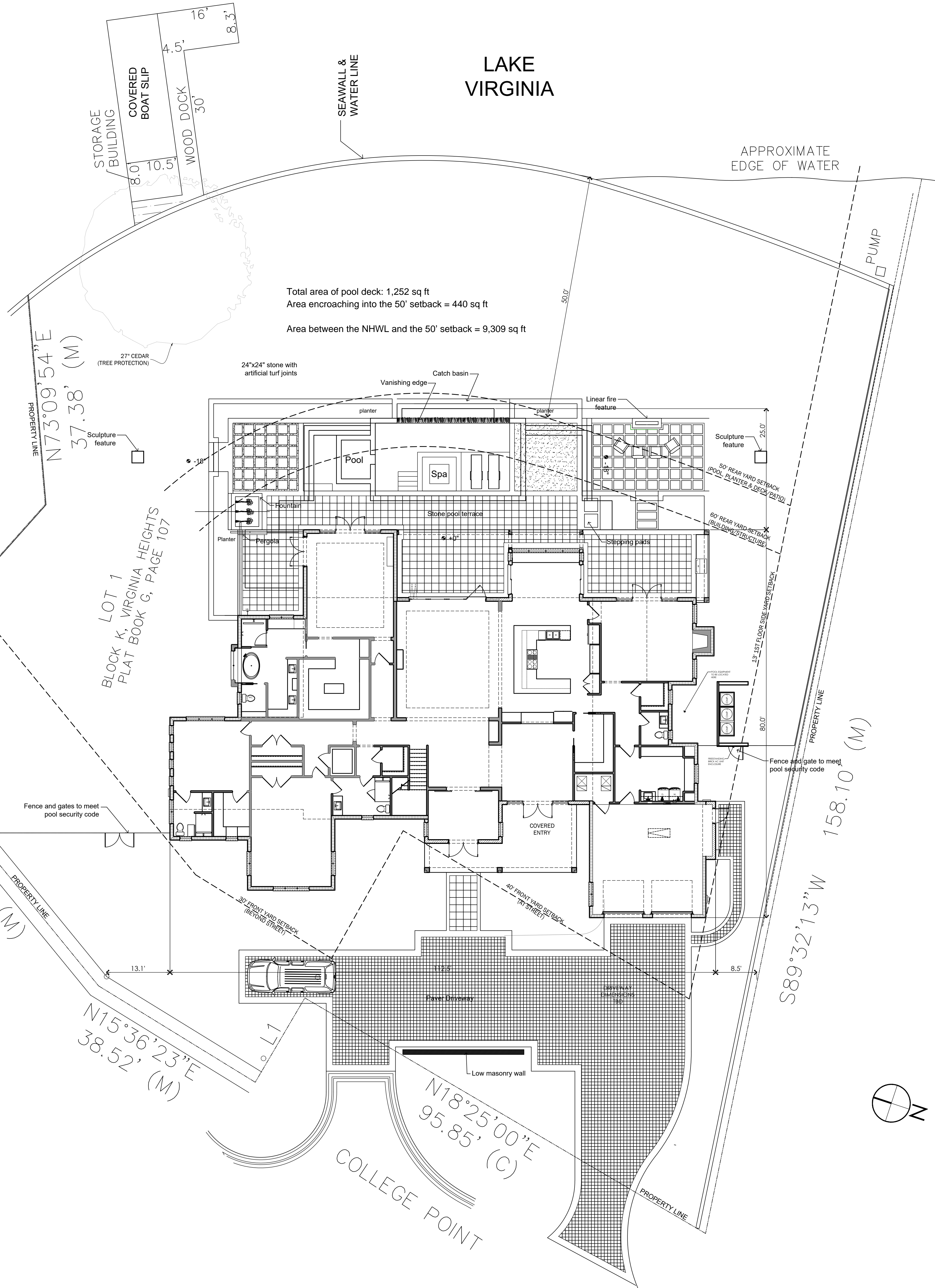
N38°19'59"E
75.18' (M)

S60°15'04"E
58.18' (M)

N73°09'54"E
37.38' (M)

N15°36'23"E
38.52' (M)

N18°25'00"E
95.85' (C)



Total area of pool deck: 1,252 sq ft
Area encroaching into the 50' setback = 440 sq ft
Area between the NHWL and the 50' setback = 9,309 sq ft

Albertson Residence

Single Family Residence
Block:
Lot:
Community:
Address:
1250 College Point
Winter Park, FL 32789
Unit:
Sheet:
20-9522
1.2

Job Information:

