



# city commission agenda

## Regular Meeting

January 9, 2017  
3:30 p.m.  
Commission Chambers

commissioners				mayor	commissioners			
seat 1	Gregory Seidel	seat 2	Sarah Sprinkel	Steve Leary	seat 3	Carolyn Cooper	seat 4	Pete Weldon

## welcome

Welcome to the City of Winter Park City Commission meeting. The agenda for regularly scheduled Commission meetings is posted in City Hall the Tuesday before the meeting. Agendas and all backup material supporting each agenda item are available in the City Clerk's office or on the city's website at [cityofwinterpark.org](http://cityofwinterpark.org).

## meeting procedures

**Persons desiring to address the Commission MUST fill out and provide to the City Clerk a yellow "Request to Speak" form located by the door.** After being recognized by the Mayor, persons are asked to come forward and speak from the podium, state their name and address, and direct all remarks to the Commission as a body and not to individual members of the Commission, staff or audience.

**Citizen comments at 5 p.m. and each section of the agenda where public comment is allowed are limited to three (3) minutes. The yellow light indicator will remind you that you have one (1) minute left.** Large groups are asked to name a spokesperson. This period of time is for comments and not for questions directed to the Commission or staff for immediate answer. Questions directed to the City Commission will be referred to staff and should be answered by staff within a reasonable period of time following the date of the meeting. Order and decorum will be preserved at all meetings. Personal, impertinent or slanderous remarks are not permitted. Thank you for participating in your city government.

## agenda

1	Meeting Called to Order	
2	Invocation Joseph Richardson, Central Florida Freethought Community Pledge of Allegiance	
3	Approval of Agenda	
4	Mayor's Report a. Civil Service Board appointments	<b>*Projected Time</b> *Subject to change 5 minutes
5	City Manager's Report	<b>*Projected Time</b> *Subject to change 5 minutes
6	City Attorney's Report	<b>*Projected Time</b> *Subject to change

<b>7</b>	<b>Non-Action Items</b>	<b>*Projected Time</b> <b>*Subject to change</b>
<b>8</b>	<b>Citizen Comments   5 p.m. or soon thereafter</b> <b>(if the meeting ends earlier than 5:00 p.m., the citizen comments will be at the end of the meeting)</b> (Three (3) minutes are allowed for each speaker; not to exceed a total of 30 minutes for this portion of the meeting)	
<b>9</b>	<b>Consent Agenda</b>	<b>*Projected Time</b> <b>*Subject to change</b>
	<ul style="list-style-type: none"> <li>a. Approve the minutes of December 12, 2016.</li> <li>b. Approve contract renewal with Gerhartz &amp; Associates LLC, and authorize the Mayor to execute Amendment No. 4 (RFQ-16-2012).</li> </ul>	5 minutes
<b>10</b>	<b>Action Items Requiring Discussion</b>	<b>*Projected Time</b> <b>*Subject to change</b>
<b>11</b>	<b>Public Hearings</b>	<b>*Projected Time</b> <b>*Subject to change</b>
	a. Request of CDS Contractor, Inc.: Subdivision approval to re-orient and re-plat the properties at 1300 and 1324 Miller Avenue.	15 minutes
	b. Request of Randall Lazarus for subdivision or lot split approval to divide the property at 1800 Edwin Boulevard into two single family lots.	10 minutes
	c. Ordinance – Providing for approval of the Project Wellness final plat and acceptance of the dedications; providing for the vacation and abandonment of certain portions of Mizell Avenue, South Edinburgh Drive and North Perth Lane; providing for the vacation and abandonment of certain distribution and utility easements; providing for the renaming of certain public rights-of-way (1)	20 minutes
	d. <u>Request of Phil Kean Designs:</u> <ul style="list-style-type: none"> <li>- Ordinance – Amending the Comprehensive Plan Future Land Use Map to change the designation of Low Density Residential to Parking Lot on the north 20 feet of 947 N. Kentucky Avenue (1)</li> <li>- Ordinance – Amending the Official Zoning Map to change Low Density Residential (R-2) zoning to Parking Lot (PL) District zoning on the north 20 feet of 947 N. Kentucky Avenue (1)</li> </ul>	30 minutes

e. Request of Mr. Morgan Bellows:

- Ordinance – Amending the Comprehensive Plan Future Land Use Map to change the Future Land Use designation of single Family Residential to Low Density Residential at 335 West Comstock Avenue (1)
- Ordinance – Amending the Official Zoning Map to change single Family Residential (R-1A) District zoning to Low Density residential (R-2) District zoning at 335 West Comstock Avenue (1)

30 minutes

f. Request of TGG Ltd.

- Ordinance – Amending the Comprehensive Plan Future Land Use Map to change the Future Land Use Designation of Commercial to Central Business District at 309 W. New England Avenue (1)
- Ordinance – Amending the Official Zoning Map to change Medium Density Multi-Family Residential (R-3) District zoning to Commercial (C-2) District at 309 West New England Avenue (1)

10 minutes

g. Request of Sydgan Corporation:

- Resolution – Approving amendments to the development order for the Ravaudage Planned Development encompassing the following items: 1) To modify the Ravaudage PD height map, sheet C-5 of the development plans; 2) To amend the Ravaudage Land Use Plan to provide entitlements for two properties added to the Ravaudage PD.

20 minutes

These amendments do not apply to 1035 N. Orlando Avenue, 1235 Lee Road, 1006 Lewis Drive or 1231 Kindel Avenue within the Ravaudage PD.

## 12 City Commission Reports

- a. Commissioner Seidel
- b. Commissioner Sprinkel
- c. Commissioner Cooper
- d. Commissioner Weldon
- e. Mayor Leary

**\*Projected Time**  
**\*Subject to change**

10 minutes total

## appeals & assistance

"If a person decides to appeal any decision made by the Commission 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."



# city commission **city manager's report**

item type City Manager's Report

meeting date January 9, 2017

Below are issues of interest to the Commission and community that are currently being worked on by staff, but do not currently require action on the Commission agenda. These items are being tracked to provide the Commission and community the most up to date information regarding the status of the various issues. The City Manager will be happy to answer questions or provide additional updates at the meeting.

issue	update	date
Railroad crossing update	Four of Winter Park's street crossings are included in FDOT's CIP for installing concrete panels with South Denning, Pennsylvania North and South remaining.	Holt/Pennsylvania crossing improvements scheduled for January 27. Pennsylvania/Webster improvements scheduled for February 17.
Ward Park restrooms	Both new restrooms 100% complete and open. Old restroom demolition has begun.	New restrooms opened for public use 12/14/2016. Old baseball field demolition began 12/27; complete 12/30/2016.
Cady Way Pool	With the transition in leadership at the Winter Park YMCA they have not planned to staff or program the pool this winter. They also do not currently have funding for the cover that would be necessary to keep the water heated. The City and YMCA provided usage statistics, cost estimates and future programming plans at the December 12, 2016 meeting.	City staff is currently assessing potential facility upgrades and costs to report back at the January 23 Commission meeting.
Comprehensive Plan Update	Staff has finished the update and P&Z has transmitted the Plan to the City Commission for review and transmittal to the Florida Department of Economic Opportunity for comments. The deadline to transmit is February 1, 2017.	Completed.

Once projects have been resolved, they will remain on the list for one additional meeting to share the resolution with the public and then be removed.



**REGULAR MEETING OF THE CITY COMMISSION**  
**December 12, 2016**

The meeting of the Winter Park City Commission was called to order by Mayor Steve Leary, at 3:30 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida. The invocation was provided by Wes Hamil, Finance Director, followed by the Pledge of Allegiance.

Members present:

Mayor Steve Leary  
Commissioner Greg Seidel  
Commissioner Sarah Sprinkel  
Commissioner Carolyn Cooper  
Commissioner Pete Weldon

Also present:

City Manager Randy Knight  
City Clerk Cynthia Bonham  
City Attorney Kurt Ardaman

**Approval of the agenda**

**Motion made by Commissioner Sprinkel to approve the agenda with the deletion of public hearing 'a'; seconded by Commissioner Weldon and carried unanimously with a 5-0 vote.**

**Mayor's Report**

a. Recognition – "Winter in the Park" Holiday window contest winners

Planning Director Dori Stone presented along with Mayor Leary, the winners of the 2016 "Winter in the Park" holiday window contest as follows: Tuni - Design Excellence Award; and Charyli - People's Choice Award. Tuni was present to accept their award.

**City Manager's Report**

No report.

**City Attorney's Report**

Attorney Ardaman addressed the ongoing drone regulation and ordinance. He expected to have an ordinance for Commission consideration in the near future that will be submitted to the FAA to receive their comments and come back for adoption.

Attorney Ardaman addressed the ongoing litigation regarding the library where the final judgment was issued by Judge Schreiber in the City's bond validation case. Judge Schreiber upheld validating the bonds and ordinance and the confirmation of the location voted upon by the voters to be in Martin Luther King, Jr. Park. He stated there is still ongoing litigation that he will keep the Commission updated on and hoped that will be within 90 days.

### **Consent Agenda**

- a. Approve the minutes of November 28, 2016. **PULLED FROM AGENDA FOR DISCUSSION. SEE BELOW.**
- b. Approve the following purchases:
  1. Blanket purchase order to Layne Inliner for sanitary sewer & lining manhole rehabilitation; and authorize the Mayor to execute piggyback contract with City of Orlando; \$408,225.
  2. PR161223 to Environmental Products of Florida for 2016 Ford Envirosight Rovver X Sewer Line Inspection Truck with CCTV camera; \$153,388.85.
- c. Approve the labor agreement with Winter Park Professional Firefighters Local 1598.
- d. Approve the 2017-2021 Interlocal Mutual Aid Agreement with Seminole County law enforcement agencies.
- e. Approve the Mutual Aid Agreement with FDLE to participate on a Central Florida Child Abduction Response Team (CART).
- f. Approve the 2017-2021 Interlocal Voluntary Cooperation Operation Assistance Agreement with Seminole County for a K-9 Unit.
- g. Approve the Municipal Interlocal Voluntary Cooperation Mutual Aid Agreement (Orange County municipalities).

**Motion made by Commissioner Sprinkel to approve Consent Agenda items b-g; seconded by Commissioner Weldon and carried unanimously with a 5-0 vote.** No public comments were made.

### **Consent Agenda item 'a' – Minutes of November 29, 2016**

Commissioner Seidel pulled this item from the consent agenda. He asked to add a line under state legislative priorities clarifying it that "the widening is used to represent intersection improvements".

**Motion made by Commissioner Seidel to approve the minutes as amended; seconded by Commissioner Sprinkel and carried unanimously with a 5-0 vote.**

### **Action Items Requiring Discussion**

- a. Historic preservation incentive for electric tie-in to individually designated historic properties along streets with underground power lines.

Planning Director Dori Stone spoke about the incentives brought before the Commission in September for consideration which included allowing electric tie-in for homes and for the City to cover the cost. She stated this went back before the Historic Preservation Board for reconsideration as individually designated properties. She read what the City's electric utility provided for consideration: approving the incentive to underground electric service wiring to individually designated properties that are on the Winter Park Historic Register. She stated they discussed this with

electric utilities that you do not have to have undergrounding in front of their home to get this incentive but are willing to go from the pole into the house or from the street into the house that the City pays for. She stated the cost is about \$3,000 per unit for individually designated homes. She asked for adoption of this within the \$50,000 budget provided to them and clarified this would only apply to newly designated homes and will not be retroactive for homes already designated.

**Motion made by Commissioner Cooper to approve the incentive; seconded by Commissioner Sprinkel and carried unanimously with a 5-0 vote.** No public comments were made.

b. Cady Way pool heater

Assistant City Manager Neuner addressed this item. In 2015, the City funded and completed the task of resurfacing and repairing the infrastructure in accordance with the plan. The next step in the plan calls for the City and the YMCA to cost share in installing a geothermal heater to heat the pool. Both the City and the Y have funded this portion of the improvements and a vendor has been selected. Before beginning this project, the City and the YMCA held a meeting to discuss programming, anticipated usage, and the YMCA's future obligation to purchase pool cover, which is approximately \$40K. In the meeting it was determined that the YMCA would not be able to program the pool during the 2016-2017 winter season, or provide the cover until their next budget season.

This conversation resulted in further discussions about future programming and operational costs associated with the pool. It was determined that the results of this discussion should be brought to the Commission to confirm the decision to heat the pool. The YMCA is firm in their commitment to continue to operate and grow the summer program. Additionally, if required, they will peruse funding to program the pool during the winter months.

Discussion ensued as to operating times and hours during the winter and if people are utilizing the pool in the winter.

Jody Alexander, YMCA Central Florida, spoke about opening the pool around April depending on the weather and closing down toward the end of October because of the lack of participation during those months. She addressed the difficulty of fundraising for a pool cover because people prefer to fund other things such as swim lessons and drowning prevention programs. She summarized the programs they provide and the monies raised for those programs. She stated the YMCA would like to see the expansion to full capacity April-October and then see where that goes. She spoke about other pools in the area that are heated and do not open in the winter.

Mayor Leary asked Ms. Alexander if they would commit to helping the City rebuild that facility and allocate those dollars to bettering that facility using pool heater dollars that they have already provided and maintaining that to make it a better

experience for those the YMCA will be handling in the non-winter months. Ms. Alexander stated she would have to consult with their CEO. Ms. Alexander responded to Commission questions.

Commissioner Sprinkel spoke about the YMCA helping the City with operating Cady Way pool and that the Commission needs to decide what they want to do because the pool is City owned. She stressed the need to heat the pool. Commissioner Weldon spoke about the small number of people utilizing the pool in the winter and expressed concerns with expending dollars if it is not being used. Discussion ensued regarding the dollars lost by operating the pool in the winter. Mayor Leary stated he would rather update the facilities at this time because of the large amount of time the facility is used; and ask the YMCA to discuss with whoever is necessary to see about the reallocation of dollars to improve the facility.

**Motion made by Mayor Leary to reallocate dollars from the initial heating to the facility (anything outside of the pool heater that needs improvement); seconded by Commissioner Cooper.**

Commissioner Weldon expressed the need to work with the YMCA on the renovation of the locker rooms and the rest of the facility. He wanted to identify the cost for hot water and to agree to split that cost and then come back to the Commission for final approval after the YMCA makes the judgment as to whether or not they are willing to proceed with that course of action.

**Motion restated by Mayor Leary that for now the City is not willing to relinquish the responsibility of those dollars but the City will work to come up with a cost estimate to improve those facilities to get the hot water, to make sure that everything is operating in there, to use our in-house architect to try to make that facility look like whatever it can be outside of the pool heater and to work with the YMCA on this. Secunder (Commissioner Cooper) agreed.**

**Motion amended by Commissioner Sprinkel that our own Parks and Recreation Department come back to the Commission with a plan on how they can make sure this becomes a viable swimming pool for the community of Winter Park (will come back to the Commission the second meeting in January); seconded by Commissioner Weldon.**

No public comments were made.

**Upon a roll call vote on the amendment, Mayor Leary and Commissioner Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.**

**Upon a roll call vote on the main motion, Mayor Leary and Commissioner Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.**

**Public Hearings:**

- a. Ordinance – Amending Chapter 74, Personnel, Article V, Retirement and Pension Plans, Division 3, Firefighters

This hearing was pulled from agenda at the beginning of the meeting.

- b. Request of the City of Winter Park:

ORDINANCE NO. 3057-16: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF INSTITUTIONAL TO LOW DENSITY RESIDENTIAL DESIGNATION ON THE PROPERTY AT 301 WEST COMSTOCK AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE Second Reading

ORDINANCE NO. 3058-16: AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE PUBLIC QUASI-PUBLIC (PQP) DISTRICT ZONING TO LOW DENSITY RESIDENTIAL (R-2) DISTRICT ZONING ON THE PROPERTY AT 301 WEST COMSTOCK AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE Second Reading

This was a simultaneous public hearing. Attorney Ardaman read both ordinances by title.

**Motion made by Commissioner Sprinkel to adopt the first ordinance, seconded by Commissioner Weldon.**

**Motion made by Commissioner Sprinkel to adopt the second ordinance, seconded by Commissioner Weldon.**

Dan Bellows, 425 W. New England Avenue, spoke about the process for the NOD and his family that owns the adjacent property. He asked what the City intends to do with the property so they know and can turn in the appropriate plan.

Forest Michael, 358 W. Comstock, asked not to rezone the property to R-2.

Lurline Fletcher, 811 English Court, opposed the ordinances because of the zoning change.

Planning Manager Jeff Briggs explained the direction the City is giving by re-zoning this to R-2. City Manager Knight clarified the purpose to put it in a zoning category that makes it marketable and that the NOD will be put out once it is zoned. Mayor Leary clarified that if they want to go through the NOD process, it should be put out with the broker recommendation for the highest and best use. He stated it can always be rezoned later if it is determined that another zoning is the best for that

property. Commissioner Seidel expressed the need to up-zone the property to maximize the value of it to put on the market and then determine whether the City will sell the property. Mayor Leary stated decisions will be made by the Commission when proposals are submitted.

**Upon a roll call vote on the first ordinance, Mayor Leary and Commissioners Seidel, Sprinkel and Weldon voted yes. Commissioner Cooper voted no. The motion carried with a 4-1 vote.**

**Upon a roll call vote on the second ordinance, Mayor Leary and Commissioners Seidel, Sprinkel and Weldon voted yes. Commissioner Cooper voted no. The motion carried with a 4-1 vote.**

Commissioner Cooper voted no because of her preference that the property become greenspace.

c. Request of W F G Ltd.:

ORDINANCE NO. 3059-16: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL TO COMMERCIAL ON THE EAST HALF OF LOT 2, BLOCK H OF CAPEN'S ADDITION TO WINTER PARK SUBDIVISION ON SYMONDS AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE Second Reading

ORDINANCE NO. 3060-16: AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE LOW DENSITY RESIDENTIAL (R-2) DISTRICT ZONING TO COMMERCIAL (C-3) DISTRICT ZONING ON THE EAST HALF OF LOT 2, BLOCK H, OF CAPEN'S ADDITION TO WINTER PARK SUBDIVISION ON SYMONDS AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE Second Reading

Attorney Ardaman read both ordinances by title. Commissioner Cooper expressed her preference that a developer's agreement be created to address the requirement that the third story be residential and whatever the resolution is relative to the number of parking garage levels. Planning Manager Jeff Briggs spoke about the final conditional use that will come back to them and will address her concerns.

**Motion made by Commissioner Sprinkel to adopt the first ordinance, seconded by Commissioner Weldon.**

**Motion made by Commissioner Sprinkel to adopt the second ordinance, seconded by Commissioner Weldon.**



Attorney Becky Wilson stated she has submitted an amended development agreement amendment that addresses all these items and that there are a lot of things in the old development agreement from 1999 that is no longer applicable.

Lurline Fletcher, 811 English Court, opposed the project because of the closeness to residential.

Frank Baker, Jr. 660 Northwood Circle, spoke about the Central Business District Future Land Use that stops at their property at Israel Simpson. He requested that this be extended out to Canton Avenue in case they wish to redevelop their property later on N. Pennsylvania Avenue (311). He stated they are working on getting their property rezoned. Mayor Leary suggested he speak with the Planning Department about rezoning their property.