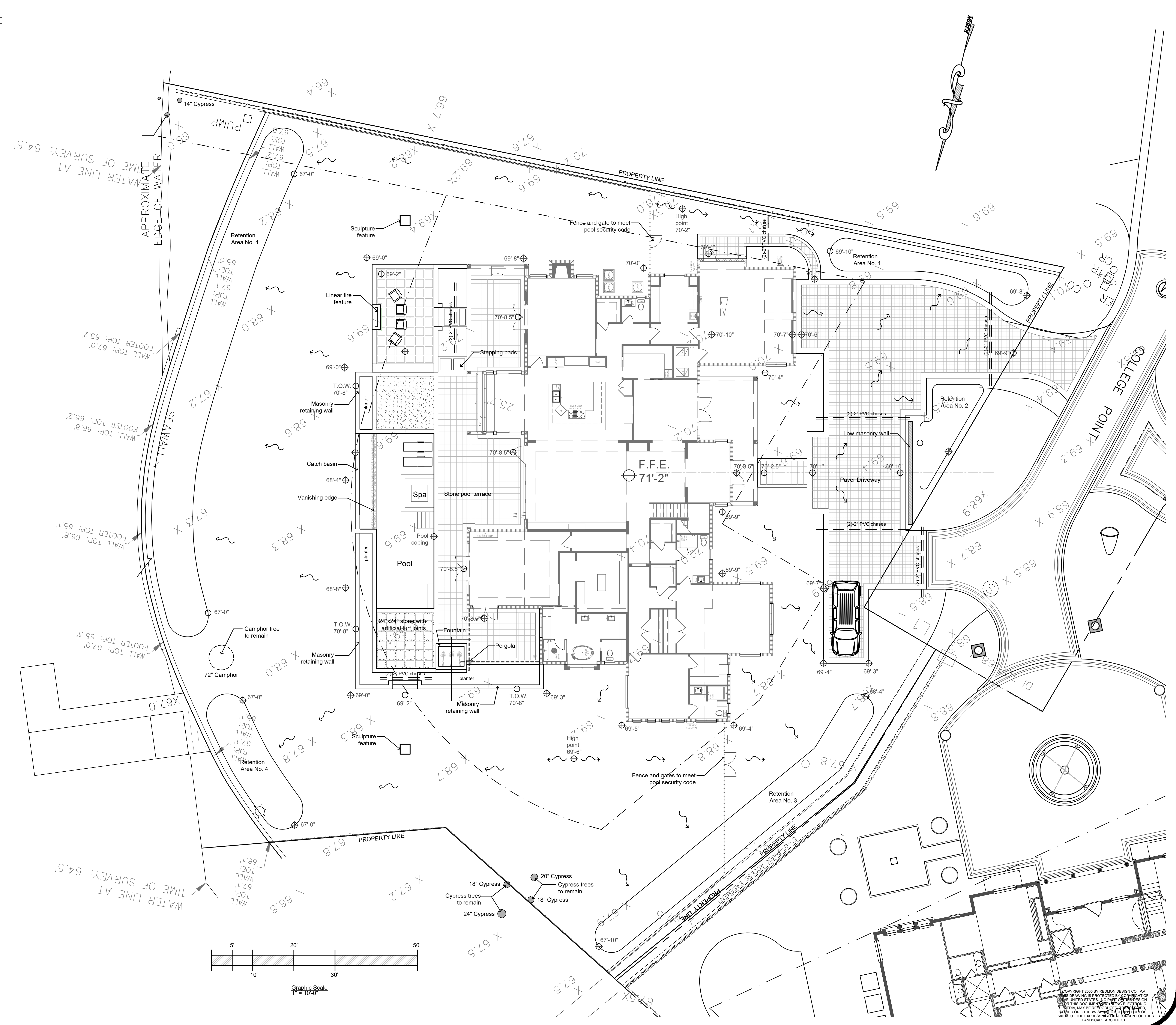
Builder:
MICHAEL WENRICH
ARCHITECTS
1500 N. ORANGE AVENUE
ORLANDO, FLORIDA 32804
407.702.2505
MICHAELWENRICH.COM

keesee
associates
250 Southall Lane, Suite 200
Maitland, FL 32751
407.328.1100
www.kesee.com
keesee.com

FDS
ENGINEERING ASSOCIATES
250 Southall Lane, Suite 200
Maitland, FL 32751
407.328.1100
www.fdseng.com
FDS ENGINEERING ASSOCIATES, INC. FL #15784
SCOTT A. LEWIS, P.E., P.E.T.S.

To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the 2020 Florida Building Code, Residential 7th Edition. Engineer's signature and seal is only for the structural engineering portion of the drawing pages bearing Engineer's signature and seal.

06/04/2021



**REDMON
DESIGN
COMPANY, PA**
Landscape Architecture

407.647.2006
Fax 407.647.3314



92 S. Lakewood Circle
Maitland, FL
32751

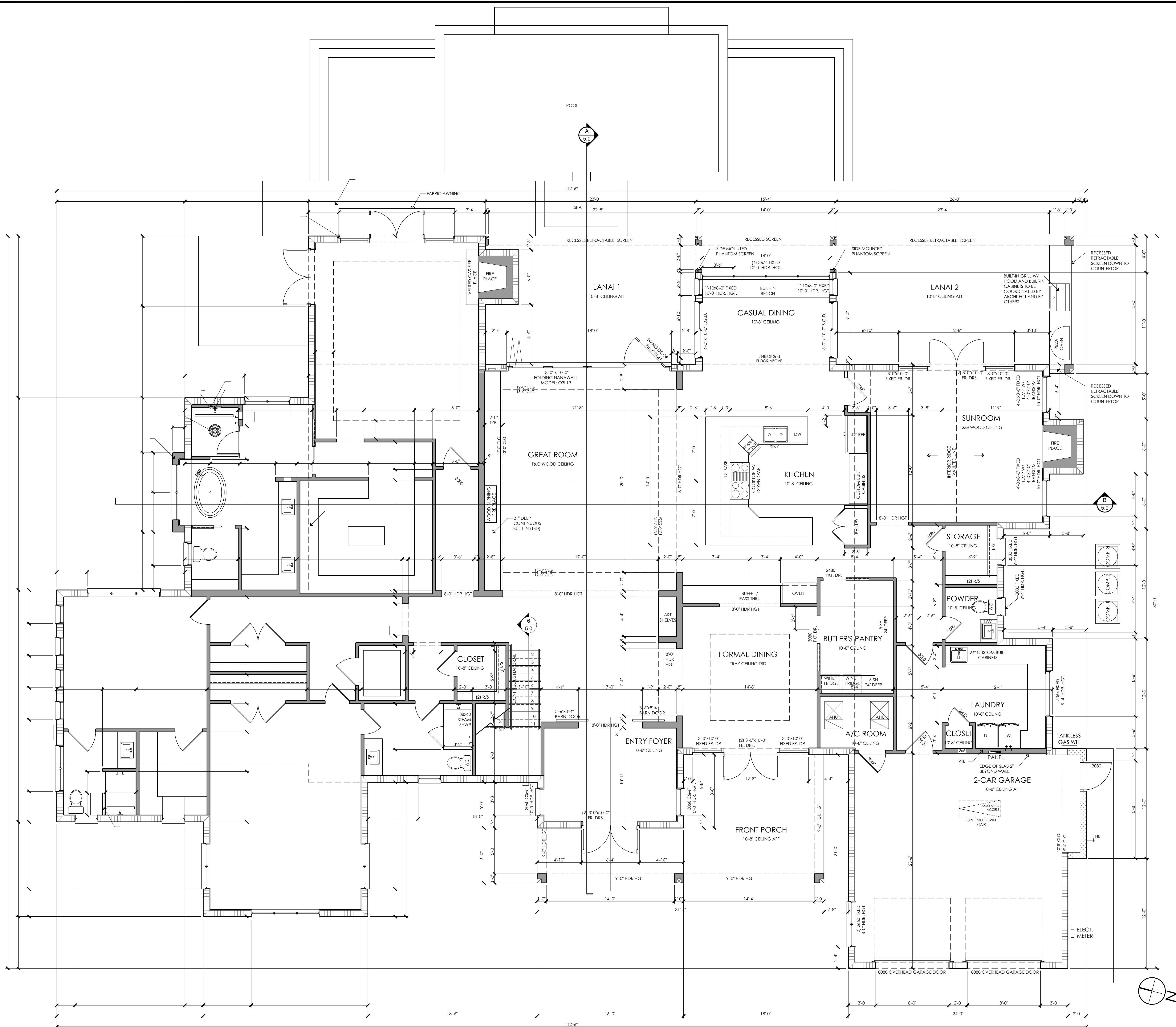
Revisions	
Date	By
6/7/21	BG

The Alberson Residence
Grading and Drainage Plan
1250 College Point Road, Winter Park, FL