Ms. Wilson clarified what is being requested for the rezone was decreased significantly and only the portion being rezoned is a commercial surface parking lot; no one is being displaced from a home by building a hotel on top of the parking lot.

**Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.**

**Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.**

- d. Request of CDS Contractor, Inc.: Subdivision approval to re-orient and re-plat the properties at 1300 and 1324 Miller Avenue.

Planning Manager Jeff Briggs provided the zoning and request where they are allowed to put a duplex/two unit townhouse on each lot. He stated they want to re-orient the lots so they are facing east/west and that there is no change in the square footage of the buildings because they are the same FAR. He stated they want to front the units onto Shultz and have the driveway serving them come off of Miller Avenue. He stated the City sees this as a positive because there is more traffic on Shultz so it would be nicer to see the fronts of the buildings and is safer.

Applicant George Filiano, CDS Contractor, 7436 Narcosse, Orlando, stated the property owner owns the property next door on Shultz (1051 and 1053) and also faces Shultz so the owner wants a similar view and because of the land use would have worked out better to be a little wider than the Miller Avenue properties.

**Motion made by Commissioner Weldon to approve the request; seconded by Mayor Leary.**

The following spoke in opposition to the subdivision request:

Douglas Knight, 1331 Miller Avenue, expressed concerns with removal of old trees on the property, traffic coming out of that property, and that the removal of the two homes would take away low income housing.

Enrique Perez, 1331 Miller Avenue, opposed the request because of removal of trees and the homes being removed.

Discussion ensued regarding the trees in question and the process for any removal or saving of trees during development. It was clarified that the Forestry Division is aware of this request and the trees. Commissioners Cooper and Seidel spoke about the need to table this item until they are clear about the type of trees on this property and if they are worth saving.

**Motion made by Commissioner Cooper to table this item for more information from our Urban Forestry Department until the January 9, 2017 meeting; seconded by Commissioner Seidel. Upon a roll call vote, Commissioners Seidel, Sprinkel, and Cooper voted yes. Mayor Leary and Commissioner Weldon voted no. The motion carried with a 3-2 vote.**

- e. RESOLUTION NO. 2178-16: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 1124 AZALEA LANE, WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF HISTORIC PLACES.

Attorney Ardaman read the resolution by title. City Architect Brooks Weiss stated the owners Mitt and Kristi Fulmer requested to designate this property as historic. He addressed their wish to renovate the existing home and return their family to Winter Park and that they also submitted a certificate of review for a carriage house in the rear of the property. He stated that the City agrees with the request.

**Motion made by Commissioner Sprinkel to adopt the resolution; seconded by Commissioner Weldon. No public comments were made. Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.**

#### Recess

A recess was taken from 5:04-5:17 p.m.

#### Public Comments (items not on the agenda)

No public comments were made.

- f. AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING THE COMPREHENSIVE PLAN AND CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE I, "COMPREHENSIVE PLAN" SO AS TO ADOPT A NEW CITY OF WINTER PARK, COMPREHENSIVE PLAN, GOALS, OBJECTIVES AND POLICIES DOCUMENT, SUBSTITUTING FOR THE CURRENT 2009 COMPREHENSIVE PLAN ADOPTED ON FEBRUARY 23, 2009 TOGETHER WITH ALL SUBSEQUENT AMENDMENTS THERETO; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE. First Reading

Attorney Ardaman read the ordinance by title. This hearing was held after 5:01 p.m. Planning Director Dori Stone summarized why we need this update, what the update does, the nine elements included in the update, the public notice process, the information provided on the website, the City's advisory board reviews and the several meetings held, the comprehensive plan adoption process after transmittal to Tallahassee, and that comments after received back from the DEO will hopefully be back before the Commission in April 2017 for adoption of the plan.

Upon discussion, changes were recommended by the Commission to be incorporated into the comprehensive plan by the Planning Department for submittal. Present to discuss the transportation element was Clif Tate of Kimley Horn and Andrew Dolkart of the Miami Economic Association, to discuss the housing element. Commission questions were answered by Mr. Tate, Mr. Dolkart, and the other elements were presented by Planning Director Ms. Dori Stone.

Ms. Stone summarized five amendments; most in the Future Land Use Element and one staff amendment to the Public Utilities Element that Public Works, after further review, had some wordsmithing on.

The following public comments were made regarding the Housing and Transportation Elements:

Donna Colado, 327 Beloit Avenue, asked to be cautious when incentivizing workforce housing for developers because she believed the City is in good shape with workforce housing.

Mary Daniels, 650 W. Canton Avenue, addressed the need to preserve single family residential neighborhoods, including Hannibal Square, and concerns with people not being able to afford to live in Winter Park.

Ann Higbie, 190 Ward Drive, spoke about traffic concerns because of development.

Ron Cambridge, 1116 Washington Avenue, expressed concerns with balconies overlooking the sidewalks on Morse Boulevard, that larger homes are consuming a lot of the property, and development on 17-92 causing a strain with traffic and causing safety concerns with people crossing 17-92.

Forest Michael, 358 W. Comstock Avenue, spoke in favor of the comprehensive plan with minor changes to the Housing Element concerning the Hannibal Square community.

Maria Bryant, 450 S. Virginia Avenue, expressed concerns with re-zoning in the Hannibal Square community and asked the Commission to listen to their residents.

John Beck, 457 N. Interlachen Avenue, expressed concerns with transportation, cut through traffic and increased redevelopment density that has affected Hannibal Square.

Martha Bryant-Hall, 331 W. Lyman Avenue, spoke about concerns with increased traffic and speeders and the Hannibal Square neighborhood being re-zoned.

Sally Flynn, 1400 Highland Road, expressed concerns with the increase in traffic because of development (lower density and heights) that is affecting their quality of life.

Mayor Leary commented that the increase in traffic in the City is not because of growth in the City; it is because of the growth of the region and county.

The Future Land Use element was then discussed and comments made regarding Denning Drive and that currently there is no project that is entitled to four stories that hasn't been constructed yet. After further comments, there was a consensus not to make a change to four stories on Denning. Ms. Stone recommended the deletion of Policy 1.J.15 whereby there was a consensus.

Issues concerning the transportation element, and the new hierarchy of modes (walking, bicycling, transit (bus and rail)) and private vehicles was discussed. The new hierarchy would make walking the top mode of transportation.

Commissioner Weldon addressed his workforce/affordable housing recommendation and before committing to expand, he wanted to understand and study it more so he was comfortable leaving it in. **Motion made by Commissioner Cooper that it be removed. Motion failed for lack of a second.**

Commissioner Seidel asked questions regarding certain portions of the Housing element whereby Ms. Stone clarified.

Public comments were opened up for the Future Land Use element:

John Reker, 1660 Joeline Court, spoke about the City's limited supply of residential and commercial opportunities in property but there is a large demand for homes and businesses. He asked to hold the line on any changes that increase the allowed height and density for the same site, aggravate traffic and parking problems, are architecturally incompatible with small village feel, erode the designated residential areas, or deteriorate the citizen's crowded life.

John Kern, 1615 Roundelay Lane, addressed concerns with traffic, increased density, and the need to retain the small town character of Winter Park.

Dan Bellows, 425 W. New England Avenue, proposed three new policies that were discussed at the P&Z meeting. Ms. Stone addressed the policies that were provided to the P&Z Board who said they will look at the Hannibal Square area and consider all three policies at one time within six months of the updated Comp Plan adoption date, but did not take individual action on them because of the need to further review the proposed policies.

Maria Bryant, 450 S. Virginia Avenue, asked about Policy 1-H-6, 'Protect the Residential Character of certain segments of Lyman Avenue and Carolina Avenue by prohibiting non-residential or mixed-use development and related accessory uses' and asked if Comstock could be included. Upon discussion, Comstock Avenue will be added to the policy. She also addressed Policy 1-H-10, 'Rezoning Single Family'.

Donna Colado, 327 Beloit Avenue, shared her concerns with Policy 1-C-3, 'Shared FAR'; and Policy 1-2-12, 'Prospect of Extending the CBD along Orange Avenue'.

Forest Michael, 358 W. Comstock Avenue, spoke about Policy 1-4.H-6 and recommended that a larger area of the Hannibal community be considered instead of street by street. He also addressed Policy 1-H-7 where specific streets are indicated and wanted to see a more cohesive comprehensive perspective in the language to address this area of the Hannibal community where the homes are better protected.

Carol Rosenfelt, 1400 N. New York Avenue, expressed concerns with deleting Policies 1-1.1.3, 6-2.4.1, and language about expanding the CBD (objected to that).

Becky Wilson, spoke on behalf of TGG LLC (properties at 313, 309 and 301 W. New England); and Garmet LTD (property at 298 W. New England Avenue) who wants to develop the vacant land. She addressed the CBD (amended in 2009 to change 25 units per acre to 17 units per acre) and asked that it be moved back to 25 units per acre.

Recess:

A recess was taken from 7:53-8:06 p.m.

Staff recapped what had already been discussed and where they are with regards to any consensus reached to make changes as suggested by staff, by a certain specific commissioner or citizens. Mayor Leary commented that the Housing and Transportation Elements have been discussed and moved forward with.

Planning Manager Jeff Briggs stated at this point there is concurrence on all elements and things that were decided to change were the five items that Ms. Stone presented in the beginning of the meeting: to keep Table 3; make policy changes to Policy 1-F-6 (preserve the single family homes within College Quarter historic

district, the City shall encourage), Policy 1-H-1 (Discourage non-residential encroachment into residential sections; delete the perquisite of comprehensive plan amendments to be reviewed by the CRA Advisory Board), Policy 1-L-5 (area around south of Fairbanks Avenue and west of Formosa taking out the 8 story height limit), Public Facilities wordsmithing that came from Public Works; the addition of Comstock Avenue to Policy 1-H-6; deleting Policy 1-J-15 ( four stories on Denning); and no change to the P&Z recommendations to look at C-2 zoning policies and the policies suggested by Mr. Bellows.

**Motion made by Mayor Leary to accept on first reading the ordinance including the goals, objectives and policies document of the comprehensive plan for transmittal as presented from P&Z and discussed, incorporating all the changes just discussed (above) (and below regarding Policy 1-3.8.12.7 regarding Orange Avenue); seconded by Commissioner Sprinkel.**

Each Commissioner then addressed other changes or concerns they had that had not been previously discussed. Commissioner Sprinkel spoke about the timeline for reviewing the goals and objectives where they are to review mixed-use and that they have to retain that timeline. She also spoke about a member of the Sustainability Board who provided some recommendations from the advisory board that they wanted submitted but that most of their recommendations do not fit in the comprehensive plan. Mayor Leary stated these should be brought up from the advisory board and addressed with the staff liaison. Ms. Stone stated that these recommendations have been included within the commission packets.

Commissioner Seidel asked about the deletion of Policy 1-3.1.3, Compatibility between adjacent land uses, Ms. Stone replied that this policy was incorporated into the Land Development Code.

**Motion amended by Commissioner Cooper that on line 18 (Policy 1-2.12.6), leave the last sentence that clearly gives us the authority to restrict FAR. Motion failed for lack of a second.**

**Motion amended by Commissioner Seidel to remove the word 'quantitative' on line 19 (Policy 1-2.12.7); seconded by Commissioner Cooper. AMENDMENT 1**

**Motion amended by Commissioner Seidel to add a definition for 'traditional scale'; seconded by Commissioner Cooper. AMENDMENT 2**

**Motion amended by Commissioner Cooper that on Policy 1-1.1.2 (line 8 on matrix) that we leave the language 'the overall low density village character of Winter Park'. Motion failed for lack of a second.**

**Motion amended by Commissioner Seidel (Policy 1-2.4.4, Expansion of the CBD); consideration of an Orange Avenue Development District. Within six months after the adoption of the comprehensive plan the City will evaluate**



**the Orange Avenue corridor; seconded by Mayor Leary.** Upon discussion, motion was withdrawn as Orange Avenue will be made part of another section.

**Motion made by Commissioner Seidel to delete line 30 (Policy 1-2.4.4) and adding Orange Avenue to line 169 (Policy 1-3.8.12.7); seconded by Commissioner Cooper. AMENDMENT 3**

Commissioner Cooper expressed her preference to adopt all the definitions into the comprehensive plan. Attorney Ardaman stated the definitions are incorporated by reference and if the Commission agrees, they could add a clarifying sentence to reference the definitions to confirm that those definitions are part of the plan. Planning Manager Briggs explained that the definitions status can be clarified at the second reading of the ordinance.

**Motion made by Commissioner Cooper to keep Policy 1-1.1.3 (require public notice prior to creation or expansion of CRA or CDD) with a minor change that instead of sending notices to households, to send notices to the property owners; seconded by Commissioner Seidel.** Planning Director Stone clarified that the notice requirement is in the LDC process. She stated if they want to leave the notice requirements in for the expansion of the CRA she asked that you take out the CDD notice requirements because it has no impact on the remainder of the community. **Added to the motion was to take out the CDD notice requirements; seconder agreed. AMENDMENT 4**

**Motion amended by Commissioner Cooper (Policy 1-2.12.8) to delete the entire policy regarding workforce and affordable housing; seconded by Commissioner Weldon. AMENDMENT 5**

**Motion amended by Commissioner Cooper (Policy 1-2.4.6 – Preserve the pedestrian scale and orientation of the CBD) to strike 'zoning locations east of Virginia Avenue' and allow that policy to apply to any C-2 zoning within the CBD; seconded by Commissioner Seidel. AMENDMENT 6**

**Motion amended by Commissioner Cooper (Policy 1-2.4.12 (Evaluation of Hannibal Square Neighborhood Commercial District) to add 'with participation of the affected stakeholders, including residents'. Motion failed for lack of a second.** It was clarified that when this occurs, they will be public meetings for anyone to attend.

**Motion amended by Commissioner Cooper (Policy 1-2.4.12 (Medical Arts District) to delete all the exceptions to the no residential within the hospital arts district (special medical arts district does not allow residential). Motion failed for lack of a second.**

**Motion amended by Commissioner Cooper (Policy 102.4.14, Mixed Use Overlay District) to add back into the sentence 'the city shall explore, etc.' (replace 'create' with 'shall explore'). Motion failed for lack of a second.**

**Motion amended by Commissioner Cooper (Policy 1-2.4.20, Redevelopment of Rollins College) to add: 'any loss to municipal tax revenue is mitigated'. Motion failed for lack of a second.**

**Motion amended by Commissioner Cooper (Policy 1-3.8.12.7, Gateway Plan for Development or Redevelopment of Properties) to cover the entire distance of Orlando Avenue from the city limits on the south to the city limits on the north. Mayor Leary stated this is incorporated into his main motion.**

Discussion ensued regarding Policy 1-G-7, Enforce Land Development Code Parking Requirements.

**Motion amended by Commissioner Cooper (Policy 1-G-21, Redevelopment of the City's Water Plant Property on New York Avenue), to change three stories on the golf course to two stories. Motion failed for lack of a second.**

**Motion amended by Commissioner Cooper (Policy 1-H-11, Density for Workforce/Affordable Housing) to delete the entire policy; seconded by Commissioner Weldon. AMENDMENT 7**

**Motion amended by Commissioner Cooper (Policy 1-H-15, Special Circumstances for the north side of W. Lyman Avenue between New York and Hannibal Square, W. Capen and Pennsylvania Avenues) that any action on this particular policy be delayed until after Policy 1-2.4.12 takes place (the evaluation of the Planning Area and public meetings where they will discuss Hannibal Square Planning and densities, boundaries, and permitted future land use designations. Upon comments, motion failed for lack of a second.**

**Motion amended by Commissioner Cooper to add a policy addressing sustainability and to introduce more food uses into zoning districts and within six months study that initiative and decide whether it warranted action by the Commission. Upon comments, motion failed for lack of a second.**

Recess

A recess was taken from 9:39 - 9:57 p.m.

Discussion ensued regarding R-4 zoning. **Motion amended by Commissioner Weldon to remove the High Density Residential policy from the comprehensive plan and to make appropriate adjustments for those properties already receiving the benefit of High Density Residential under the existing comprehensive plan; seconded by Commissioner Sprinkel. AMENDMENT 8**

**Motion amended by Commissioner Weldon to amend Policy 1-3.8.12.7 (line 169) to read: 'the city shall create gateway plans and design studies for**

**the potential redevelopment of the major transportation corridors leading into Winter Park to include the Orange Avenue corridor, Fairbanks from 17-92 to I-4, the entire length of 17-92 through the city limits, and Lee Road from I-4 to 17-92; seconded by Mayor Leary. AMENDMENT 9**

**Upon a roll call vote on Amendment #1 to remove the word 'quantitative' on line 19, Policy 1-2.12.7, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.**

**Upon a roll call vote on Amendment #2 to add a definition for 'traditional scale', Commissioners Seidel and Cooper voted yes. Mayor Leary and Commissioners Sprinkel and Weldon voted no. The motion failed with a 3-2 vote.**

**Upon a roll call vote on Amendment #3 to delete Policy 1-2.4.4 and adding Orange Avenue to line 169 (Policy 1-3.8.12.7), Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.**

**Upon a roll call vote on Amendment #4 to keep Policy 1-1.1.3 (require public notice prior to creation or expansion of CRA or CDD) with a minor change that instead of sending notices to households, to send notices to the property owners and to take out the CDD notice requirements, Commissioners Seidel and Cooper voted yes. Mayor Leary and Commissioners Sprinkel and Weldon voted no. The motion failed with a 3-2 vote.**

**Upon a roll call vote on Amendment #5 to delete Policy 1-2.12.8 (housing incentives for workforce and affordable housing), Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. Mayor Leary voted no. The motion carried with a 4-1 vote.**

**Upon a roll call vote on Amendment #6 to strike 'zoning locations east of Virginia Avenue' and allow that policy to apply to any C-2 zoning within the CBD on Policy 1-2.4.6 (Preserve the pedestrian scale and orientation of the CBD), Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.**

**Upon a roll call vote on Amendment #7 to delete the entire policy (Policy 1-H-11, Density for Workforce/Affordable Housing), Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. Mayor Leary voted no. The motion carried with a 4-1 vote.**

**Upon a roll call vote on Amendment #8 to remove the High Density Residential policy from the comprehensive plan and to make appropriate adjustments for those properties already receiving the benefit of High**

**Density Residential under the existing comprehensive plan, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.**

**Upon a roll call vote on Amendment #9 to amend Policy 1-3.8.12.7 (line 169) to read: 'the city shall create gateway plans and design studies for the potential redevelopment of the major transportation corridors leading into Winter Park to include the Orange Avenue corridor, Fairbanks from 17-92 to I-4, the entire length of 17-92 through the city limits, and Lee Road from I-4 to 17-92, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.**

**Upon a roll call vote on the main motion to include all elements (including the goals, objectives and policies document of the comprehensive plan for transmittal as presented from P&Z and discussed, incorporating all the changes discussed (above) and Policy 1-3.8.12.7 regarding Orange Avenue (to clarify: includes Housing, Transportation, table provided, stormwater issues, removing the eight stories from the recommendation and 250 FAR on Fairbanks, taking CRA Advisory Board out of review process for any changes within the Hannibal Square neighborhood, adding Comstock Avenue to Policy 1-H-6, Policy 1-F-6 change to say 'encourage' instead of 'preserve', change on Policy 1-L-5, 1-J-15 removal, table 1-3 insert, and change to Policies 4-4.16 and 4-4.15, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.**

**City Commission Reports:**

a. Commissioner Seidel – Reported that he has been meeting with staff, the property owners, and others involved regarding Champion Circle to see if there is a way to sort this out.

b. Commissioner Sprinkel – Spoke about the Winter Park High School Foundation asking for contributions for the band that she provided to the Commission. Addressed her frustration with people saying they are encouraging density and development because she did not believe they do that. She stated we need to counterbalance that because we are having issues with traffic but that they are not always responsible for that. Further comments were made regarding them listening to the residents.

c. Commissioner Cooper – No report.

d. Commissioner Weldon – No report.

e. Mayor Leary – Thanked Police Chief Deal concerning the Roger Trindade investigation and how thorough it was. Thanked Attorney Ardaman for the continued attention paid to the library bond validation issue.