04/23/2021	Date
1" = 10'-0"	Scale
S. REDMON	Designed By
B. GRAHAM	Drawn By
	Job #

Sheet
LA-1
Of 1 Sheets

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RECORDING, OR BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS
WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.



WALL TYPES LEGEND

Masonry

- 9'-4" T.O.M. (CMU wall)
- 10'-0" T.O.M. (CMU wall)
- 14'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

AREA TABULATION

FIRST FLOOR LIVING	5273	SQ.FT.
SECOND FLOOR LIVING	2644	SQ.FT.
TOTAL LIVING AREA	7937	SQ.FT.
ROOFED AREA AT CASUAL DINING	56	SQ.FT.
2-CAR GARAGE	590	SQ.FT.
FRONT PORCH	311	SQ.FT.
LANAI 1	299	SQ.FT.
LANAI 2	370	SQ.FT.
ATTIC STORAGE FUTURE LAUND.	303	SQ.FT.
TOTAL AREA UNDER ROOF	9866	SQ.FT.
FAMILY ROOM DECK	271	SQ.FT.
FITNESS ROOM DECK	215	SQ.FT.

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

To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the 2020 Florida Building Code, Residential Part 9.05.01. The Engineer's signature and seal is only for the structural engineering portion of the drawing pages bearing the Engineer's signature and seal.

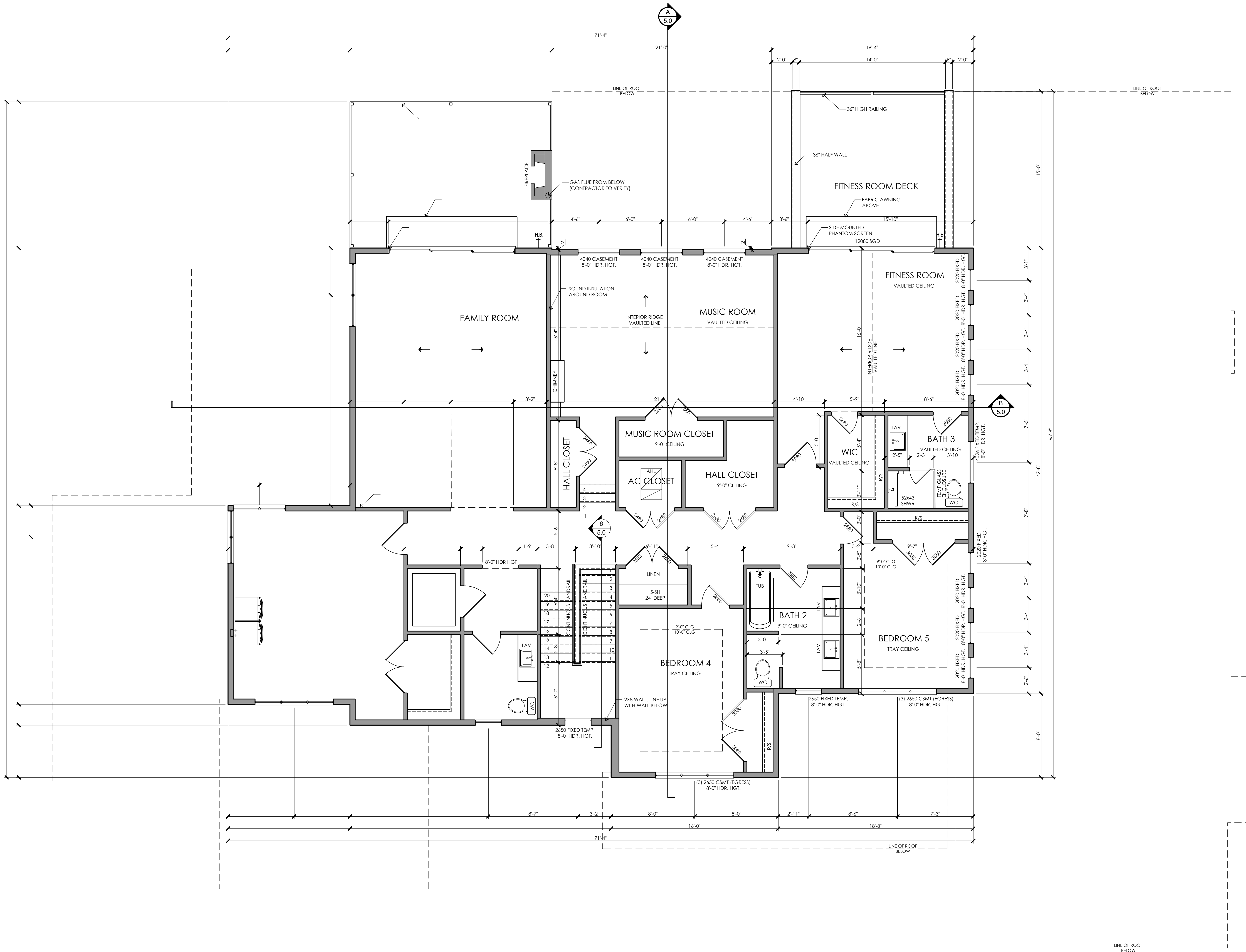
FDS
ENGINEERING ASSOCIATES
208 Southall Lane, Suite 200
Maitland, FL 32751
CA No. 9161
SCOTT A. LEWIS, P.E., P.E.S.
06/04/2021

keesee
associates
205 Southall Lane, Suite 200, Maitland, Florida 32751 | (407) 882-3333
info@keesee.com
keesee.com

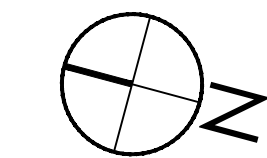
Builder:
MW
MICHAEL WENRICH
ARCHITECTS
1500 N. ORANGE AVENUE
ORLANDO, FLORIDA 32834
Address: 407.702.2595
MICHAELWENRICH.COM

Job Information:
Albertson Residence
Single Family Residence
Book:
1250 College Point
Winter Park, FL 32789
Lot:
Community:
Address:
Permit Date: 06/04/2021

Reference No:
20-9522
Sheet:
2.1



WALL TYPES LEGEND	
Masonry	
	9'-4" T.O.M. (CMU wall)
	10'-0" T.O.M. (CMU wall)
	14'-0" T.O.M. (CMU wall)
Framing	
	2x Framing
	2x Interior Bearing Wall
	Frame Wall Located Below 48" A.F.F. w/ Cop
AREA TABULATION	
FIRST FLOOR LIVING	5273 SQ. FT.
SECOND FLOOR LIVING	2664 SQ. FT.
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FRONT PORCH	311 SQ. FT.
LANAI 1	299 SQ. FT.
LANAI 2	370 SQ. FT.
ATTIC STORAGE FUTURE LAUND.	303 SQ. FT.
TOTAL AREA UNDER ROOF	9866 SQ. FT.
FAMILY ROOM DECK	271 SQ. FT.
FITNESS ROOM DECK	215 SQ. FT.



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

208 Southall Lane, Suite 200
Aurora, CO 80013
CA No. 9161
LIFE PAID CORP. IN FL 8784
SCOTT A. LEWIS, P.E., P.P.S.

200 Southall Lane, Suite 200
Aurora, CO 80013
CA No. 9161
LIFE PAID CORP. IN FL 8784
SCOTT A. LEWIS, P.E., P.P.S.

Builder:

MW
MICHAEL WENRICH
ARCHITECTS
1500 E. ORANGE AVENUE
ORLANDO, FLORIDA 32834
407.702.2508
MICHAELWENRICH.COM

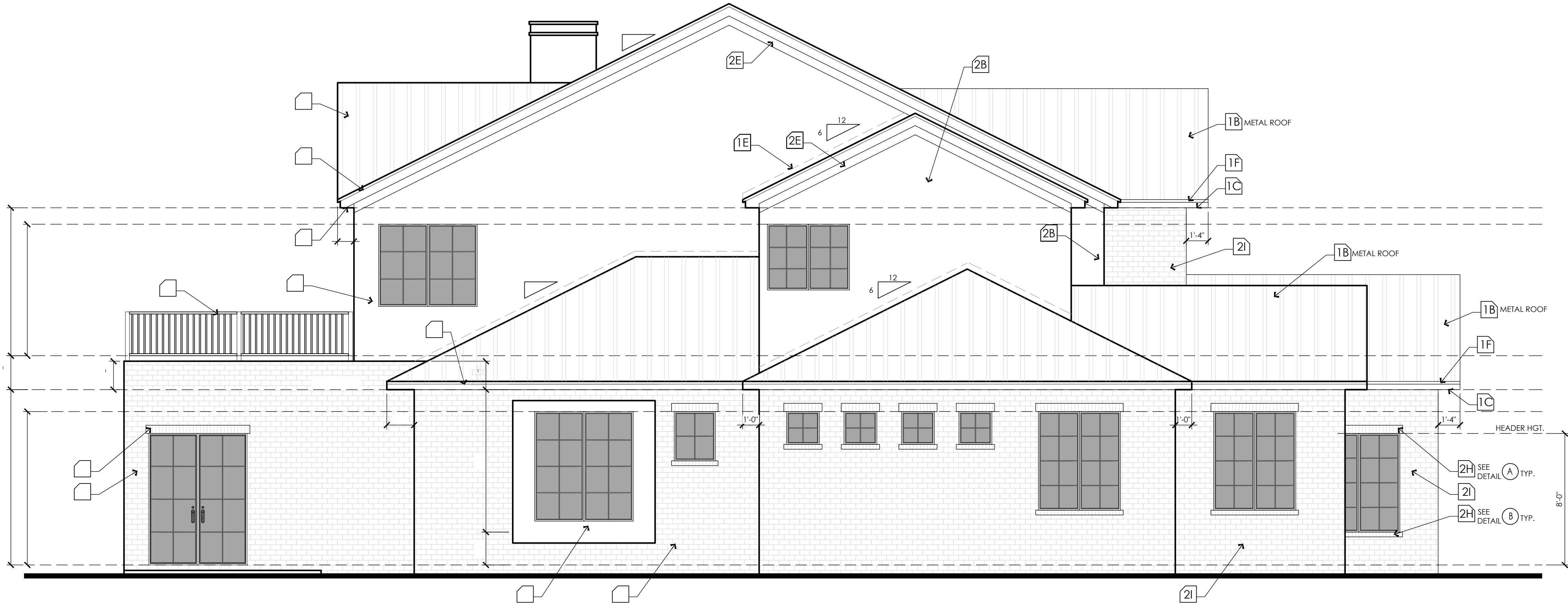
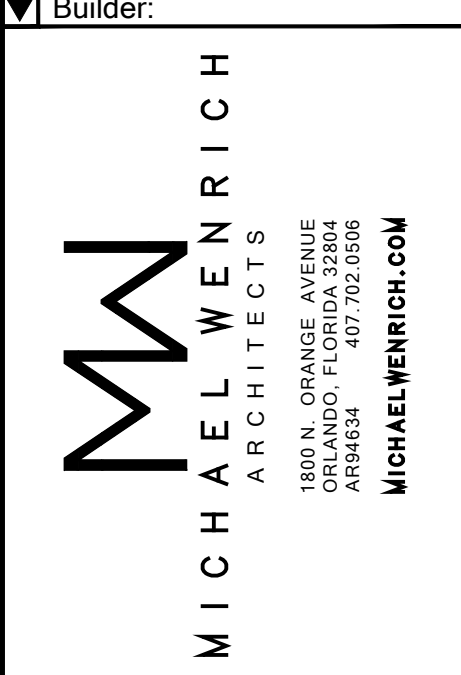
Job Information:

Albertson Residence
Single Family Residence
Block: 1250 College Point
Unit: Winter Park, FL 32789
Lot: 06 / 04 / 2021
Reference No: 20-9522
Sheet: 2.2