The meeting adjourned at 10:31 p.m.

ATTEST:

---

Mayor Steve Leary

---

City Clerk Cynthia S. Bonham, MMC



# city commission agenda item

item type	Consent Agenda	meeting date	January 9, 2017
prepared by department division	Purchasing Division	approved by	<input checked="" type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> N/A
board approval	<input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> N/A		final vote

## Contracts

	vendor	item   background	fiscal impact	motion   recommendation
1.	Gerhartz & Associates, LLC	Amendment No. 4 - RFQ-16-2012 – Continuing Contract for GIS Services	Total expenditure included in FY17 budget.	Commission approve contract renewal with Gerhartz & Associates LLC, and authorize the Mayor to execute Amendment No. 4.
The City utilized a formal solicitation process to award this contract. The contract term was for a period of one (1) year, with the option to renew upon mutual agreement, not to exceed five (5) years in total.				

Approval of contract shall constitute approval for all subsequent purchase orders made against contract





# city commission public hearing

Item type	Public Hearing	meeting date	January 9, 2017		
prepared by	Jeff Briggs	approved by	<input checked="" type="checkbox"/> City Manager		
department	Planning and Community		<input checked="" type="checkbox"/> City Attorney		
division	Development		<input type="checkbox"/> N/A		
board approval	Planning and Zoning Board	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A	5-0	final vote	
vision themes	<input checked="" type="checkbox"/> Cherish and sustain city's extraordinary quality of life.				
	<input checked="" type="checkbox"/> Plan growth through a collaborative process that protects city's scale and character.				
	<input type="checkbox"/> Enhance city's brand through flourishing arts and culture.				
	<input type="checkbox"/> Build and embrace local institutions for lifelong learning and future generations.				

**Subject: Request for Subdivision Approval to Reorient the Properties at 1300 and 1324 Miller Avenue.**

CDS Contractors, Inc. is requesting subdivision approval to replat the properties located at 1300 and 1324 Miller Avenue, zoned R-2. Their desire is to re-orient these two existing platted lots in an east/west orientation with 72.5 and 71 feet of street frontage along Shultz Avenue. This request was tabled at the December 12<sup>th</sup> City Commission meeting to explore opportunities to preserve trees, as described below.

**Alternative Development Options:** The major tree in question is a 55 inch camphor tree along the Miller Avenue frontage. The staff explored the option of significantly reducing the width of the proposed 20 foot driveway down to 10 feet in the vicinity of the camphor tree in order to save that tree. However, in the opinion of the City's Urban Forestry Manager, the root system of the camphor would be severely impacted as well as a large portion of the canopy would need to be removed on the west side to create the open pathway for vehicles and also on the south side for the townhouse. So while you could get around the trunk of the tree with a smaller driveway about 60% of the tree canopy would need to be removed. Thus, the entire tree should be removed.

The other option explored with the owners was moving the units further apart and creating a center driveway onto Schultz Avenue between the two townhouse buildings. That would require setback variances to move the buildings closer to the north and south property lines but the major problem was that the driveway radius is not sufficient to swing around in back and enter the garages.

If the City Commission denies this request and the project is redesigned with townhouses facing Miller Avenue so that this camphor tree is in the front yard, there still will need to be a significant portion of the canopy removed. In addition, the camphor is not a protected tree (under the city code) so the developer or future owners can remove that tree at any time.

## Planning and Zoning Board Recommendation on the Original Request:

**Motion made by Tom Sacha, seconded by Randall Slocum to approve the request to replat the properties at 1300 and 1324 Miller Avenue to re-orient these two existing platted lots to create two lots in an east/west orientation that are 72.5 feet and 71 feet wide fronting on Schultz Avenue.**

**Motion carried unanimously with a 5-0 vote.**

**Summary:** The properties are zoned R-2, and currently platted as nonconforming lots of record. They are grandfathered-in which allows each lot to be redeveloped with a duplex. While the reconfigured lot sizes will roughly be the same area as they exist today, the new lots are under the 9,000-square feet of land area required for creating a new R-2 lot today for duplex development. Therefore, applicant's request to reconfigure these lots to be oriented east/west as presented needs P&Z and City Commission approval.

**DEVELOPMENT PLANS:** The applicant has provided preliminary elevations and site plans for the proposed two unit townhomes. The applicants will comply with the R-2 standards, setbacks, etc. Staff feels that the proposed development plans are an improvement to this neighborhood by having these townhomes front along Shultz Avenue, which has twice the daily traffic as Miller Avenue. This will provide an attractive frontage for people to view while traveling down Shultz Avenue that is an upgrade to what exists today. This will also compliment the Townhomes at Harper Place that were built a few years ago across the street that front Shultz Avenue.

## Planning and Zoning Board Minutes – December 6, 2016:

**REQUEST OF CDS CONTRACTOR, INC. FOR:** SUBDIVISION APPROVAL TO REPLAT THE PROPERTIES AT 1300 AND 1324 MILLER AVENUE TO RE-ORIENT THESE TWO EXISTING PLATTED LOTS THAT ARE NORTH/SOUTH WITH 60 FEET AND 50 FEET WIDE ON MILLER AVENUE AND RE-ORIENT THE PROPERTY TO CREATE TWO LOTS IN AN EAST/WEST ORIENTATION THAT ARE 72.5 FEET AND 71.0 FEET WIDE, FRONTING ON SCHULTZ AVENUE.

Planning Manager Jeffrey Briggs presented the staff report. He explained that the applicant, CDS Contractors, Inc. (property owner) is requesting subdivision approval to replat the properties located at 1300 and 1324 Miller Avenue, zoned R-2. He said that it is their desire is to re-orient these two existing platted lot that are currently oriented north/south with 60 and 50 feet of street frontage along Miller Avenue and re-orient the properties in an east/west orientation with 72.5 and 71 feet of street frontage along Shultz Avenue. The properties are currently occupied by single-family homes, which the applicant plans to demolish. He reviewed the redevelopment plans and applicable codes concerning the replat. Mr. Briggs stated that based on the strict application of the Code, as previously mentioned, this reconfiguration does not meet the R-2 minimum lot sizes for duplex development. However, staff feels that this reconfiguration provides an improvement and will blend well with the neighborhood. Staff recommended approval of the request.

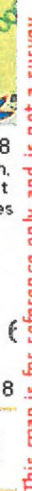
George Stiliano, 7436 Narcoossee Road, represented the applicant. He agreed with the details of the staff report. No one wished to speak in favor of or in opposition. Public Hearing closed.

The P&Z Board members expressed that having these townhomes front along Shultz Avenue, which has twice the daily traffic as Miller Avenue, was preferable. This will provide an attractive frontage for people to view while traveling down Shultz Avenue that is an upgrade to what exists today. This will also compliment the Townhomes at Harper Place that were built a few years ago across the street that front Shultz Avenue.

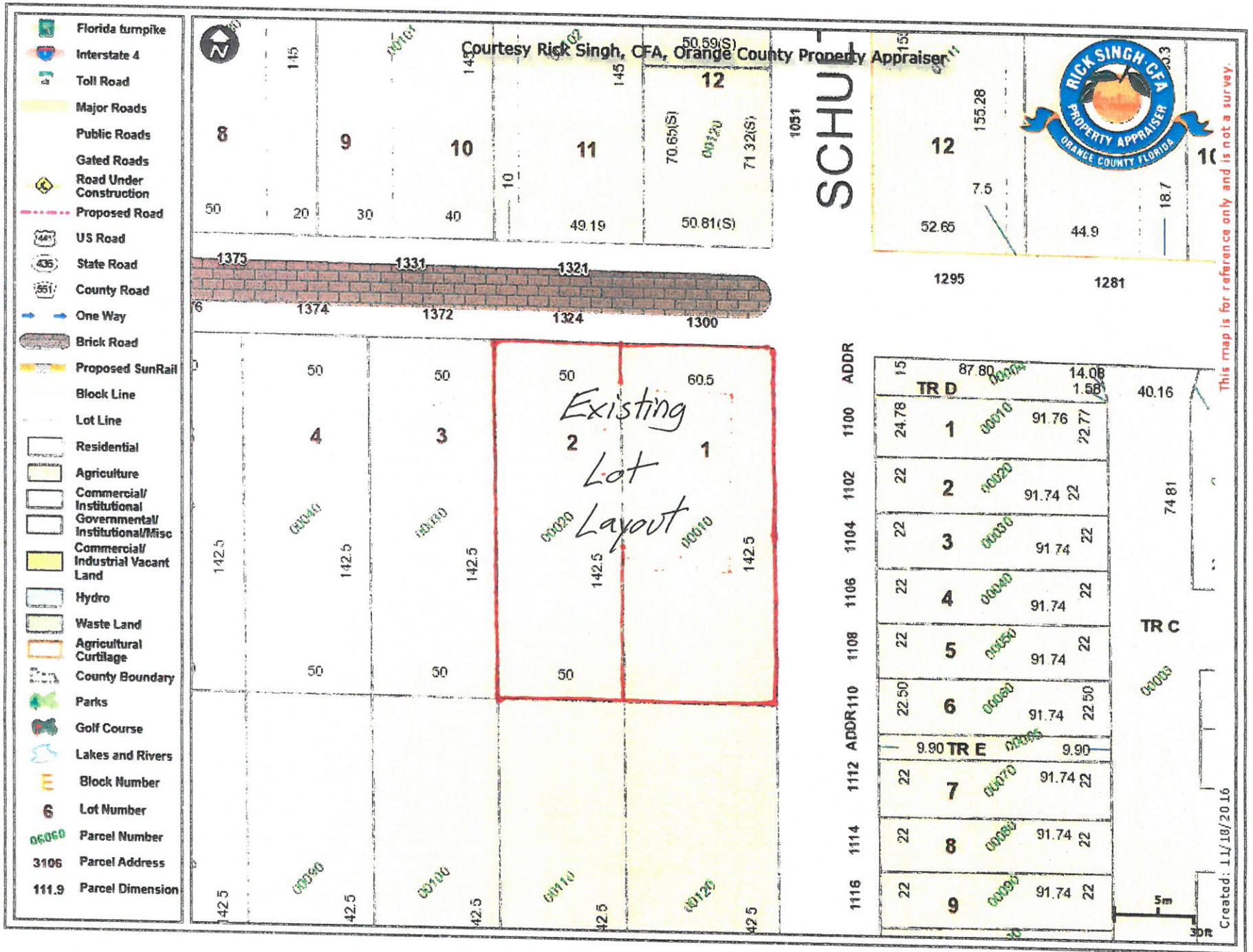
**Motion made by Tom Sacha, seconded by Randall Slocum to approve the request to replat the properties at 1300 and 1324 Miller Avenue to re-orient these two existing platted lots that are north/south with 60 feet and 50 feet wide on Miller Avenue and re-orient the property to create two lots in an east/west orientation that are 72.5 feet and 71 feet wide fronting on Schultz Avenue.**

**Motion carried unanimously with a 5-0 vote.**





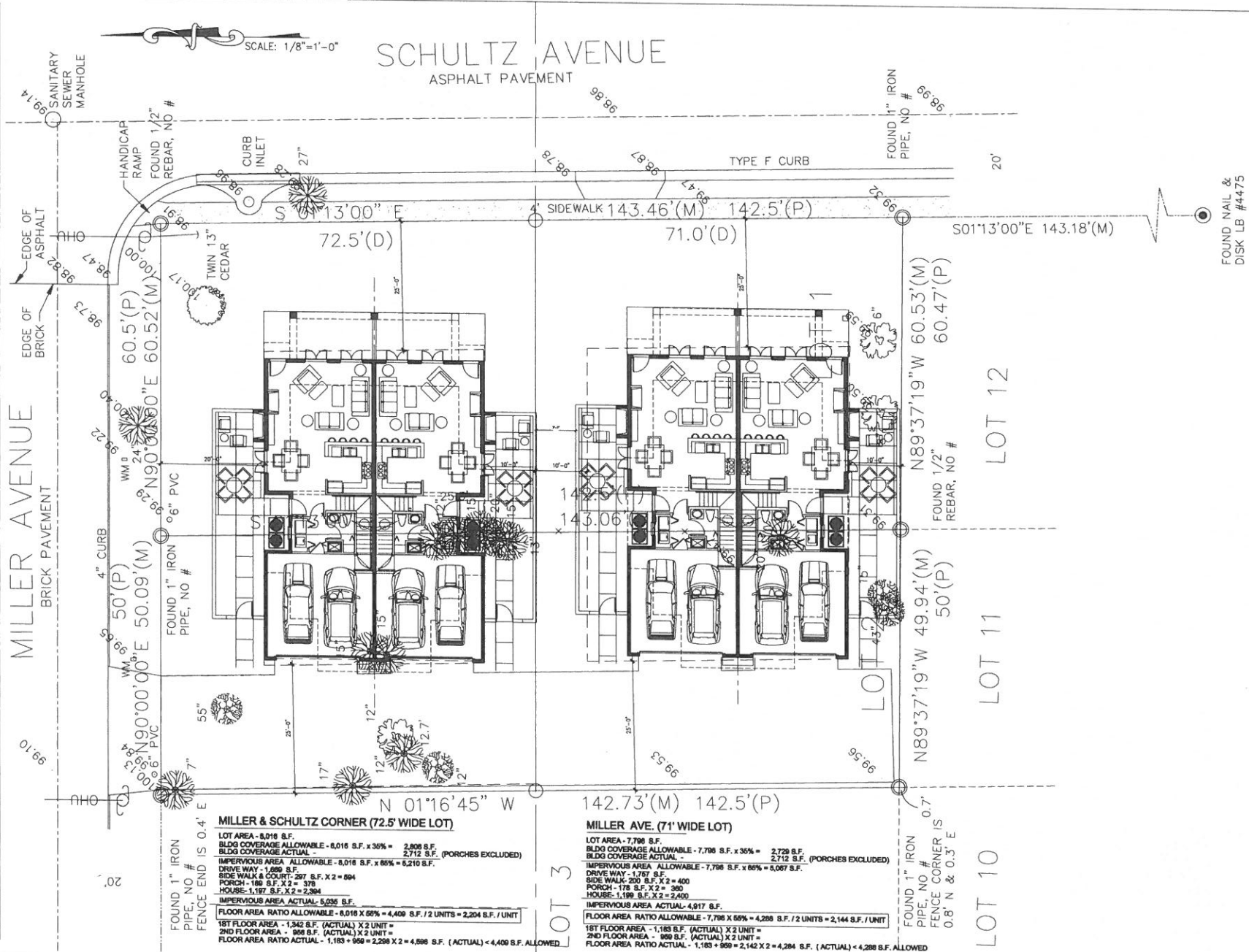












**SAMUEL  
OLMEDO**

TEL. 407.957.2100  
[world1@yahoo.com](mailto:world1@yahoo.com)  
 P.O. BOX 754825  
 WINTER GARDEN, FL 34777

FOUND NAIL &  
DISK LB #4475

CONSULTANT

REVISIONS:		
NO.	DATE	DESCRIPTION
1.	8-22-18.	CITY OF W.P. RES.

ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES, INSTRUMENTS PREPARED BY THE ARCHITECT OR CONSULTANT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT OR CONSULTANT. THE ARCHITECT AND THE CONSULTANT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

PROJECT:

**DUPLEX**

**FOR**

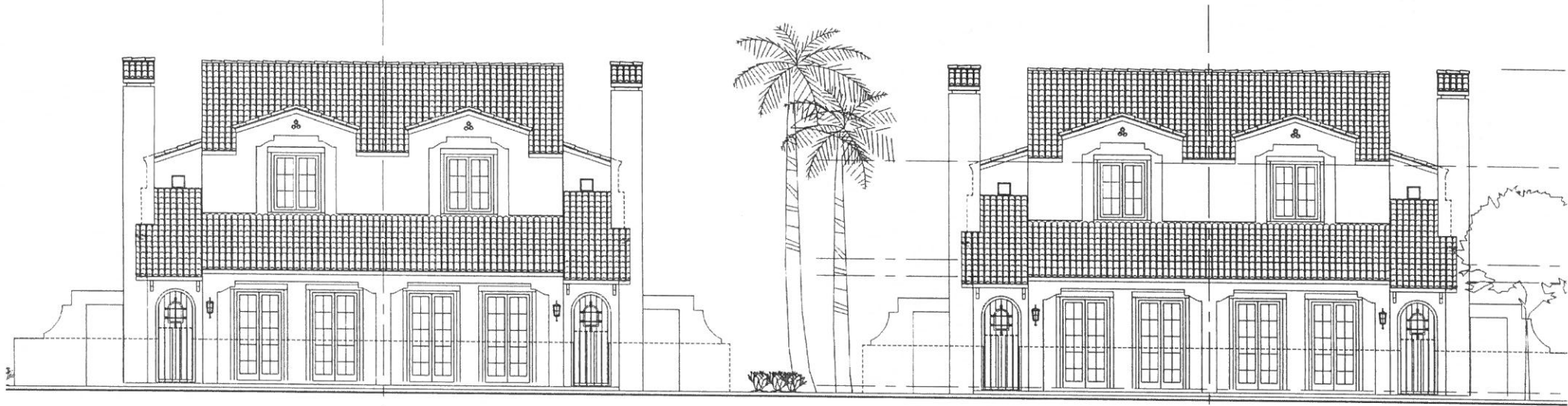
STEVE  
MURPHY

1300 MILLER AVE  
WINTER PARK, FL 32789  
SITE DEVELOPMENT PLAN

A00

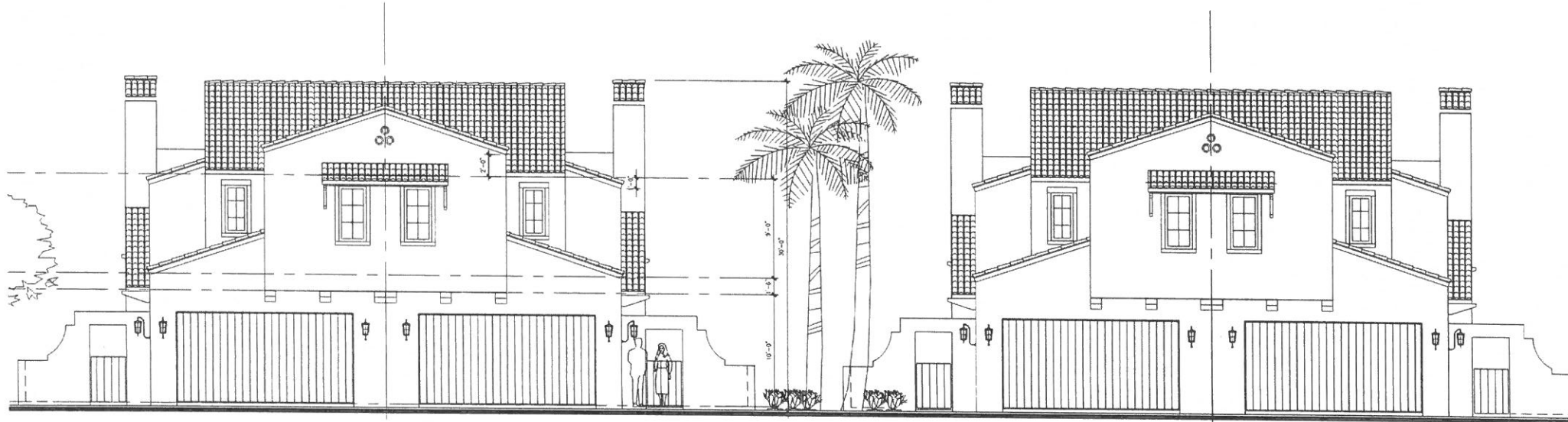
**SHEET NUMBER**

SAMUEL OLMEDO  
ARCHITECT  
FL. REG. AR0015027



## Schultz Ave Elevation

3/16" = 1'-0"



## Alley / Driveway Elevation

3/16" = 1'-0"



# city commission public hearing

Item type	Public Hearing	meeting date	January 9, 2017		
prepared by	Jeff Briggs	approved by	<input checked="" type="checkbox"/> City Manager		
department	Planning and Community		<input checked="" type="checkbox"/> City Attorney		
division	Development		<input type="checkbox"/> N/A		
board approval	Planning and Zoning Board	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A	5-0	final vote	
vision themes	<input checked="" type="checkbox"/> Cherish and sustain city's extraordinary quality of life. <input checked="" type="checkbox"/> Plan growth through a collaborative process that protects city's scale and character. <input type="checkbox"/> Enhance city's brand through flourishing arts and culture. <input type="checkbox"/> Build and embrace local institutions for lifelong learning and future generations.				