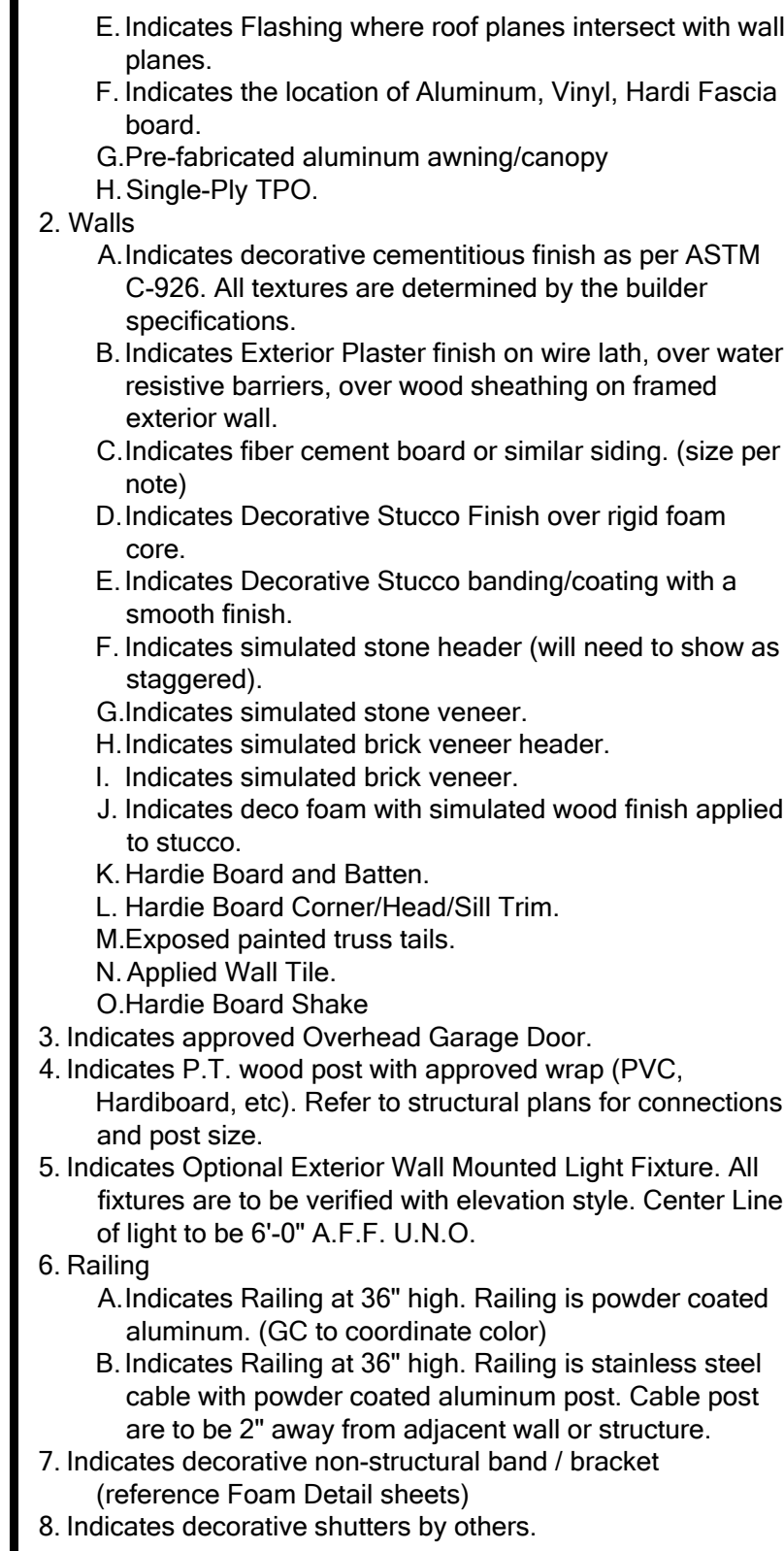


- E. Indicates Flashing where roof planes intersect with wall planes.
F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
G. Pre-fabricated aluminum awning/canopy
H. Single-Ply TPO.
2. Walls
A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
C. Indicates fiber cement board or similar siding. (size per note)
D. Indicates Decorative Stucco Finish over rigid foam core.
E. Indicates Decorative Stucco banding/coating with a smooth finish.
F. Indicates simulated stone header (will need to show as staggered).
G. Indicates simulated stone veneer.
H. Indicates simulated brick veneer header.
I. Indicates simulated brick veneer.
J. Indicates deco foam with simulated wood finish applied to stucco.
K. Hardie Board and Batten.
L. Hardie Board Corner/Head/Sill Trim.
M. Exposed painted truss tails.
N. Applied Wall Tile.
O. Hardie Board Shake.
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.
- Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the 2020 Florida Building Code, Residential 7th Edition. Engineer's signature and seal is only for the structural engineering portion of the drawing pages bearing Engineer's signature and seal.

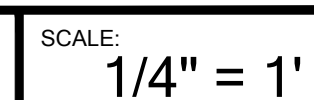


Albertson Residence	
Single Family Residence	Block:
1250 College Point	Unit:
Winter Park, FL 32789	Address:
20-9522	Ref No:
3.0	Sheet:



Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

SCALE:
 $1/4" = 1'$



RIGHT ELEVATION

To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the 2020 Florida Building Code - Residential 7th Edition. Engineer's signature and seal is only for the structural engineering portions of the drawing pages bearing Engineer's signature and seal.