## Subject: Request for Subdivision or Lot Split Approval for 1800 Edwin Blvd.

Randall Lazarus (contract purchaser) is requesting subdivision or lot split approval to divide the property located at 1800 Edwin Boulevard into two single-family lots. The zoning of this property is R-1A. The property is currently occupied by one single-family home, which the applicant plans to demolish.

## Planning and Zoning Board Recommendation:

**Motion made by Tom Sacha, seconded by Randall Slocum to approve the subdivision request to divide 1800 Edwin Boulevard into two single-family building lots. Each lot is proposed to be 62.5 feet in width and 9,375 square feet in size. The Board approved the lot width variance request of 62.5 feet as required in the R-1A zoning. In addition to the following condition:**

1. That the final architectural elevations of the two proposed homes be of significantly different architectural styles and front façades from each other.

**Motion carried unanimously with a 5-0 vote.**

**Summary:** During the City's review process of subdivisions or lot split requests, there are two criteria that are reviewed. First is the 'Zoning Test' as to conformance with the zoning criteria. The next is the 'Comprehensive Plan Test' which is conformance to the neighborhood character.

**ZONING TEST:** This existing property is 125 feet wide along Edwin Boulevard and 18,774-square feet in size. The subdivided lots are proposed to be 62.5 feet wide, with lot areas of 9,375-square feet in size. The R-1A zoning requires a minimum of 75 feet of lot width, and a minimum of 8,500-square feet of land area. This request does not meet the R-1A lot dimension standards for lot width (62.5 feet vs. 75 feet), and variances are requested.

**COMPREHENSIVE PLAN TEST:** There are 78 homes within this neighborhood along Edwin Boulevard, Bryan, Lakemont, Phelps Aloma, Anzle, and Harris Avenues with the R-1A zoning (see attached map). The average lot width is 73 feet. The median lot width is also 73 feet.

Of the 78 homes compared, 30% of them have lot widths less than or equal to 62.5 feet and 70% of the neighborhood have lots greater than 62.5 feet. Thus, the proposed lot widths of 62.5 feet compare favorably only to 30% of the neighborhood.

The average lot area from this 78 home survey is 10,328-square feet, and the median lot area is 8,886-square feet. Thus, the proposed lot area (9,375-square feet each) compares favorably to the median and average lot area of the neighborhood.

**DEVELOPMENT PLANS:** The applicant has provided a generalized front elevation for the type of homes that they plan to build, and general site plans for the layout of the proposed new homes. The applicants will comply with the normal single-family development standards, setbacks, etc.

**DEVELOPMENT OPPORTUNITIES:** Lot split requests like these give the City an opportunity to provide input to the developers to encourage variety and character in their design to enhance our single-family neighborhoods. The applicant has provided generalized front elevations of the types of homes they plan to build, which depict two different architectural styles for the homes. Staff suggests that the final front elevations of the homes also be of varied architectural styles to each other to provide diversity to the neighborhood.

**Planning Staff Recommendation:** The staff recommendation was for denial since the proposed 62.5 foot lots widths are significantly smaller than the Code required 75 feet, and only 30% of the nearby homes are on lots of 62.5 feet or less.

**Planning and Zoning Board Summary:** The Planning and Zoning Board members felt that the lot split was in the best interests of the neighborhood for compatibility. P&Z felt that having two new homes of approximately 4,000 square feet in size each was much preferable for compatibility on this street than having one new home potentially of 7,000-8,000 square feet on the property as it now exists. There are a number of new homes in this immediate area that have been recently built or are under construction in the 3,500-4,000 square foot range which is larger than the older homes on these streets. To have a new home so much larger at 7,000-8,000 square feet would not be compatible, in the opinion of the P&Z Board, thus the P&Z Board recommendation was unanimously in favor of the request.

#### **Planning and Zoning Board Minutes – December 6, 2016:**

**REQUEST OF RANDALL LAZARUS FOR:** SUBDIVISION APPROVAL TO DIVIDE THE PROPERTY AT 1800 EDWIN BOULEVARD, ZONED R-1A, INTO TWO SINGLE FAMILY BUILDING LOTS. THE TWO LOTS ARE PROPOSED TO BE 62.5 FEET IN WIDTH AND 9,375 SQUARE FEET IN SIZE. THE 62.5 FEET OF LOT WIDTH REQUIRES A VARIANCE WITH LESS THAN THE 75 FEET OF LOT WIDTH REQUIRED IN THE R-1A ZONING.

Planner Allison McGillis presented the staff report. She explained that the applicant, Randall Lazarus (contract purchaser), is requesting subdivision or lot split approval to divide the property located at 1800 Edwin Boulevard into two single-family lots. The zoning of this property is R-1A. The property is currently occupied by one single-family home, which the applicant plans to demolish. She reviewed the criteria of the zoning and comprehensive plan test used in determining appropriateness of subdivision requests.

This is a situation where the proposed lot square footages are comparable to the neighborhood standard. However, the lots widths are significantly smaller than the Code required 75 feet, and only 30% of the nearby homes are on lots of 62.5 feet or less. In recognition that lot width variances are requested, and that the Comprehensive Plan comparison of lot widths does not support the request, the Staff Recommendation is for DENIAL. However, if APPROVED, staff recommends the following condition:

1. That the final architectural elevations of the two proposed homes be of significantly different architectural styles and front façades from each other.

Randall Lazarus, Classic Homes, 2981 West S.R. 434, Longwood, FL, proposes to build two single-family homes on the subject property that are compatible with the existing neighborhood. He explained that he built the home at 1850 Edwin Boulevard which is similar in width and dimension.

Mark Squires, Winter Park Land, 122 South Park Avenue, represented the sellers of the property in an estate sale. He discussed the character of the street from Phelps to Lakemont. The current lot size is 18,774 feet according to the OC Property Appraiser, larger than any lot on the street. He reviewed the lot sizes in the neighborhood. In addition the house that was developed across the street by the same applicant is very similar to what is proposed to be developed on the subject lots.

Mary Randall, 1000 South Kentucky Avenue, spoke in opposition to the request.

Sally Flynn, 1400 Highland Road, spoke in favor. She said that she supports approving the request due to the unusual configuration of the street. She feels that a large home would spoil the neighborhood and what the applicant is proposing is compatible with the existing neighborhood.

No one else wished to speak concerning this issue. Public Hearing closed.

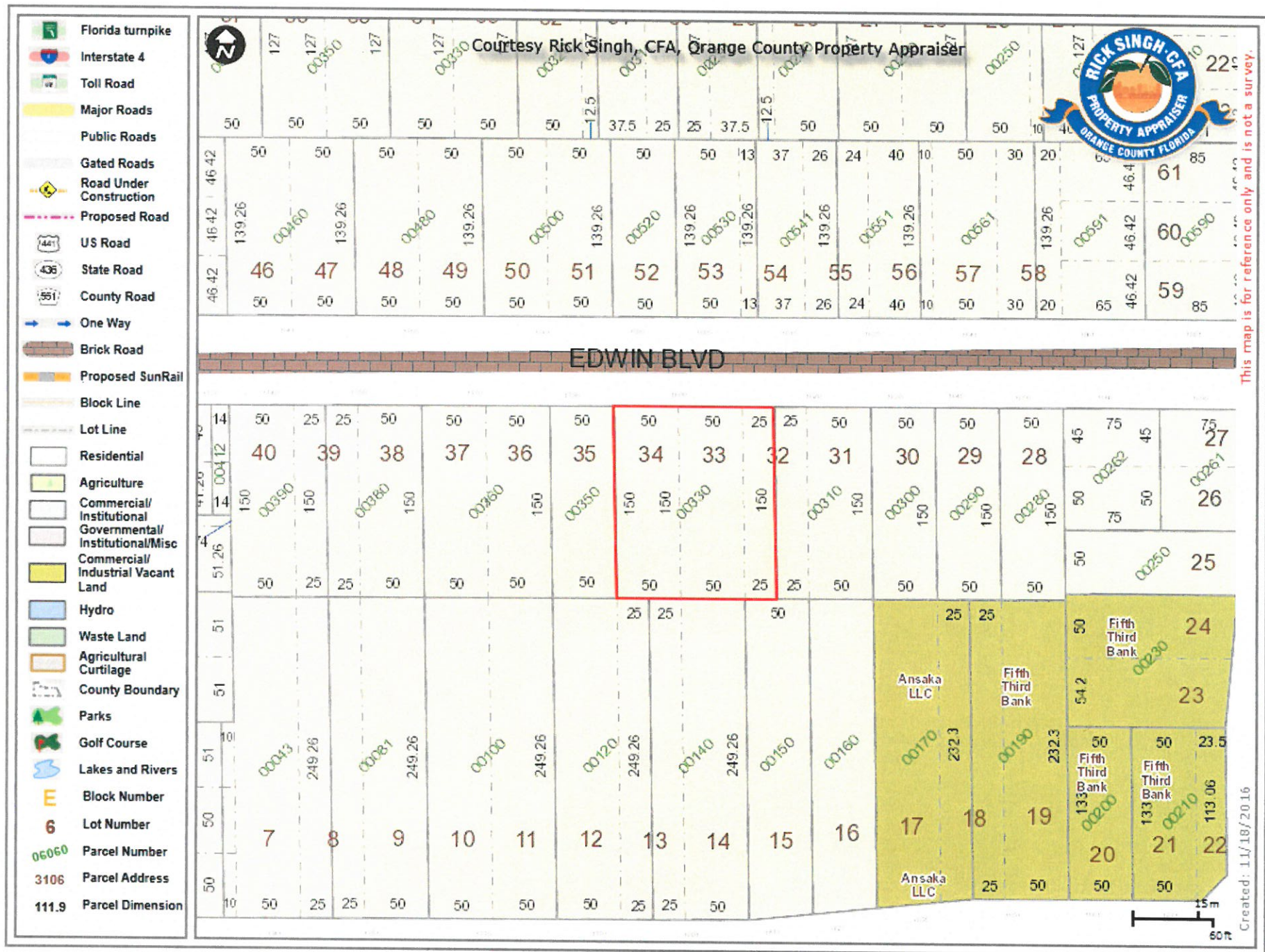
The Planning and Zoning Board members felt that the lot split was in the best interests of the neighborhood for compatibility. P&Z felt that have two new homes of approximately 4,000 square feet in size each was much preferable for compatibility on this street than having one new home potentially of 7,000-8,000 square feet on the property as it now exists. There are a number of new homes in this immediate area that have been recently built or are under construction in the 3,500-4,000 square foot range which is larger than the older homes on these streets. To have a new home so much larger at 7,000-8,000 square feet would not be compatible, in the opinion of the P&Z Board, thus the P&Z Board recommendation was unanimously in favor of the request.

**Motion made by Tom Sacha, seconded by Randall Slocum to approve the subdivision request to divide 1800 Edwin Boulevard into two single-family building lots. Each lot is proposed to be 62.5 feet in width and 9,375 square feet in size. The Board approved the lot width variance request of 62.5 feet as required in the R-1A zoning. In addition to the following condition:**

2. That the final architectural elevations of the two proposed homes be of significantly different architectural styles and front façades from each other.

**Motion carried unanimously with a 5-0 vote.**









## Comprehensive Plan Test

### 1800 Edwin Boulevard Lot Split Request

City of Winter Park  
Florida

#### LEGEND

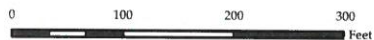
- Subject Site
- R-1A Lots Within  
500' of Site (78 total)

#### NOTES

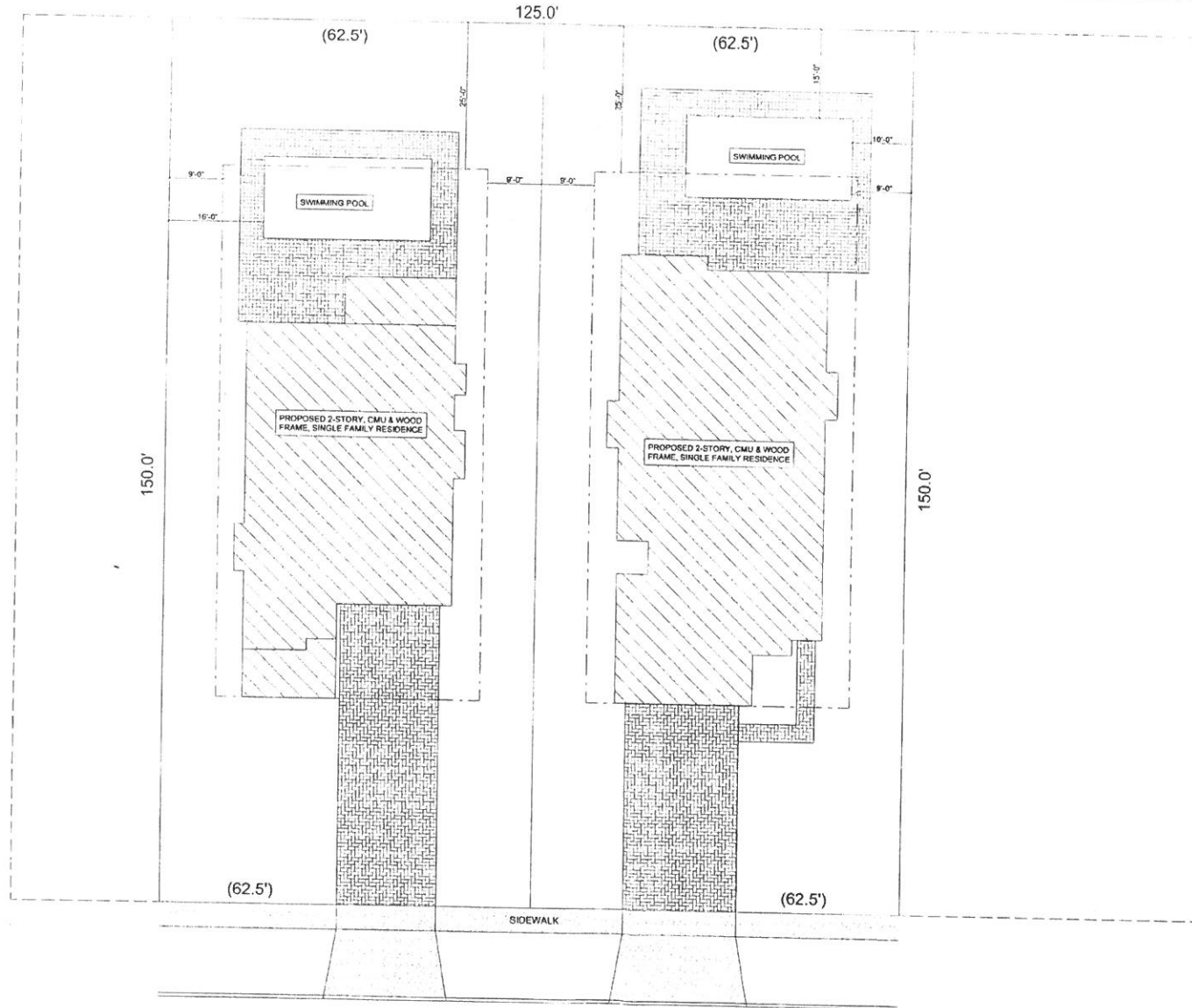
Average Lot Width = 73 feet  
 Median Lot Width = 73.5 feet  
 Average Lot Size = 10,328 square feet  
 Median Lot Size = 8,886 square feet  
 23 Lots are 62.5' or Less in Width (30%)  
 55 Lots are Greater than 62.5' in Width (70%)



Date: 11/17/2016







EDWIN BLVD

OVERVIEW PLOT PLAN  
SCALE: 1/8" = 1'-0"

CHRIS GOODEN  
DESIGNER  
1000 S. JAMES LANE, SUITE 100, ORLANDO, FL 32801  
PH: 407.222.1000 FAX: 407.222.1001

CLASSIC HOMES, INC.  
1800 EDWIN BLVD  
WINTER PARK, FLORIDA

Drawn: CMG  
Date: 10/1/10

S2









# city commission **public hearing**

Item type	Public Hearing	meeting date	January 9, 2017		
prepared by	Jeff Briggs	approved by	<input checked="" type="checkbox"/> City Manager		
department	Planning and Community		<input checked="" type="checkbox"/> City Attorney		
division	Development		<input type="checkbox"/> N/A		
board approval	Planning and Zoning Board	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A	7-0	final vote	
vision themes	<input checked="" type="checkbox"/> Cherish and sustain city's extraordinary quality of life.				
	<input checked="" type="checkbox"/> Plan growth through a collaborative process that protects city's scale and character.				
	<input type="checkbox"/> Enhance city's brand through flourishing arts and culture.				
	<input type="checkbox"/> Build and embrace local institutions for lifelong learning and future generations.				

## **Subject: Ordinance to Approve the Project Wellness Replat including Street Vacations and Renaming.**

On May 23, 2016 the City Commission, with the positive recommendation from the P&Z Board, approved the Project Wellness including the Final Conditional Use, Comprehensive Plan amendments and Zoning changes necessary. Those approvals also included the consent to vacate certain streets and to dedicate other street sections via a Replat.

Chapter 177.101, Florida Statutes requires adoption of an Ordinance for a Replat that includes the vacations of public streets. The Project Wellness Replat has now been prepared along with the Exhibits. All these materials have been reviewed and approved by city staff and city attorney.

**Staff Recommendation:** Approval

After Recording Return To:  
City of Winter Park, City Clerk's Office  
401 Park Avenue South  
Winter Park, Florida 32789

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, PROVIDING FOR THE APPROVAL OF THE PROJECT WELLNESS FINAL PLAT AND ACCEPTANCE OF THE DEDICATIONS THEREIN, INCLUDING THE RECONFIGURED PUBLIC RIGHTS-OF-WAY; PROVIDING FOR THE VACATION AND ABANDONMENT OF CERTAIN PORTIONS OF MIZELL AVENUE, SOUTH EDINBURGH DRIVE AND NORTH PERTH LANE AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR THE VACATION AND ABANDONMENT OF CERTAIN DISTRIBUTION AND UTILITY EASEMENTS; PROVIDING FOR THE RENAMING OF CERTAIN PUBLIC RIGHTS-OF-WAY; PROVIDING FOR CONFLICTS, SEVERABILITY, AN EFFECTIVE DATE AND RECORDING.**

**WHEREAS**, the Winter Park Health Foundation, Inc. ("WPHF") is seeking the approval of a final plat for Project Wellness, an unexecuted copy of such plat is attached hereto as **Exhibit "A"** ("Final Plat"); and

**WHEREAS**, along with the Final Plat, WPHF is seeking the vacation and abandonment of certain public rights-of-way and City distribution and utility easements within the boundaries of Lot 1 and Tract A of the Final Plat; and

**WHEREAS**, the City of Winter Park has authority and jurisdiction for the review and approval of the subdivision and platting of lands within the corporate limits of the City; and

**WHEREAS**, the City of Winter Park has authority to adopt this Ordinance by virtue of its home rule powers and Charter, including with respect to abandoning and vacating rights-of-way and easements no longer needed for public purposes; and

**WHEREAS**, the City has determined that a portion of Mizell Avenue and N. Perth Lane and certain distribution and utility easements within the boundaries of the Final Plat are no longer needed by the City of Winter Park, and that adequate rights-of-way will remain in place for public access and use based upon the approval and recording of the Project Wellness plat (the Final Plat) being approved herein; and

**WHEREAS**, the public hearing and notice requirements of Section 177.101, Florida Statutes in regards to vacating and abandoning portions of plats have been complied with; and

**WHEREAS**, public roads adjacent to the lot and tract created by the Final Plat are being reconfigured; and

**WHEREAS**, the City Commission has the authority to rename local roads within the jurisdiction of the City and desires to do so consistent with the terms of this Ordinance; and

**WHEREAS**, the City Commission finds that this Ordinance is in the best interest of the public safety, health and welfare.

**NOW, THEREFORE, BE IT ENACTED by the City of Winter Park, Florida as follows:**

**Section 1. Final Plat Approval.** The Project Wellness final plat, an unexecuted copy being attached hereto as **Exhibit "A"** (the "Final Plat"), is hereby approved by the City Commission and the Mayor and City Clerk are authorized to execute the same. The City accepts the conveyances and dedications to the City of Winter Park and the public depicted on and described within the Final Plat. Through the approval, execution and recording of the Final Plat, certain portions of publicly dedicated utility easements and rights-of-way (Mizell Avenue, S. Edinburgh Drive, N. Edinburgh Drive and N. Perth Lane) that were dedicated and created by Aloma Section 1, according to the plat thereof, recorded at Plat Book O, Page 51 of the Public Records of Orange County, Florida, are hereby being vacated and abandoned.

**Section 2. Right-of-Way Vacation and Abandonment.** The City Commission of the City of Winter Park, Florida, hereby finds and declares that those portions of the Mizell Avenue, South Edinburgh Drive and North Perth Lane rights-of-way described in the legal sketches and descriptions attached as **Exhibit "B"** and **Exhibit "C"** are no longer necessary for a public right of way and said lands are vacated and abandoned as a public right of way.

**Section 3. Distribution and Utility Easement Vacation and Abandonment.** The City Commission of the City of Winter Park, Florida, hereby finds and declares that those portions of the distribution easements and utility easements (including those at OR BK 4024, PG 164; OR BK 8045, PG 4770; OR BK 5716, PG 3891; OR BK 7741, BK 1730) granted to the City of Winter Park or its predecessor in interest, Florida Power Corporation, which encumber those certain lands described as Lot 1 and Tract A and those public rights-of-way dedicated on the Final Plat (Project Wellness plat to be recorded in the Public Records of Orange County, Florida) are no longer necessary and said easements are hereby vacated and abandoned. However, this ordinance does not vacate and abandon any easement dedicated by or shown or depicted on the Final Plat.

**Section 4. Renaming of Roads.** The City Commission hereby approves the renaming of a portion of Mizell Avenue lying south of the lands within boundaries of Final Plat up to the intersection of Perth Lane; such segment of Mizell Avenue is renamed "Crosby Way." The City Commission hereby approves the renaming of North Perth Lane lying north of the lands within boundaries of Final Plat up to the intersection of Loch Lomond Drive; such segment of North Perth Lane is renamed "North Edinburgh Drive." The public rights-of-way being dedicated by the Final Plat shall be named as shown on the Final Plat. Post-renaming of roads and recording of the Final Plat, the roads will be configured and named as depicted on **Exhibit "D"** attached hereto.

**Section 5. Conflicts.** In the event of any conflict between this Ordinance and any other ordinance or portions of ordinances, this Ordinance controls to the extent of the conflict.

**Section 6. Errors.** If it is discovered that there is any error or omission in legal description or in depiction of the portion of the easements or rights-of-way vacated and abandoned by this ordinance, such error may be corrected by subsequent curative document to be executed and approved by the City of Winter Park City Manager.

**Section 7. Severability.** If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

**Section 8. Effective.** This ordinance shall take effect immediately upon its passage and adoption. The vacation and abandonment of the rights-of-ways and easements set forth herein shall be effective immediately upon the recording of the fully executed mylar of the Final Plat.

**Section 9. Recording.** This ordinance shall be recorded in the public records of Orange County, Florida.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida, held at City Hall, Winter Park, Florida, on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Steven Leary, Mayor

ATTEST:

\_\_\_\_\_  
Cynthia S. Bonham, City Clerk

s:\aka\clients\winter park\winter park health foundation w600-26011\ordinance on vacation & plat approval\ordinance vacation abandonment and plat approval 12-05-2016.doc





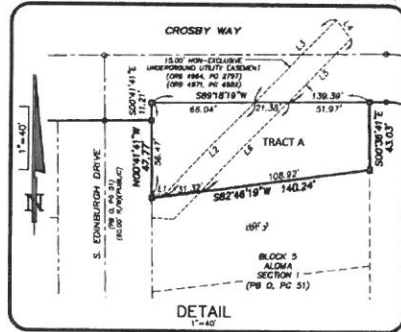
# PROJECT WELLNESS

SHEET 2 OF 2

PLAT  
BOOK

PAGE

A REPLAT OF A PORTION OF ALOMA SECTION 1, PLAT BOOK 0, PAGE 51,  
OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
LYING IN SECTION 9, TOWNSHIP 22 SOUTH, RANGE 30 EAST,  
CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA.



LINE NUMBER	BEARING	DISTANCE
L1	S86°31'22"E	8.13'
L2	S44°48'35"E	81.37'
L3	S44°48'35"E	73.79'
L4	S37°41'41"E	16.13'
L5	S44°48'35"W	84.04'
L6	S44°48'35"W	79.00'

PREPARED BY:  
**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-1000  
CERTIFICATE OF AUTHORIZATION NUMBER 18868

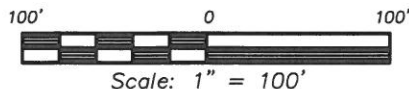
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPOSITION OF THE SURROUNDED LANDS DESCRIBED HEREIN AND SHALL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Printed: Mon 03-Oct-2016 - 06:28PM  
F:\V\2016\18012\Survey\A\A\008\proj\project\_wellness\_plat.dwg

This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

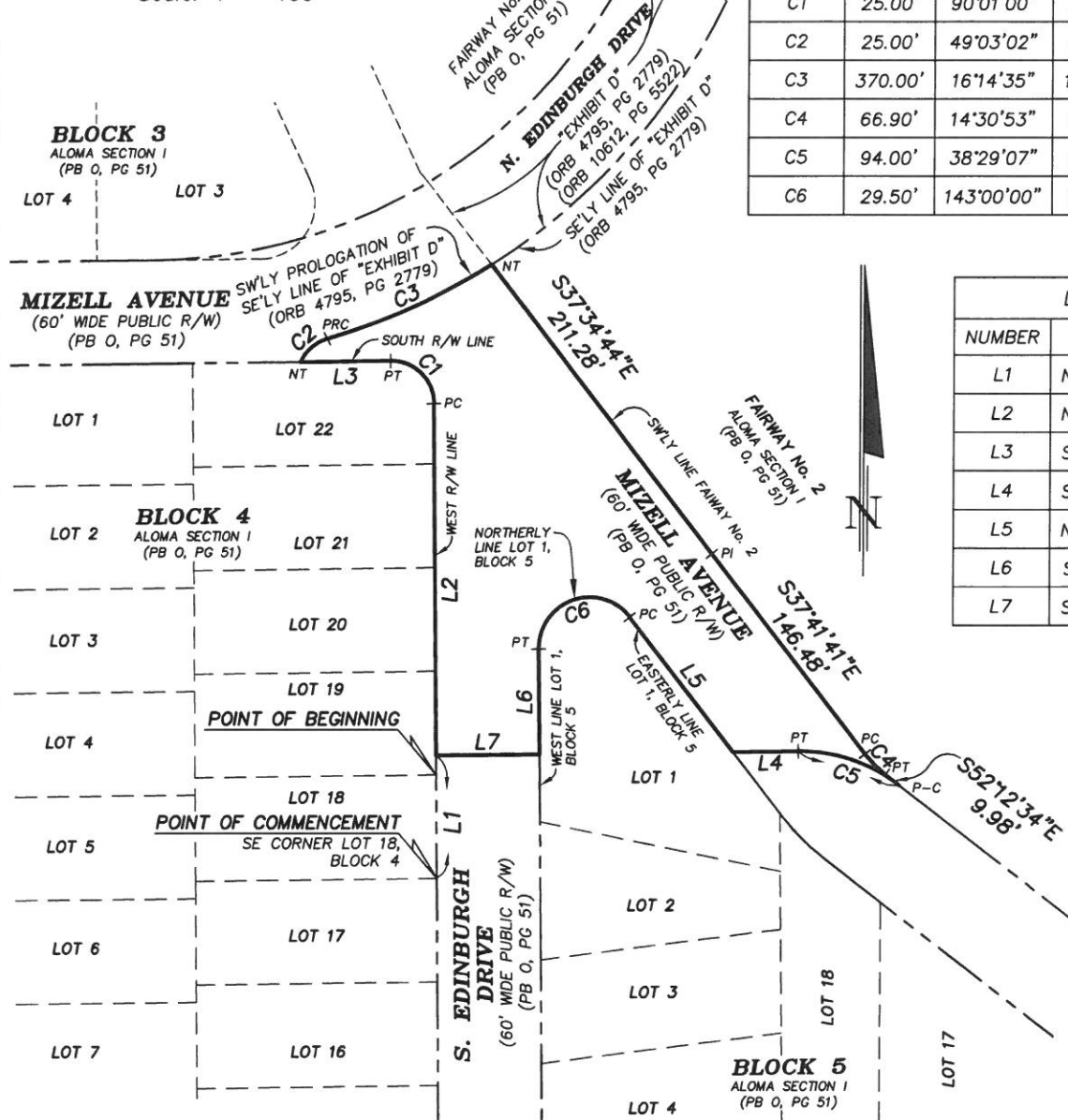
# SKETCH OF DESCRIPTION

(SEE SHEET 2 FOR DESCRIPTION, LEGEND & NOTES)



CURVE TABLE				
NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	25.00'	90°01'00"	39.28'	N45°42'11"W
C2	25.00'	49°03'02"	21.40'	N49°20'16"E
C3	370.00'	16°14'35"	104.89'	N65°44'30"E
C4	66.90'	14°30'53"	16.95'	S44°57'08"E
C5	94.00'	38°29'07"	63.14'	N71°27'08"W
C6	29.50'	143°00'00"	73.63'	S70°48'19"W

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N00°41'41"W	71.23'
L2	N00°41'41"W	203.76'
L3	S89°17'19"W	52.56'
L4	S89°18'19"W	37.82'
L5	N37°41'41"W	98.63'
L6	S00°41'41"E	61.02'
L7	S89°18'19"W	60.00'



PREPARED FOR:

**WINTER PARK HEALTH FOUNDATION**

PROJECT WELLNESS - RIGHT-OF-WAY VACATE PART A  
SECTION 09, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FL

DATE BY DESCRIPTION

REVISIONS



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. MCINTOSH ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB68

Rocky J. Gorsch  
Florida Registered Surveyor and Mapper  
Certificate No. 4285  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: JP  
DATE: 06/11/2015

CHECKED BY: RLC  
DATE: 06/11/2015

JOB NO.  
14179.003

SCALE  
1"=100'

SHEET 1  
OF 2



# SKETCH OF DESCRIPTION

(SEE SHEET 1 FOR SKETCH)

## DESCRIPTION:

That part of South Edinburgh Drive (a 60 foot wide public right-of-way) and that part of Mizell Avenue, (a 60 foot wide public right-of-way), ALOMA SECTION 1, according to the plat thereof, as recorded in Plat Book 0, Page 51, of the Public Records of Orange County, Florida, described as follows:

Commence at the Southeast corner of Lot 18, Block 4, of said Plat; thence run along the West right-of-way line of said South Edinburgh Drive and the South right-of-way line of said Mizell Avenue the following four (4) courses: N00°41'41"W, 71.23 feet to the POINT OF BEGINNING; thence continue N00°41'41"W, 203.76 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet and a chord bearing of N45°42'11"W; thence Northwesterly along the arc of said curve through a central angle of 90°01'00", for a distance of 39.28 feet to the point of tangency; thence S89°17'19"W, 52.56 feet to a point on a non-tangent curve concave Southeasterly having a radius of 25.00 feet and a chord bearing of N49°20'16"E; thence Northeasterly along the arc of said curve through a central angle of 49°03'02" for a distance of 21.40 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 370.00 feet and a chord bearing of N65°44'30"E; thence Northeasterly along the Southwesterly prolongation of the Southeasterly line of lands described in "Exhibit D", as recorded in Official Records Book 4795, Page 2779 of said Public Records and the arc of said curve through a central angle of 16°14'35" for a distance of 104.89 feet to a non-tangent line; thence run along the Southwesterly line of Fairway No. 2, according to said plat, the following four (4) courses: S37°34'44"E, 211.28 feet; thence S37°41'41"E, 146.48 feet to the point of curvature of a curve concave Northeasterly having a radius of 66.90 feet and a chord bearing of S44°57'08"E; thence Southeasterly along the arc of said curve through a central angle of 14°30'53" for a distance of 16.95 feet to the point of tangency; thence S52°12'34"E, 9.98 feet to the point of cusp of a curve concave Southerly having a radius of 94.00 feet and a chord bearing of N71°27'08"W; thence departing said Southwesterly line, run Westerly along the arc of said curve through a central angle of 38°29'07" for a distance of 63.14 feet to the point of tangency; thence S89°18'19"W, 37.82 feet; thence N37°41'41"W, along the Easterly line of Lot 1, Block 5, of said plat, 98.63 feet to the point of curvature of a curve concave Southerly having a radius of 29.50 feet and a chord bearing of S70°48'19"W; thence Westerly along the Northerly line of said Lot 1 and the arc of said curve through a central angle of 143°00'00" for a distance of 73.63 feet to the point of tangency; thence S00°41'41"E, along the West line of said Lot 1, a distance of 61.02 feet; thence departing said West line, run S89°18'19"W, 60.00 feet to the POINT OF BEGINNING.

Containing 0.795 acres more or less and being subject to any rights-of-way, restrictions, and easements of record.

## NOTES

- This is not a survey.
- Bearings are based on the West right-of-way line of South Edinburgh Lane, ALOMA SECTION 1, according to the plat thereof recorded in Plat Book 0, Page 51, Public Records, Orange County, Florida, being N00°41'41"W, an assumed meridian.
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

## LEGEND

Δ=	CENTRAL ANGLE
CB=	CHORD BEARING
L=	ARC LENGTH
R=	RADIUS LENGTH
NT	NON-TANGENT
CS#	CERTIFIED SURVEY DRAWING NUMBER
C1	CURVE TABLE NUMBER
L1	LINE TABLE NUMBER
LB	LICENSED BUSINESS
NE'LY	NORTHEASTERLY
NT	NON-TANGENT
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
PC	POINT OF CURVATURE
P-C	POINT OF CUSP
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
R/W	RIGHT-OF-WAY
SE	SOUTHEAST
SW'LY	SOUTHWESTERLY
SEC 09-22S-30E	SECTION, TOWNSHIP, RANGE

PREPARED FOR:

**WINTER PARK HEALTH FOUNDATION**

PROJECT WELLNESS - RIGHT-OF-WAY VACATE PART A  
SECTION 09, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FL



**DONALD W. McINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**

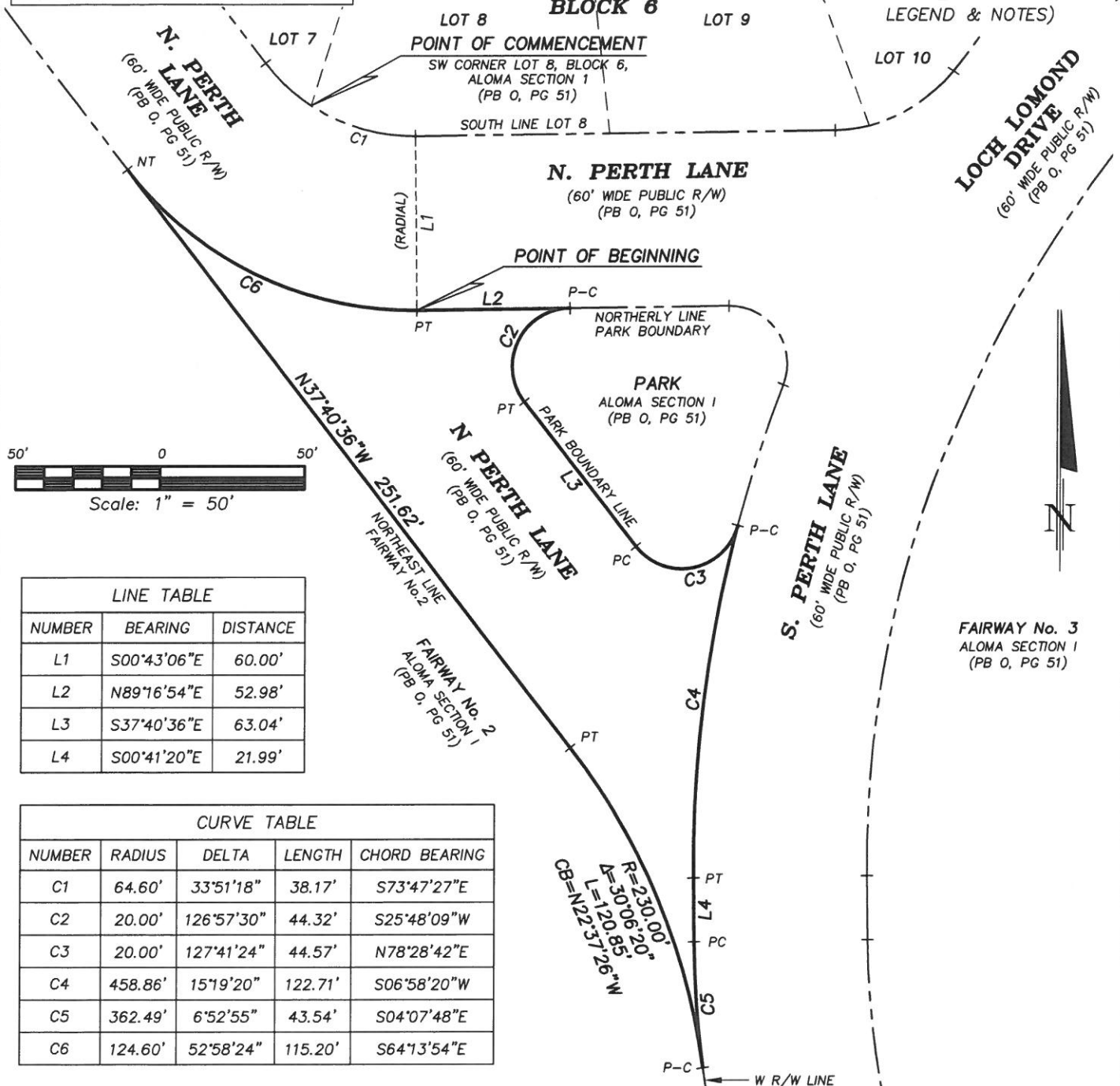
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>JP</u>	CHECKED BY: <u>RLC</u>	JOB NO. <u>14179.003</u>	SCALE <u>NONE</u>	SHEET <u>2</u>
DATE: <u>06/11/2015</u>	DATE: <u>06/11/2015</u>			OF <u>2</u>

# SKETCH OF DESCRIPTION

(SEE SHEET 2 FOR DESCRIPTION, LEGEND & NOTES)

This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.