Keesee
associates

250 Southall Lane, Suite 200, Nalanda, Florida 32751 | (407) 686-2330
AA20003115
keesee.com

Icons: AIAA, ASCE, FEA, IAC, IBC, ICF, IFA, IFC, IFL, IFR, IFS, IFT, IFU, IFV, IFW, IFX, IFY, IFZ, IF1, IF2, IF3, IF4, IF5, IF6, IF7, IF8, IF9, IF10, IF11, IF12, IF13, IF14, IF15, IF16, IF17, IF18, IF19, IF20, IF21, IF22, IF23, IF24, IF25, IF26, IF27, IF28, IF29, IF30, IF31, IF32, IF33, IF34, IF35, IF36, IF37, IF38, IF39, IF40, IF41, IF42, IF43, IF44, IF45, IF46, IF47, IF48, IF49, IF50, IF51, IF52, IF53, IF54, IF55, IF56, IF57, IF58, IF59, IF60, IF61, IF62, IF63, IF64, IF65, IF66, IF67, IF68, IF69, IF70, IF71, IF72, IF73, IF74, IF75, IF76, IF77, IF78, IF79, IF80, IF81, IF82, IF83, IF84, IF85, IF86, IF87, IF88, IF89, IF90, IF91, IF92, IF93, IF94, IF95, IF96, IF97, IF98, IF99, IF100, IF101, IF102, IF103, IF104, IF105, IF106, IF107, IF108, IF109, IF110, IF111, IF112, IF113, IF114, IF115, IF116, IF117, IF118, IF119, IF120, IF121, IF122, IF123, IF124, IF125, IF126, IF127, IF128, IF129, IF130, IF131, IF132, IF133, IF134, IF135, IF136, IF137, IF138, IF139, IF140, IF141, IF142, IF143, IF144, 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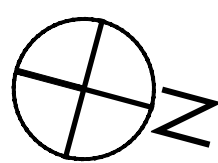
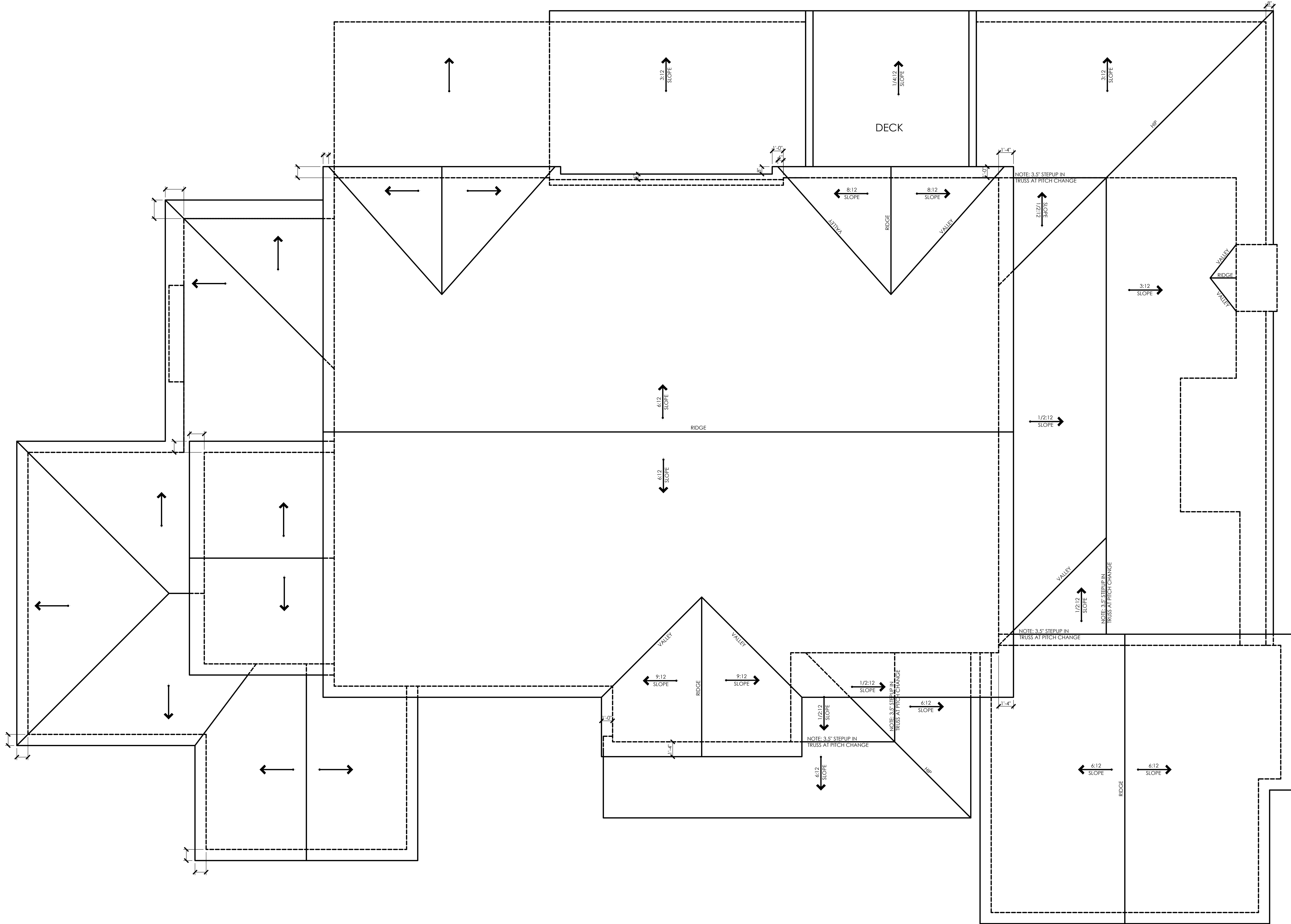
▼ Builder:

M
MICHAEL WENRICH
ARCHITECTS
1800 N. ORANGE AVENUE
ORLANDO, FLORIDA 32804
407-702-0506
407-702-0506
MICHAELWENRICH.COM

▼ Job Information:

Albertson Residence	Single Family Residence	
	Block:	Unit:
	1250 College Point Winter Park, FL 32789	
	Community:	06 / 04 / 2021
	Address:	
		Exp. Date:
▼ Reference No	20-9522	
Sheet:	3.1	

	511



ROOF PLAN

SCALE: 1/4" = 1'

Albertson Residence

Single Family Residence

Block: 1250 College Point

Unit: Winter Park, FL 32789

Project Date: 06 / 04 / 2021

Reference No: 20-9522
Sheet: 4.0

Job Information:

MW
MICHAEL WENRICH
ARCHITECTS
1500 N. ORANGE AVENUE
ORLANDO, FLORIDA 32804
407.702.2505
MICHAELWENRICH.COM

Builder:

keesee
associates
200 Southwell Ave., Suite 201, Maitland, Florida 32751 | 407.962.3330
info@keesee.com
keesee.com

FDS
ENGINEERING ASSOCIATES
258 Southwell Lane, Suite 200
Maitland, FL 32751
O: 407.962.3330
F: 407.962.3331
CA No. 9161
☐ PROFESSIONAL ENGINEER
☐ LICENSED DESIGNER, P.E. #18784
☐ SCOTT A. LEONOWSKI, P.E. #147870

To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the 2020 Florida Building Code, Residential 7th Edition. Engineer's signature and seal is only for the structural engineering portion of the drawing pages bearing Engineer's signature and seal.



Planning & Zoning Board Regular Meeting

agenda item

item type	Public Hearings	meeting date	July 6, 2021
prepared by	Jeffrey Briggs	approved by	Bronce Stephenson
board approval	Completed		
strategic objective			

subject

Request of the City of Winter Park for:

item list

- An Ordinance of the City of Winter Park amending the Comprehensive Plan Future Land Use Map designation from an Office future land use designation to a Single-Family Residential designation on the properties at 2141/2151/2211/2221/2223/2225/2227 Loch Lomond Drive in order to match the existing Single Family (R-1A) zoning.
- An Ordinance of the City of Winter Park amending the Comprehensive Plan Future Land Use Map designation from an Office future land use designation to a Single-Family Residential designation on the properties at 2229/2255/2311/2313 Loch Lomond Drive and 2272 Nairn Drive in order to match the existing Single Family (R-1A) zoning.

motion / recommendation

Recommendation is for Approval

background

Background for the Comprehensive Plan Future Land Use Change

Dating back to when this neighborhood was annexed from Orange County in 1980, the future land use of most of the neighborhood was Office at the time and was annexed as such. However, the City's Comprehensive Plan contains the Policy (below) that limits the development along Loch Lomond Drive to single family residential. In order to maintain consistency, staff has proposed a change to the future land use map to match the single-family zoning.

Policy 1-C-10: Land Use Consistency on Loch Lomond Drive, East of Hospital

Notwithstanding the future land use text elsewhere in this element, for the office future land use category and for future land use and zoning compatibility; that within the land area to the east of the Winter Park Hospital that fronts on Loch Lomond Drive across from Cady Way Park, the office future land use category shall only be deemed consistent with single family residential (R-1A) development and while subdivision variances may be approved to allow smaller lots for future redevelopment, that redevelopment shall only be of single family homes.

No Impact on Property Values

The current zoning is single family (R-1A). There is no change to the zoning and thus no impact upon property values and no change in what any individual property owner can build.

alternatives / other considerations**fiscal impact**

ATTACHMENTS:

[Location Map.pdf](#)

ATTACHMENTS:

[Notice to Owner - Comp. Plan FLU change.doc](#)

ATTACHMENTS:

[Ord._Loch Lomond_Comp. Plan FLU_East side.doc](#)

ATTACHMENTS:

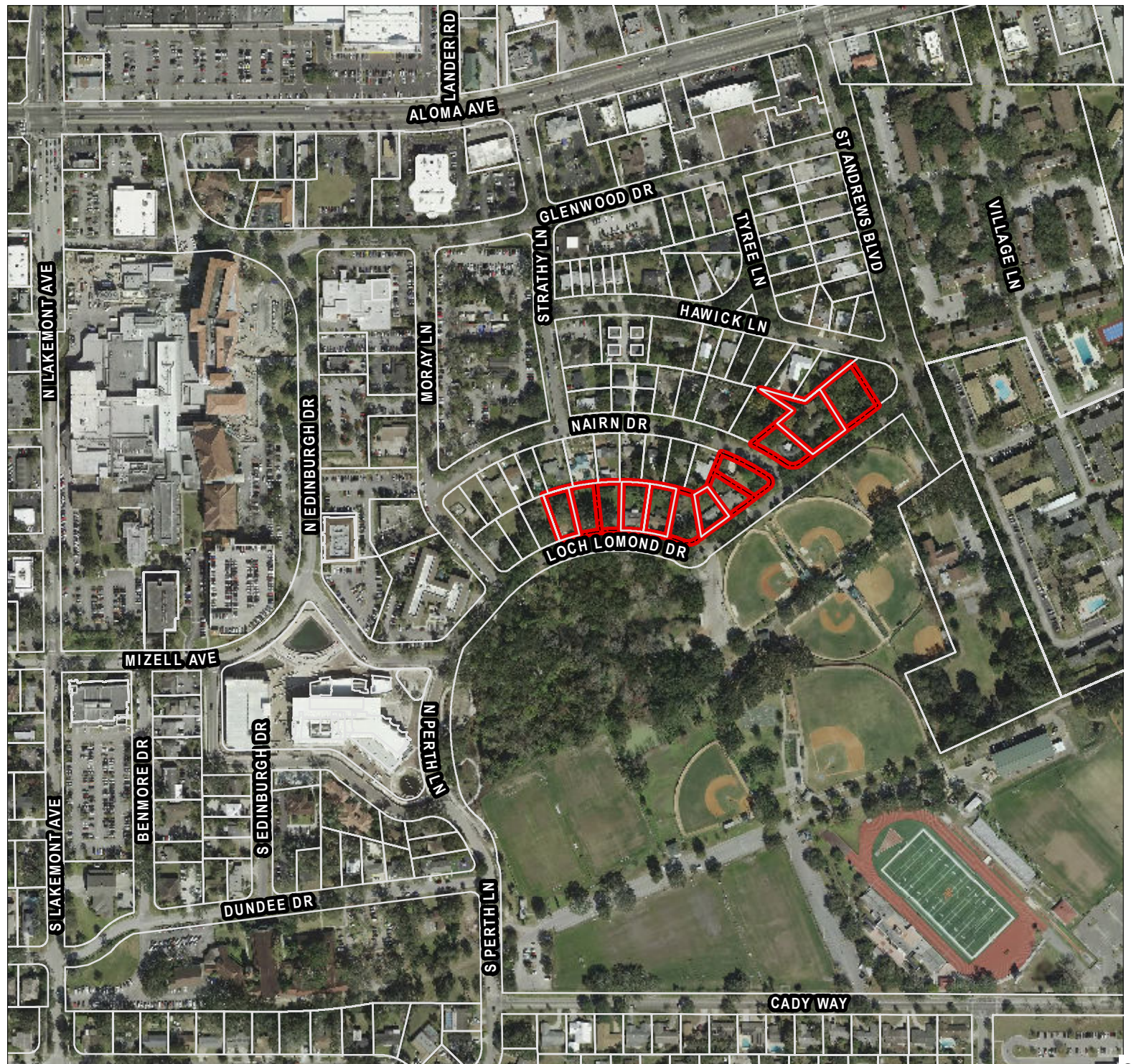
[Ord._Loch Lomond_Comp. Plan FLU_West side.doc](#)