PREPARED FOR:

**WINTER PARK HEALTH FOUNDATION**

PROJECT WELLNESS - RIGHT-OF-WAY VACATE PART B  
SECTION 09, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FL

9/9/16	RLC	UPDATED STREET NAMES
DATE	BY	DESCRIPTION
REVISIONS		



**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. McINTOSH ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB68

Rogay L. Borsen  
Florida Registered Surveyor and Mapper  
Certificate No. 4285  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: <u>JP</u>	CHECKED BY: <u>RLC</u>	JOB NO. <u>14179.003</u>	SCALE <u>1"=50'</u>	SHEET <u>1</u>
DATE: <u>06/11/2015</u>	DATE: <u>06/11/2015</u>			OF <u>2</u>

# SKETCH OF DESCRIPTION

(SEE SHEET 1 FOR SKETCH)

## DESCRIPTION:

That part of North Perth Lane, (a 60 foot wide public right-of-way, per plat) ALOMA SECTION 1, according to the plat thereof as recorded in Plat Book O, Page 51, of the Public Records of Orange County, Florida, described as follows:

Commence at the Southwest corner of Lot 8, Block 6 of said plat, said corner lying on a curve concave Northeasterly having a radius of 64.60 feet and a chord bearing of S73°47'27"E; thence Southeasterly along the arc of said curve and the South line of said Lot 8 through a central angle of 33°51'18", for a distance of 38.17 feet to a point on a radial line; thence departing said South line, S00°43'06"E, along said radial line 60.00 feet to the POINT OF BEGINNING; thence N89°16'54"E, 52.98 feet to the Northerly line of a Park tract, per said plat and the point of cusp of a curve concave Southeasterly having a radius of 20.00 feet and a chord bearing of S25°48'09"W; thence along the boundary line of said Park the following three (3) courses: Southwesterly along the arc of said curve through a central angle of 126°57'30", for a distance of 44.32 feet to the point of tangency; S37°40'36"E, 63.04 feet to the point of curvature of a curve concave Northerly having a radius of 20.00 feet and a chord bearing of N78°28'42"E; Easterly along the arc of said curve through a central angle of 127°41'24", for a distance of 44.57 feet to the point of cusp of a curve concave Easterly having a radius of 458.86 feet and a chord bearing of S06°58'20"W; thence departing said boundary line and Southerly along the arc of said curve through a central angle of 15°19'20", for a distance of 122.71 feet to the point of tangency; thence S00°41'20"E, 21.99 feet to the point of curvature of a curve concave Easterly having a radius of 362.49 feet and a chord bearing of S04°07'48"E; thence Southerly along the arc of said curve through a central angle of 06°52'55", for a distance of 43.54 feet to the Northeast line of Fairway No. 2, per said plat and the point of cusp of a curve concave Southwesterly having a radius of 230.00 feet and a chord bearing of N22°37'26"W; thence along said Northeast line the following two (2) courses: Northwesterly along the arc of said curve through a central angle of 30°06'20", for a distance of 120.85 feet to the point of tangency; N37°40'36"W, 251.62 feet to a point on a non-tangent curve concave Northeasterly having a radius of 124.60 feet and a chord bearing of S64°13'54"E; thence departing said Northeast line run Southeasterly along the arc of said curve through a central angle of 52°58'24", for a distance of 115.20 feet to the POINT OF BEGINNING.

Containing 0.316 acres more or less and being subject to any rights-of-way, restrictions, and easements of record.

## NOTES

- This is not a survey.
- Bearings are based on the Northeast line of Fairway No. 2, ALOMA SECTION 1, according to the plat thereof recorded in Plat Book O, Page 51, Public Records, Orange County, Florida, being N37°40'36"W, an assumed meridian.
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

## LEGEND

Δ=	CENTRAL ANGLE
CB=	CHORD BEARING
L=	ARC LENGTH
R=	RADIUS LENGTH
NT	NON-TANGENT
CS#	CERTIFIED SURVEY DRAWING NUMBER
C1	CURVE TABLE NUMBER
L1	LINE TABLE NUMBER
LB	LICENSED BUSINESS
NE'LY	NORTHEASTERLY
NT	NON-TANGENT
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
PC	POINT OF CURVATURE
P-C	POINT OF CUSP
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
SW'LY	SOUTHWESTERLY
SEC 09-22S-30E	SECTION, TOWNSHIP, RANGE

PREPARED FOR:

## WINTER PARK HEALTH FOUNDATION

PROJECT WELLNESS - RIGHT-OF-WAY VACATE PART B  
SECTION 09, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FL



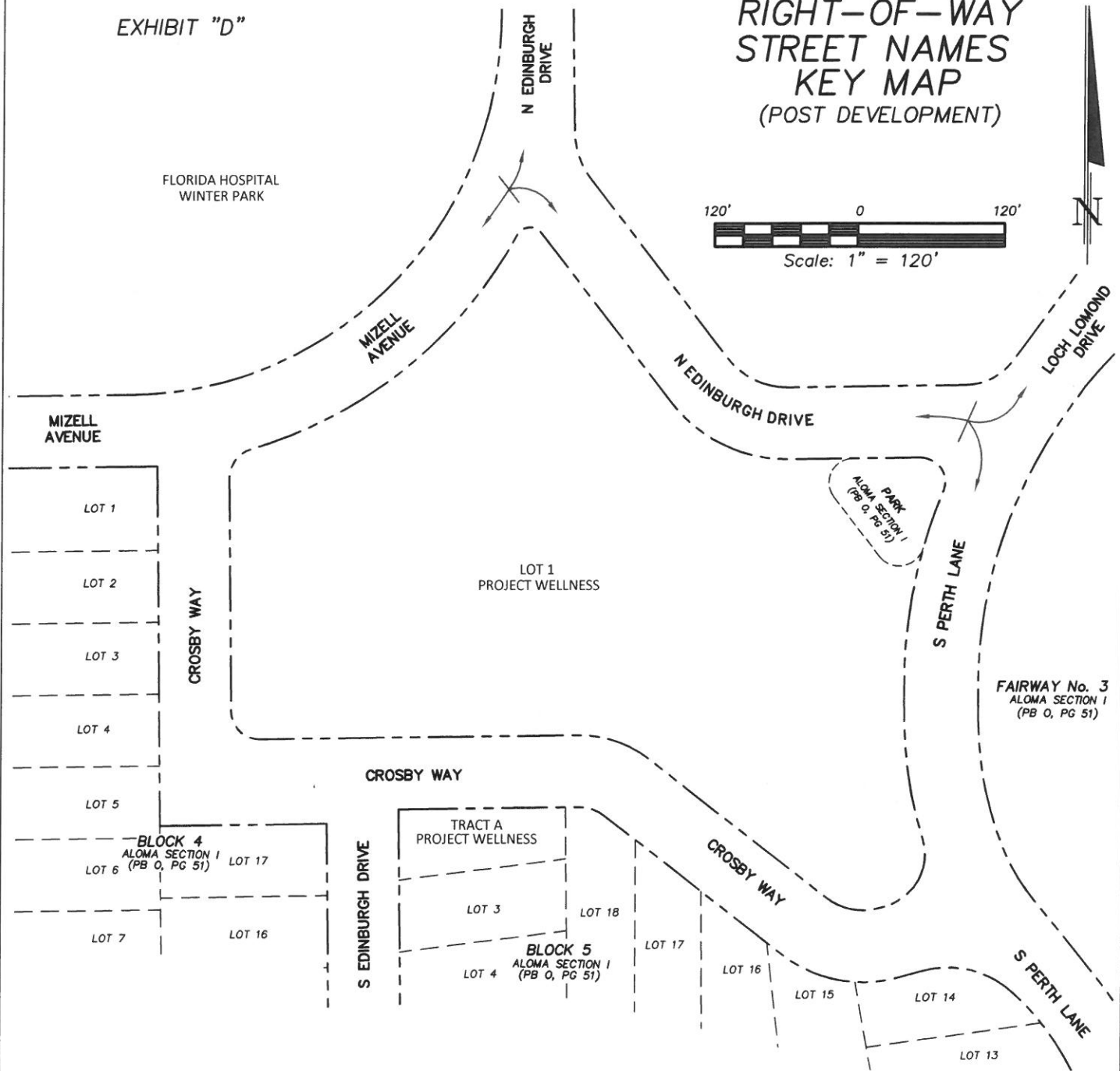
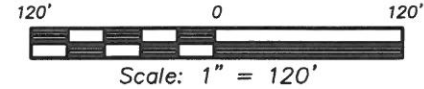
**DONALD W. McINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>JP</u>	CHECKED BY: <u>RLC</u>	JOB NO. <u>14179.003</u>	SCALE <u>NONE</u>	SHEET <u>2</u>
DATE: <u>06/11/2015</u>	DATE: <u>06/11/2015</u>			OF <u>2</u>

EXHIBIT "D"

# RIGHT-OF-WAY STREET NAMES KEY MAP (POST DEVELOPMENT)



PREPARED FOR:

**WINTER PARK HEALTH FOUNDATION**

PROJECT WELLNESS

RIGHT-OF-WAY STREET NAMES KEY MAP (POST DEVELOPMENT)

SECTION 09, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FL

12/5/16	RLC	REVISED STREET NAMES
DATE	BY	DESCRIPTION
REVISIONS		



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

CS# 15-148(RW)

DRAWN BY: <u>BW</u>	CHECKED BY: <u>RLC</u>	JOB NO. <u>14179.003</u>	SCALE <u>1"=120'</u>	SHEET <u>1</u>
DATE: <u>12/02/2016</u>	DATE: <u>12/2015</u>			OF <u>2</u>



## PUBLIC NOTICE

NOTICE is hereby given that a public hearing will be held by the **City Commission** of the City of Winter Park, Florida **on Monday, January 9, 2017 at 3:30 pm and on Monday, January 23, 2017 at 3:30 p.m.** in the Commission Chambers of City Hall at 401 S. Park Avenue, Winter Park, Florida, 32789 to consider the following **PUBLIC HEARING:**

### **NOTICE OF INTENT TO RE-PLAT PROPERTY AND TO VACATE AND ABANDON A PORTION OF PUBLIC RIGHT-OF-WAYS AS FOLLOWS**

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, PROVIDING FOR THE APPROVAL OF THE PROJECT WELLNESS FINAL PLAT AND ACCEPTANCE OF THE DEDICATIONS THEREIN, INCLUDING THE RECONFIGURED PUBLIC RIGHTS-OF-WAY; PROVIDING FOR THE VACATION AND ABANDONMENT OF CERTAIN PORTIONS OF MIZELL AVENUE, SOUTH EDINBURGH DRIVE AND NORTH PERTH LANE AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR THE VACATION AND ABANDONMENT OF CERTAIN DISTRIBUTION AND UTILITY EASEMENTS; PROVIDING FOR THE RENAMING OF CERTAIN PUBLIC RIGHTS-OF-WAY; PROVIDING FOR CONFLICTS, SEVERABILITY, AN EFFECTIVE DATE AND RECORDING.**

Notice is hereby given, pursuant to Florida Statute 177.101(4), by Winter Park Health Foundation of its intent to petition the City of Winter Park City Commission seeking the approval of the Project Wellness Replat and vacation of right-of-ways per the Ordinance above, all located in Winter Park, Florida.

All interested parties are invited to attend 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 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 Planning Department at 407-599-3453 at least 48 hours in advance of the meeting.

/s/ Cynthia S. Bonham, MMC, City Clerk

**PUBLISH: Sunday, December 25, 2016 - Orlando Sentinel**





# city commission public hearing

Item type	Public Hearing	meeting date	January 9, 2017		
prepared by	Jeff Briggs	approved by	<input checked="" type="checkbox"/> City Manager		
department	Planning and Community		<input checked="" type="checkbox"/> City Attorney		
division	Development		<input type="checkbox"/> N/A		
board approval	Planning and Zoning Board	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A	3-2	final vote	
vision themes	<input checked="" type="checkbox"/> Cherish and sustain city's extraordinary quality of life. <input checked="" type="checkbox"/> Plan growth through a collaborative process that protects city's scale and character. <input type="checkbox"/> Enhance city's brand through flourishing arts and culture. <input type="checkbox"/> Build and embrace local institutions for lifelong learning and future generations.				

## Subject: Request for Future Land Use/Zoning Change at 947 N. Kentucky Avenue.

Phil Kean Designs seeks approval to change the existing Low Density Residential Future Land Use designation to Parking Lot and to change the zoning from Low Density Residential (R-2) to Parking Lot (PL) on the rear (north) 20 feet of the property at 947 North Kentucky Avenue.

### Planning and Zoning Board Recommendation:

**Motion to approve made by Tom Sacha, seconded by Ross Johnston to amend the Comprehensive Plan Future Land Use Map from Low Density Residential to Parking Lot on the rear (north) 20 feet of 947 North Kentucky Avenue. Motion carried with a 3-2 vote. (Peter Gottfried and Randall Slocum voted against the motion to approve)**

**Motion to approve made by Tom Sacha, seconded by Shelia De Ciccio amend the Official Zoning Map to change from Low Density Residential (R-2) to Parking Lot (PL) on the rear (north) 20 feet of 947 North Kentucky Avenue. Motion carried with a 3-2 vote. (Peter Gottfried and Randall Slocum voted against the motion to approve)**

**Summary:** The property at 947 North Kentucky backs up to the rear of the properties at 906/912/952 West Fairbanks Avenue that hold the offices of Phil Kean Designs. Those collective buildings have been renovated and rebuilt over the past 3-4 years and are in conformance with the City's parking regulations. However, due to the nature of their business, they experience times when their needs for parking are in excess of the City's Code. The property at 947 North Kentucky Avenue was offered to them for purchase and their interest would be to create 5-6 employee parking spaces off the alley in the rear 20 feet of the 947 North Kentucky property and then develop and sell the balance of the property as a single family home or duplex.

The applicant has provided a development plan for a possible two unit townhouse in order to show the City and neighbors, the maximum utilization of the property for a two unit townhouse and the rear employee parking. This request is for "straight" zoning. It is not for approval of any specific townhouse or single family home. The applicant is not sure if the property will be developed as single family or duplex. However, they did not want to show a single family home and have neighbors feel misled if it turned out to be a two unit townhouse redevelopment.

**Planning Staff Recommendation:** The redevelopment undertaken by Phil Kean Designs along this section of West Fairbanks Avenue has been very challenging since it has been on property only 70-90 feet deep. While the rear public alley helps with access, the shallow depth of these properties had previously discouraged redevelopment. To the extent that this rezoning to Parking Lot for a 20 by 60 parcel assists the viability of the office complex, the staff is in support. From the neighbors' perspective, they will not notice any difference. From the street front on North Kentucky, one will only see the future single family or townhouse building. The parking will be fenced so that the adjacent neighbors will not see the cars.

**Planning and Zoning Board Summary:** The Planning and Zoning Board members heard from several neighbors and received a petition asking that the City deny the request to maintain the integrity of the R-2 zoning. The P&Z Board discussed the parking and it was agreed with the applicant that only five spaces were possible given the turning radius needs. The P&Z Board also discussed the remaining small lot size and whether the future development should be restricted to a single family home versus a two unit townhouse. There was not agreement on that point, as the total size of the future building would not change.

The Planning and Zoning Board was split on their recommendation. Three members voted in favor of the request as they believe that the split of the 20 feet will not impact the neighbors or the character of the street. Two members felt that the property size is very small and that a business use for parking should not extend south of the alley into the residential zoning.

#### **Planning and Zoning Board Minutes – December 6, 2016:**

**REQUEST OF PHIL KEAN DESIGNS TO:** AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP TO CHANGE FROM A LOW DENSITY RESIDENTIAL TO A PARKING LOT FUTURE LAND USE DESIGNATION ON THE REAR (NORTH) 20 FEET OF 947 NORTH KENTUCKY AVENUE.

**REQUEST OF PHIL KEAN DESIGNS TO:** AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM LOW DENSITY RESIDENTIAL (R-2) DISTRICT ZONING TO PARKING LOT (PL) DISTRICT ZONING ON THE REAR (NORTH) 20 FEET OF 947 NORTH KENTUCKY AVENUE.

Planning Manager Jeffrey Briggs presented the staff report and explained that applicant, Phil Kean Designs, seeks approval to change the existing Low Density Residential Future Land Use designation to Parking Lot, and to change the zoning from Low Density Residential (R-2) to Parking Lot (PL) on the rear (north) 20 feet of the property at 947 North Kentucky Avenue. He reviewed the site and context, proposed project plans and an analysis of the Future Land Use/Rezoning request. He said that the applicant has done an admirable job in the redevelopment that he has along this section of West Fairbanks Avenue. Most of that office complex is on property only 70 feet deep. While the rear public alley helps with access, the shallow depth of these properties had previously discouraged redevelopment. To the extent that this rezoning to Parking Lot for a 20 by 60 parcel assists the viability of the office complex, the staff is in support. From the neighbors' perspective, they will not notice any difference. From the street front on North Kentucky, one will only see the future single family or duplex building. The parking will be fenced so that the adjacent neighbors also will not see the cars. Staff recommended approval.