LOCATION MAP

Loch Lomond Properties

City of Winter Park
Florida





June 1, 2021

TO: _____
2141 Loch Lomond Drive, Winter Park, Fl. 32792

FROM: City of Winter Park, Planning and Transportation Department

SUBJECT: 2141 Loch Lomond Drive
Owner Notification of Future Land Use Map Change

NOTICE is hereby given that a public hearing will be held by the Planning and Zoning Board of the City of Winter Park, Florida, on Tuesday, July 6, 2021 at 6:00 p.m. and by the City Commission on Wednesday, July 28, 2021 and on Wednesday, August 11, 2021 at 3:30 p.m., in the Commission Chambers at City Hall, 401 Park Avenue South, Winter Park, Florida, to consider the following:

An Ordinance of the City of Winter Park amending the Comprehensive Plan Future Land Use Map designation from an Office future land use designation to a Single-Family Residential designation on the properties at 2141/2151/2211/2221/2223/2225/2227 Loch Lomond Drive in order to match the existing Single Family (R-1A) zoning.

An Ordinance of the City of Winter Park amending the Comprehensive Plan Future Land Use Map designation from an Office future land use designation to a Single-Family Residential designation on the properties at 2229/2255/2311/2313 Loch Lomond Drive and 2272 Nairn Drive in order to match the existing Single Family (R-1A) zoning.

Your attendance is not required, but citizen participation is always encouraged. The ordinances can be inspected at the Planning and Transportation Department office at Winter Park City Hall between 8:00 am and 5:00 p.m. weekdays.

On the reverse side of this notice is an explanation of why the City is proposing to undertake this action and why it will have no effect upon your property values. If you have any questions or desire more information on this matter please contact Jeff Briggs at (407) 599-3440 or via email to jbriggs@cityofwinterpark.org.

All interested parties are invited to attend the meetings and be heard. Additional information is available in the Planning Department so that citizens may acquaint themselves with each issue and receive answers to any questions they may have prior to the meeting.

Note: If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceeding 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 Planning Department at 407-599-3463 at least 48 hours in advance of the meeting.

FUTURE LAND USE MAP CHANGE

In the City's Land Development Code, there are two maps that regulate the type of buildings allowed. One is the Zoning map and the other is the Comprehensive Plan Future Land Use map. They are supposed to be the same for each property. A property like yours, that is zoned Single Family Residential (R-1A) is supposed to also be designated Single Family Residential on the Comprehensive Plan Future Land Use map.

However, when the City annexed your neighborhood in 1980, the City inherited from the 1976 Orange County Comprehensive Plan, the previous Orange County future land use designations which were in error in designating your entire street as office. That error has never been corrected until now.

Just recently the three lots at the corner of Loch Lomond Drive and Moray Lane were purchased by a builder who will be constructing three new single-family homes on those three lots. The City changed the future land use designation from office to single family residential for that builder in order to eliminate this conflict and allow that project to proceed. Rather than have to do that in the future when homes may be redeveloped on your street, one by one, the City wants to make the change now in order to make it easier for builders to redevelop and at the same time, easier for you as owners to sell.

The Orange County Property Appraiser and all private property appraisers base the value of land on the zoning and the value of the improvements. Changing the future land use map has no effect upon the values or taxes.

If you have any questions or desire more information on this matter please contact Jeff Briggs at (407) 599-3440 or via email to jbriggs@cityofwinterpark.org.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION FROM AN OFFICE FUTURE LAND USE DESIGNATION TO A SINGLE-FAMILY RESIDENTIAL DESIGNATION ON THE PROPERTIES AT 2229/2255/2311/2313 LOCH LOMOND DRIVE AND 2272 NAIRN DRIVE IN ORDER TO MATCH THE EXISTING SINGLE FAMILY (R-1A) ZONING.

WHEREAS, the City Commission intends to amend its Comprehensive Plan to establish a municipal Comprehensive Plan future land use map designation as a small-scale amendment to the Comprehensive Plan, and

WHEREAS, the amendment of the Comprehensive Plan maps and the establishment of a future land use designation meets the criteria established by Chapter 163, Florida Statutes and pursuant to and in compliance with law.

NOW THEREFORE BE IT ENACTED, AS FOLLOWS:

SECTION 1. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to change the future land use designation from Office to Single-Family Residential on Lots 15 through 19, Block 13 and on Lot 15, Block 9 , Aloma – Section 1, as recorded in Plat Book "O", Page 51 of the Public Records of Orange County, Florida.

SECTION 2. This Ordinance shall become effective 31 days after its adoption unless timely challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. If timely challenged, this Ordinance will not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining the Ordinance is in compliance pursuant to Chapter 163, Florida Statutes.

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 _____, 2021.

Mayor Phillip Anderson

Attest:

City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION FROM AN OFFICE FUTURE LAND USE DESIGNATION TO A SINGLE-FAMILY RESIDENTIAL DESIGNATION ON THE PROPERTIES AT 2141/2151/2211/2221/2223/2225/2227 LOCH LOMOND DRIVE IN ORDER TO MATCH THE EXISTING SINGLE FAMILY (R-1A) ZONING.

WHEREAS, the City Commission intends to amend its Comprehensive Plan to establish a municipal Comprehensive Plan future land use map designation as a small-scale amendment to the Comprehensive Plan, and

WHEREAS, the amendment of the Comprehensive Plan maps and the establishment of a future land use designation meets the criteria established by Chapter 163, Florida Statutes and pursuant to and in compliance with law.

NOW THEREFORE BE IT ENACTED, AS FOLLOWS:

SECTION 1. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to change the future land use designation from Office to Single-Family Residential on Lots 16 through 24, Block 9 , Aloma – Section 1, as recorded in Plat Book "O", Page 51 of the Public Records of Orange County, Florida.

SECTION 2. This Ordinance shall become effective 31 days after its adoption unless timely challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. If timely challenged, this Ordinance will not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining the Ordinance is in compliance pursuant to Chapter 163, Florida Statutes.

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 _____, 2021.

Mayor Phillip Anderson

Attest:

City Clerk