Phil Kean, 912 Fairbanks Avenue, agreed with the staff report. He explained that he was approached by the homeowner to purchase the subject property and that this is the third home that he as redeveloped on Kentucky Avenue. He said that he felt that purchasing by purchasing the lot and redeveloping it, that would be a good opportunity to expand parking for his office building. He responded to Board member questions and concerns.

The following neighbors spoke concerning the request: Ken and Sonya McClain, 935 North Kentucky Ave (opposed); Mary Randall, 1000 South Kentucky Ave (opposed); Mary Ann Plante, 915 North Kentucky Ave (opposed); and Tonia Torruella, 1110 Keyes Ave (in favor as the current owner of 947 North Kentucky Ave). No one else wished to speak concerning the request. In addition a petition was presented from neighbors opposed to the request. Public Hearing closed.

Mr. Kean re-addressed the Board. He stated that he feels that he has invested significantly in the neighborhood. And, the added parking can be used by the current residents if they have some overflow parking needs. He said that sale of the property is contingent upon the outcome of the public hearings, so if the request is not approved the proposed project will not happen.

The Planning and Zoning Board members noted the petition asking that the City deny the request to maintain the integrity of the R-2 zoning. The P&Z Board discussed the parking and it was agreed with the applicant that only five spaces were possible given the turning radius needs. The P&Z Board also discussed the remaining small lot size and whether the future development should be restricted to a single family home versus a two unit townhouse. There was not agreement on that point, as the total size of the future building would not change.

The Planning and Zoning Board was split on their recommendation. Three members voted in favor of the request as they believe that the split of the 20 feet will not impact the neighbors or the character of the street. Two members felt that the property size is very small and that a business use for parking should not extend south of the alley into the residential zoning.

**Motion to approve made by Tom Sacha, seconded by Ross Johnston to amend the Comprehensive Plan Future Land Use Map from Low Density Residential to Parking Lot on the rear (north) 20 feet of 947 North Kentucky Avenue. Motion carried with a 3-2 vote. (Peter Gottfried and Randall Slocum voted against the motion to approve).**

**Motion to approve made by Tom Sacha, seconded by Shelia De Ciccio amend the official Zoning Map to change from Low Density Residential (R-2) to Parking Lot (PL) on the rear (north) 20 feet of 947 North Kentucky Avenue. Motion carried with a 3-2 vote. (Peter Gottfried and Randall Slocum voted against the motion to approve).**



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL TO PARKING LOT ON THE NORTH 20 FEET OF 947 NORTH KENTUCKY AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Winter Park City Commission adopted its Comprehensive Plan on February 23, 2009 via Ordinance 2762-09, and

**WHEREAS**, Section 163.3184, Florida Statutes, establishes a process for adoption of comprehensive plans or plan amendments amending the future land use designation of property; and

**WHEREAS**, this Comprehensive Plan amendment meets the criteria established by Chapter 163 and 166, Florida Statutes; and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

**WHEREAS**, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and recommended APPROVAL of the proposed Comprehensive Plan amendment by a 3-2 voted after having held an advertised public hearing on December 6, 2016, and provided for participation by the public in the process, and rendered its recommendations to the City Commission; and

**WHEREAS**, the Winter Park City Commission has reviewed the proposed Comprehensive Plan amendment and held advertised public hearings on January 9, 2017 and January 23, 2017 and provided for public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process.

**NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, 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 map designation of low density residential to parking lot on the north 20 feet of 947 N. Kentucky Avenue, more particularly described as follows:

THE NORTH 20 FT OF LOT 4, BLOCK B, 74 PER THE PLAT OF FAIRBANKS PARK, AS RECORDED IN PLAT BOOK "O", Page 46 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Tax ID # 12-22-29-2556-02-040

**SECTION 2. Severability.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

**SECTION 3. Conflicts.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

**SECTION 4. Effective Date.** An amendment adopted under this paragraph does not become effective until 31 days after adoption. If timely challenged, an amendment may not become effective until the state land planning agency or the Administration Commission enters a final order determining that the adopted small scale development amendment is in compliance.

**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 \_\_\_\_\_, 2017.

Mayor

\_\_\_\_\_  
Mayor Steve Leary

Attest:

\_\_\_\_\_  
City Clerk

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE LOW DENSITY RESIDENTIAL (R-2) ZONING TO PARKING LOT (PL) DISTRICT ZONING ON THE NORTH 20 FEET OF 947 NORTH KENTUCKY AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the owners of property at 947 N. Kentucky Avenue have requested a Zoning map amendment that is consistent with the Comprehensive Plan, and the requested zoning text change will achieve conformance with the Comprehensive Plan for the property and such municipal zoning does meet the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

**WHEREAS**, the Planning and Zoning Board of the City of Winter Park has recommended APPROVAL of this Ordinance at their December 6, 2016 meeting; and

**WHEREAS**, the City Commission of the City of Winter Park held a duly noticed public hearing on the proposed zoning change set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and

**WHEREAS**, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida.

**NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:**

**SECTION 1. Official Zoning Map Amendment.** That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to change the zoning designation of Low Density Residential (R-2) District zoning to Parking Lot (PL) District zoning on the north 20 feet of 947 N. Kentucky Avenue, more particularly described as follows:

THE NORTH 20 FT OF LOT 4, BLOCK B, 74 PER THE PLAT OF FAIRBANKS PARK, AS RECORDED IN PLAT BOOK "O", Page 46 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Tax ID # 12-22-29-2556-02-040

**SECTION 2. Severability.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

**SECTION 3. Conflicts.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

**SECTION 4. Effective Date.** This Ordinance shall become effective upon the effective date of Ordinance \_\_\_\_\_. If Ordinance \_\_\_\_\_ does not become effective, then this Ordinance shall be null and void.

**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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Mayor Steve Leary

Attest:

\_\_\_\_\_  
City Clerk

## MEETING RE: PKD 12-6-16/ 6:00PM /REZONING OF 947 N KENTUCKY

Good Evening. My name is Keith McClain , My Wife and I have owned and lived at the property at 935 N Kentucky Ave for over 25 years. Our home is directly next door to 947 N Kentucky Ave, which is the property in question as well as behind Phil Kean's Fairbanks Ave Business Complex.

I am speaking here today to oppose the rezoning of this property and parking lot plan at 947 N Kentucky Ave.

Our core Neighborhood is residential, there are several business which surround our Neighborhood however North and South Kentucky Ave as well as Midget Dr are strictly residential housing and we'd prefer to keep it that way.

Mr. Kean had every opportunity to asses and trouble-shoot the parking situation prior to setting up shop. He also had the opportunity to potentially utilize the commercial property for parking that he owned at 1019 W Fairbanks Ave prior to selling it earlier this year.

- 1.) If we were to allow even a portion of this property to be rezoned, It could set a precedence and open the door for the possibility for further commercial encroachment.
- 2.) There is also the potential negative impact that rezoning could have on our property values. How many people would want to live next door to a commercial parking lot. Today it's 20 feet for parking, tomorrow maybe another 20 feet, perhaps a multilevel parking structure. Where does it end.

For nearly 2 decades our neighborhood has worked with the City of Winter Park in improving the environment and aesthetics of the neighborhood. Our neighbors have donated time, labor, product, and monies to improving our Neighborhoods environment. Examples of what we have been able to accomplish together with the City are the Lake Midget Fountain and Sprinkler System, The Decorative Street Lights, Vegetation, Park Benches, Wood Duck Houses and etc.

Mr. Kean one day may decide to move his business to another location, then what happens when a new business moves in and wants to make further changes.

We would just like to keep our small but special residential neighborhood, Residential.

Thank You

THE FOLLOWING HAVE SIGNED THIS PETITION TO PREVENT ANY PORTION OF THE CURRENT LOW DENSITY RESIDENTIAL R-2 PROPERTY/RESIDENCE AT 947 N. KENTUCKY AVENUE FROM BEING REZONED INTO ANY KIND OF COMMERCIAL AND OR PUBLIC USE PARKING LOT OR PARKING STRUCTURE. OUR NEIGHBORHOOD IS RESIDENTIAL AND WE PREFER TO KEEP IT SO.

NAME	ADDRESS	(OPTIONAL) PHONE#/EMAIL
1.) Keith & Sonia McClain	935 N. Kentucky Ave	
2.) MARYANN PLANTE	915 N. Kentucky Ave	
3.) CHARLE PLANTE	<del>1045</del> 1045 Kentucky Charles Plan	
4.) Matthew Dempsey	1001 N. Kentucky Ave	3278
5.) MARK ROWLAND	1047 N Kentucky	
6.)	1049 N. Kentucky	
7.)	1051 N. Kentucky	
8.)	1635 N. Kentucky	
9.) Shiloh Lindgren	731 Midget Drive	
10.) Mary R. Randall	1000 S. Kentucky	
11.)	1012 N. Kentucky	
12.) Edward M. Hian	961 N. Kentucky Ave	Via Ph
13.) Dan	909 N Kentucky Ave	
14.) Kent B. Taylor	Winter Park, FL 1035 N. Kentucky Ave.	



Name      Address      Optional Phone# / Email

14.) Eric Debow 900 S. Kentucky, No. 407 462-5069 Ap. W FL 32793

15.)

16.)

17.)

18.)

19.)

20.)

21.)

22.)

23.)

24.)

25.)

26.)

27.)

28.)

29.)

30.)

31.)

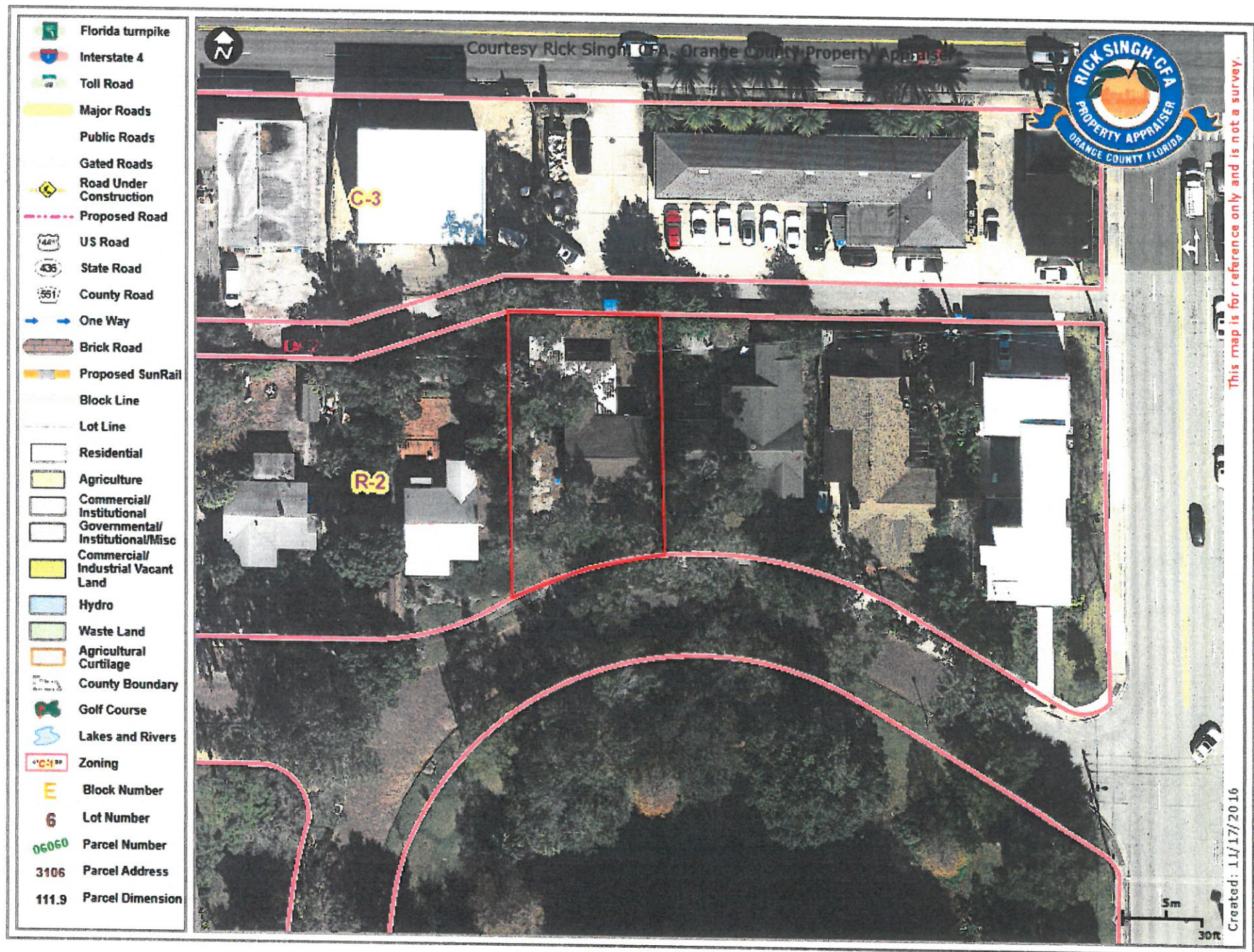
32.)

33.)

Petition Continued For  
947 N. Kentucky





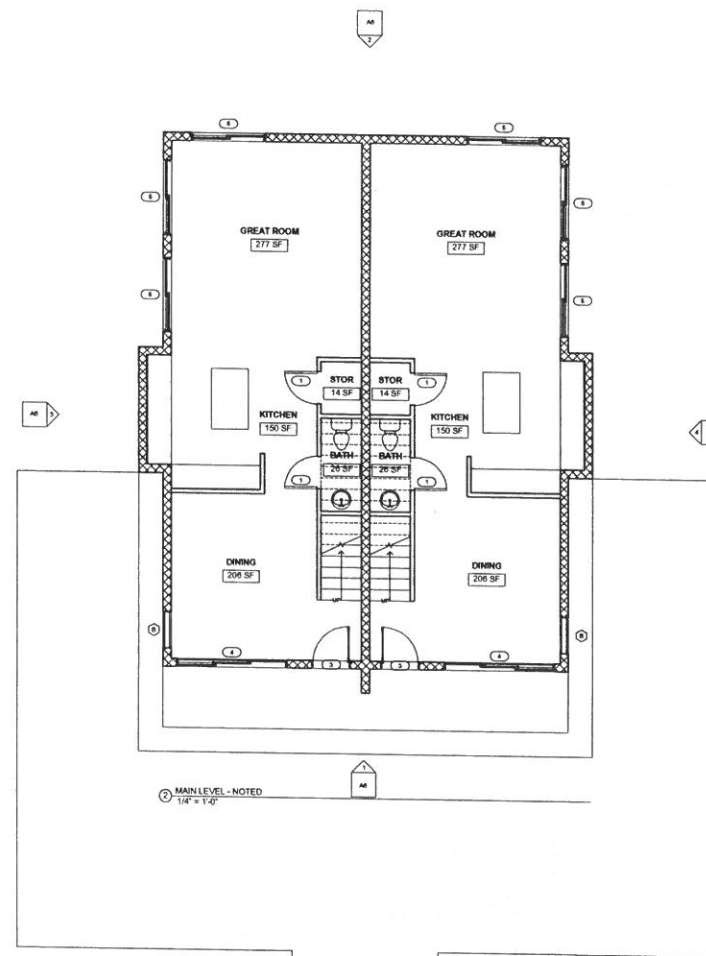
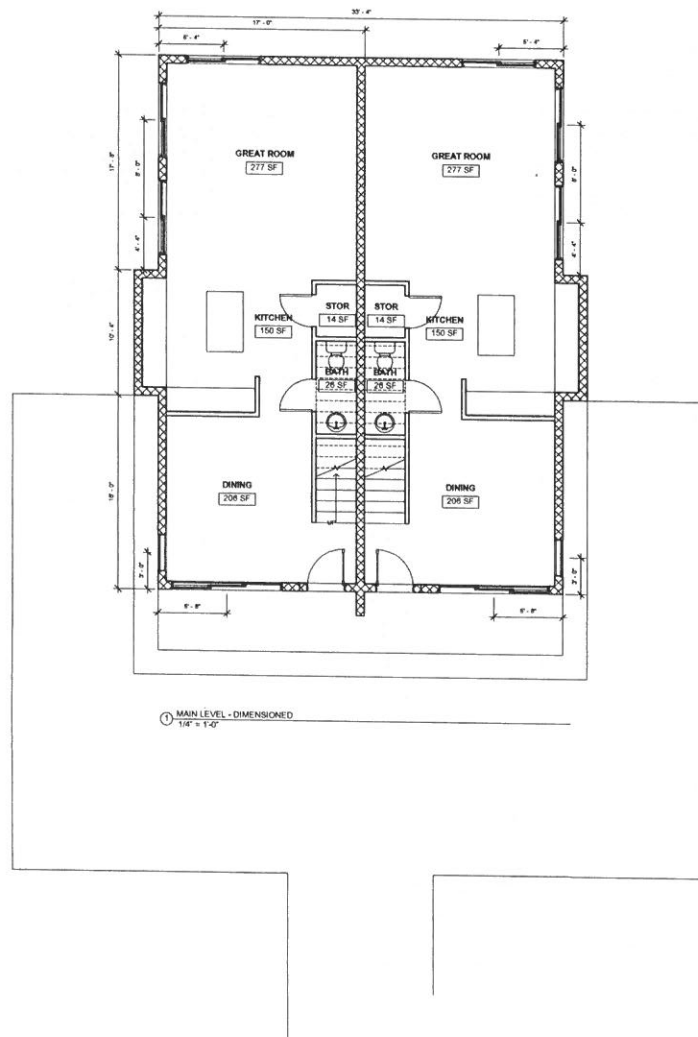






MAXIMUM BUILDING COVERAGE: 1,675 SF  
FLOOR AREA RATIO: 3.018 SF  
BUILDING HEIGHT: 25'-8"

AS



TOTAL AC	
Name	Area
FIRST FLOOR	1508 SF
SECOND FLOOR	1508 SF
Grand total	3016 SF

TOTAL UNDER ROOF SQUARE...	
Name	Area
FIRST FLOOR	1508 SF
COVERED PORCH	167 SF
SECOND FLOOR	1508 SF
Grand total	3183 SF

DESIGNER:  
  
**PHIL KEAN**  
 ARCHITECT-PLANNER  
 CONSULTING FIRM  
 INTERIORS  
 87104 E. UNIVERSITY AVENUE  
 WINTER PARK, FLORIDA 32789  
 PHONE: (407) 895-1100  
 FAX: (407) 895-1101  
 WWW.PHILKEANARCHITECT.COM  
 DATE: 08/01/08  
 SHEET: 001

ENGINEER:

PROJECT:

KENTUCKY DUPLEX  
 947 KENTUCKY AVE  
 WINTER PARK, FL 32789

PLAN HISTORY  
 DATE DESC.:

SHEET DATA:

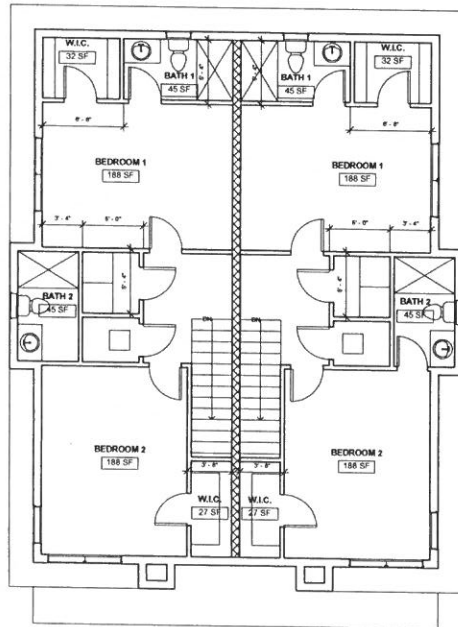
DESIGNED BY:  
 Designer  
 DRAWN BY:  
 Author

SHEET DESC.:

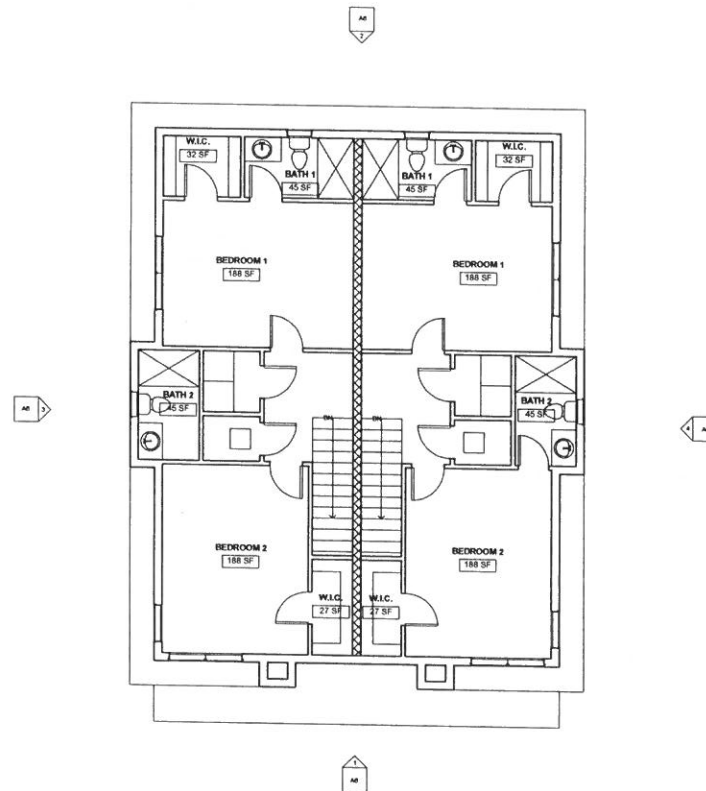
First Floor  
 Plan

SHEET

A1



① SECOND LEVEL - DIMENSIONED  
1/4" = 1'-0"



② SECOND LEVEL - NOTED  
 $1/4" = 1'-0"$



DESIGNER:



ARCHITECTURE  
CONSTRUCTION  
INTERIOR

95116 Fernside Avenue  
Vero Park, Florida 33580

THE UNIVERSITY OF CHICAGO PRESS  
530 N. Dearborn St., Chicago, IL 60610  
Tel: 773.936.7000 Fax: 773.936.7001  
http://www.press.uchicago.edu

DAVID CHRISTOPHER STONE,  
AGE 5712DATE \_\_\_\_\_  
W 3 N 3 7 4 8 1 2 5 4 6 7 8 9 1 0 1 1 1 2

**ENGINEER:**

PROJECT:

KENTUCKY DUPLEX  
947 KENTUCKY AVE  
WINTER PARK, FL 32789

PLAN HISTORY
--------------

DATE	DESC.:
------	--------

SHEET DATA:

DESIGNED BY:
--------------

Designer

DRAWN BY:

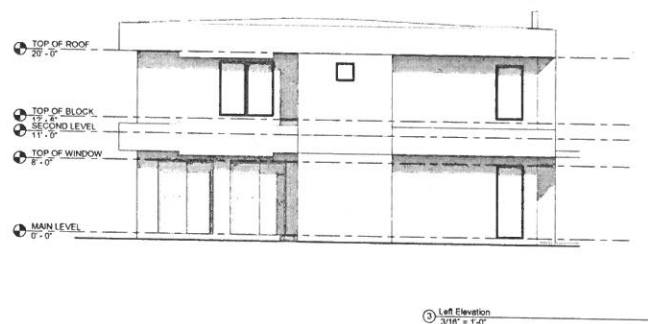
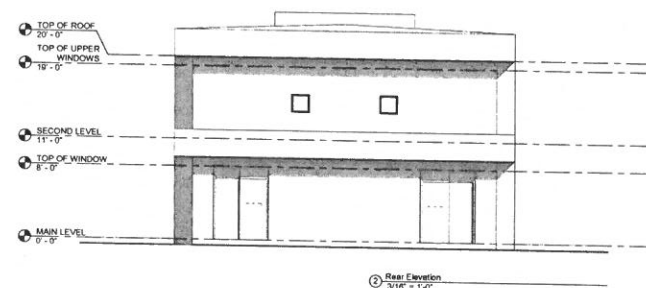
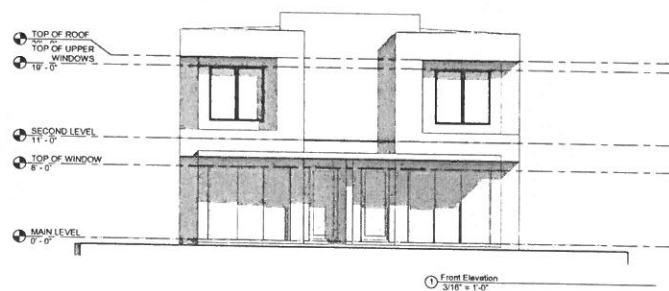
Author

SHEET DESC.:

Elevations
------------

SHEET

A6





# city commission public hearing

Item type	Public Hearing	meeting date	January 9, 2017		
prepared by	Jeff Briggs	approved by	<input checked="" type="checkbox"/> City Manager		
department	Planning and Community		<input checked="" type="checkbox"/> City Attorney		
division	Development		<input type="checkbox"/> N/A		
board approval	Planning and Zoning Board	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A	2-2	final vote	
vision themes	<input checked="" type="checkbox"/> Cherish and sustain city's extraordinary quality of life.				
	<input checked="" type="checkbox"/> Plan growth through a collaborative process that protects city's scale and character.				
	<input type="checkbox"/> Enhance city's brand through flourishing arts and culture.				
	<input type="checkbox"/> Build and embrace local institutions for lifelong learning and future generations.				

**Subject: Request for Future Land Use/Zoning Change at 335 West Comstock Avenue from Single Family (R-1A) to Low Density (R-2).**

Mr. Morgan Bellows is seeking approval to change the existing Single-Family Residential Future Land Use designation to Low Density Residential, and to change the Zoning from Single-Family Residential (R-1A) to Low-Density Residential (R-2) on the property at 335 West Comstock Avenue.

## Planning and Zoning Board Recommendation:

**Motion made Tom Sacha, seconded by Ross Johnson to approve the amendment to the Comprehensive Plan Future Land Use Map to change from Single Family Residential to Low Density Residential on property located at 335 West Comstock Avenue. Mr. Sacha and Gottfried voted against the motion to approve. R. Johnston and Shelia De Ciccio voted in favor of the motion to approve. The vote was 2-2.**

**Motion made Tom Sacha, seconded by Shelia De Ciccio to approve the amendment to the official Zoning Map to change from Single Family Residential (R-1A) to Low Density Residential (R-2) on property located at 335 West Comstock Avenue. Mr. Sacha and Gottfried voted against the motion to approve. R. Johnston and Shelia De Ciccio voted in favor of the motion to approve. The vote was 2-2.**

**Summary:** The property is currently occupied by a single-family residence, which is proposed to be demolished. The lot is 70 feet by 125 feet (8,750-square feet) in size on the northeast corner of Comstock and Virginia Avenues. The abutting properties to the north are zoned single-family (R-1A) and the properties to the south, across Comstock Avenue, and to the west across Virginia Avenue are also zoned single family (R-1A). The properties to the east are zoned low-density residential (R-2), which are occupied by the recently completed David Weekly townhomes and single-family homes.

The applicant has provided a development plan for a single family home. The proposed two-story single family home is a total of 4,361 square feet in size including the two car garage. The proposed home meets the R-2 setbacks and building lot coverage. Under R-2 zoning, this property could be used for a duplex. However, the applicant has volunteered to accept a restriction on the R-2 zoning that limits development of the property to a single family home and to no more than the 50% FAR shown. That restriction is included in the proposed zoning ordinance. The maximum FAR as currently zoned R-1A is 43%. What the applicant gains is to add 7% more FAR or 612 square feet of added house size.

The issue for the City is where to draw the line between the single-family R-1A zoning and the R-2 zoning. The City agreed to rezone the David Weekly development from R-1A to R-2 because the City recognized that the David Weekly property would be adjacent to a business property zoned office (Grant Chapel), and more importantly that property was at the time adjacent to the City's electric utility storage yard, and also virtually adjacent to the railroad right-of-way.

Generally, rezoning to R-2 is not necessary to foster redevelopment in this area. Nearby at 450 West Lyman Avenue, zoned R-1A, Phil Kean Designs has under construction a new single-family home. At 426 West Lyman Avenue the Planning and Zoning Board denied a similar request for R-2 zoning in June of 2015. Those owners have proceeded with their plans for a two-story single-family home under the R-1A zoning, which is now under construction.

**Planning Staff Recommendation:** The Planning Staff recognized this block already has 83% of the land within it, zoned as R-2 or O-2. The Planning Staff believes that Virginia Avenue is a more clearly defined "line in the sand" between R-2 and R-1A zoning. Since only 17% of this block is designated single family and since the proposed use is single family, the staff supported the request for low density residential FLU and R-2 zoning based on the restrictions outlined above.

The Planning Staff did feel strongly in June 2015 about the denial of the rezoning to R-2 at 426 West Lyman Avenue, because that would have been the only R-2 property in that entire block.

A similar rezoning to R-2 was proposed for this property in January 2016 and the staff recommendation at that time was for denial. Despite the assertions, this is not the same request. That application was for a duplex structure and not a single family home. That request was for the full 55% FAR entitlement of R-2 and also included variances to setbacks. This request is for 50% FAR and meets all R-2 zoning rules. If this applicant were planning to use this R-2 zoning request for a duplex, then the Planning Staff would be in opposition. However, this applicant is committing to a deed restricted single family home, at a 50% FAR, in a location where 10 existing residences already exist, that are zoned R-2 (David Weekly Townhomes). It is also in the same block as the City's "Blake Yard" property, that is now zoned R-2. The only net difference in this application versus maintaining the R-1A single family zoning is whether the future single family home is 612 square feet larger by virtue of the rezoning.

**Planning and Zoning Board Summary:** The Planning and Zoning Board were split on this request, as evidenced by the 2-2 vote. Two members felt that the commitment to a single family house and the predominance of R-2 zoning in this block justified the request. The other two members did not feel that the zoning line should be moved and that the need for 612 more square feet was not a sufficient reason for the change when the property sized now allows a home of 3,748 square feet to be built. Based on the 2-2 vote this comes with no formal recommendation from the P&Z Board.

## Planning and Zoning Board Minutes – December 6, 2016:

**REQUEST OF MORGAN BELLOWES TO:** AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP TO CHANGE FROM SINGLE FAMILY RESIDENTIAL TO LOW DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION ON THE PROPERTY AT 335 WEST COMSTOCK AVENUE.

**REQUEST OF MORGAN BELLOWES TO:** AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM SINGLE FAMILY RESIDENTIAL (R-1A) DISTRICT ZONING TO LOW DENSITY RESIDENTIAL (R-2) DISTRICT ZONING ON THE PROPERTY AT 335 WEST COMSTOCK AVENUE.

Mr. Slocum announced that has a conflict and will not participate in the discussion or vote on this item.

Planning Manager Jeffrey Briggs presented the staff report. He explained that the applicant, Morgan Bellows, seeks approval to change the existing Single-Family Residential Future Land Use designation in the Comprehensive Plan to Low Density Residential, and to change the zoning district from Single-Family Residential (R-1A) to Low-Density Residential (R-2) on the property at 335 West Comstock Avenue. Mr. Briggs discussed the site and context, proposed project plans, and an Analysis of the Future Land Use/Rezoning Request. The Planning Staff believes that Virginia Avenue is a more clearly defined "line in the sand" between R-2 and R-1A zoning. Since only 17% of this block is designated single family and since the action would include a deed restriction to a single family home and no more than 50% FAR, the staff can support the request for low density residential FLU and R-2 zoning based on the restrictions outlined above. Mr. Briggs responded to Board member questions and concerns.

Morgan Bellows, 651 Northwood Circle, agreed with the details presented in the staff report. He stated that he feels that his proposal is consistent with redevelopment in the area and that it is a good fit within the existing neighborhood. He stated that he is committed to developing a single-family home on this site.

The following residents spoke concerning the request: Mary Randall, 1000 South Kentuck Avenue (opposed); Maria Bryant-Hall, 450 South Virginia Avenue (opposed); Martha-Bryant-Hall, 331 West Lyman Avenue (opposed); Mary Daniels, 650 Canton Avenue (opposed); Javier Omana, 426 West Lyman Avenue (in favor); Sally Flynn, 1400 Highland Road (opposed); John Schofield, 358 Vitoria Avenue (opposed); Radeen Shaw, 114 South Virginia Avenue (opposed); Forrest Michael, 358 West Comstock Avenue (opposed); Lurline Fletcher, 811 English Court (opposed); Dan Bellows, 425 West New England Avenue (in favor).

No one else wished to speak concerning this request. Public Hearing closed.

Morgan Bellows, noted that the previous request for a duplex and 55% FAR together with variances was withdrawn, so the application tonight is different than the one in January and they have compromised on their request. He re-stated that he proposes a clean R-2 zoning with a request to increase the FAR to 50% and a commitment to single family use. He said that he feels that this is a unique block combined with the adjacent R-2 and office zonings, and proximity to the train tracks.

Mr. Sacha stated that he firmly believes that if you buy a piece of property with a particular zoning then you should build within the requirements of that zoning. Mr. Gottfried agreed and expressed that the existing demarcation between R-1A and R-2 should be maintained. Mr. Gottfried also expressed that a 3,700 square foot home on this property should be sufficient. Mr. R. Johnston and Ms. DeCiccio expressed that the deed restriction to only a single family use and the lower 50% FAR was appropriate given the characteristics of that block with 83% of it already zoned R-2 or O-2.

**Motion made Tom Sacha, seconded by Ross Johnson to approve the amendment to the Comprehensive Plan Future Land Use Map to change from Single Family Residential to Low Density Residential on property located at 335 West Comstock Avenue. Mr. Sacha and Gottfried voted against the motion to approve. R. Johnston and Shelia De Ciccio voted in favor of the motion to approve. The vote was 2-2. Motion to approve failed. This results in no recommendation.**

**Motion made Tom Sacha, seconded by Shelia De Ciccio to approve to approve the amendment to the official Zoning Map to change from Single Family Residential (R-1A) to Low Density Residential (R-2) on property located at 335 West Comstock Avenue. Mr. Sacha and Gottfried voted against the motion to approve. R. Johnston and Shelia De Ciccio voted in favor of the motion to approve. The vote was 2-2. Motion to approve failed. This results in no recommendation.**



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF SINGLE FAMILY RESIDENTIAL TO LOW DENSITY RESIDENTIAL DESIGNATION ON THE PROPERTY AT 335 WEST COMSTOCK AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Winter Park City Commission adopted its Comprehensive Plan on February 23, 2009 via Ordinance 2762-09, and

**WHEREAS**, Section 163.3184, Florida Statutes, establishes a process for adoption of comprehensive plans or plan amendments amending the future land use designation of property; and

**WHEREAS**, this Comprehensive Plan amendment meets the criteria established by Chapter 163 and 166, Florida Statutes; and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

**WHEREAS**, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and provided a recommendation on the proposed Comprehensive Plan amendment, having held an advertised public hearing on December 6, 2016, provided for participation by the public in the process, and rendered its recommendations to the City Commission; and

**WHEREAS**, the Winter Park City Commission has reviewed the proposed Comprehensive Plan amendment and held advertised public hearings on January 9, 2017 and January 23, 2017 and provided for public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process.

**NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, 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 map designation of single family residential to low density residential on the property at 335 West Comstock Avenue, more particularly described as follows:

LOT 7, BLOCK 68 PER THE REVISED MAP OF THE TOWN OF WINTER PARK, AS RECORDED IN PLAT BOOK "A", Pages 67-72 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Tax ID # 05-22-30-9400-68-070

**SECTION 2. Severability.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

**SECTION 3. Conflicts.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

**SECTION 4. Effective Date.** An amendment adopted under this paragraph does not become effective until 31 days after adoption. If timely challenged, an amendment may not become effective until the state land planning agency or the Administration Commission enters a final order determining that the adopted small scale development amendment is in compliance.

**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 \_\_\_\_\_, 2017.

Mayor

\_\_\_\_\_  
Mayor Steve Leary

Attest:

\_\_\_\_\_  
City Clerk

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE SINGLE FAMILY RESIDENTIAL (R-1A) DISTRICT ZONING TO LOW DENSITY RESIDENTIAL (R-2) DISTRICT ZONING ON THE PROPERTY AT 335 WEST COMSTOCK AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the owners of property at 335 West Comstock Avenue have requested a Zoning map amendment consistent with the amended Comprehensive Plan, and the requested zoning text change will achieve conformance with the Comprehensive Plan for the property and such municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

**WHEREAS**, the Planning and Zoning Board of the City of Winter Park has recommended 2-2 on this Ordinance at their December 6, 2016 meeting; and

**WHEREAS**, the City Commission of the City of Winter Park held a duly noticed public hearing on the proposed zoning change set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the City of Winter Park Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder; and

**WHEREAS**, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida.

**NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:**

**SECTION 1. Official Zoning Map Amendment.** That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to change the zoning designation of Single Family (R-1A) District to Low Density Residential (R-2) District zoning on the property at 335 West Comstock Avenue, more particularly described as follows:

LOT 7, BLOCK 68 PER THE REVISED MAP OF THE TOWN OF WINTER PARK, AS RECORDED IN PLAT BOOK "A", Pages 67-72 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Tax ID # 05-22-30-9400-68-070

**SECTION 2. Voluntary Development Restrictions Imposed.** In response to the voluntary offer of development restrictions made by the owner, the City thereby establishes as a condition of approval of this Ordinance, to run with title to the land that notwithstanding the provisions of R-2 zoning, that this property may not be used for other than a single family residence and that the total size or floor area of the single family home per the City's zoning definition of floor area ratio may not exceed 50% floor area ratio or 4,361 square feet. Such development restriction may only be released or modified by a subsequent action of the City Commission.

**SECTION 3. Severability.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

**SECTION 4. Conflicts.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

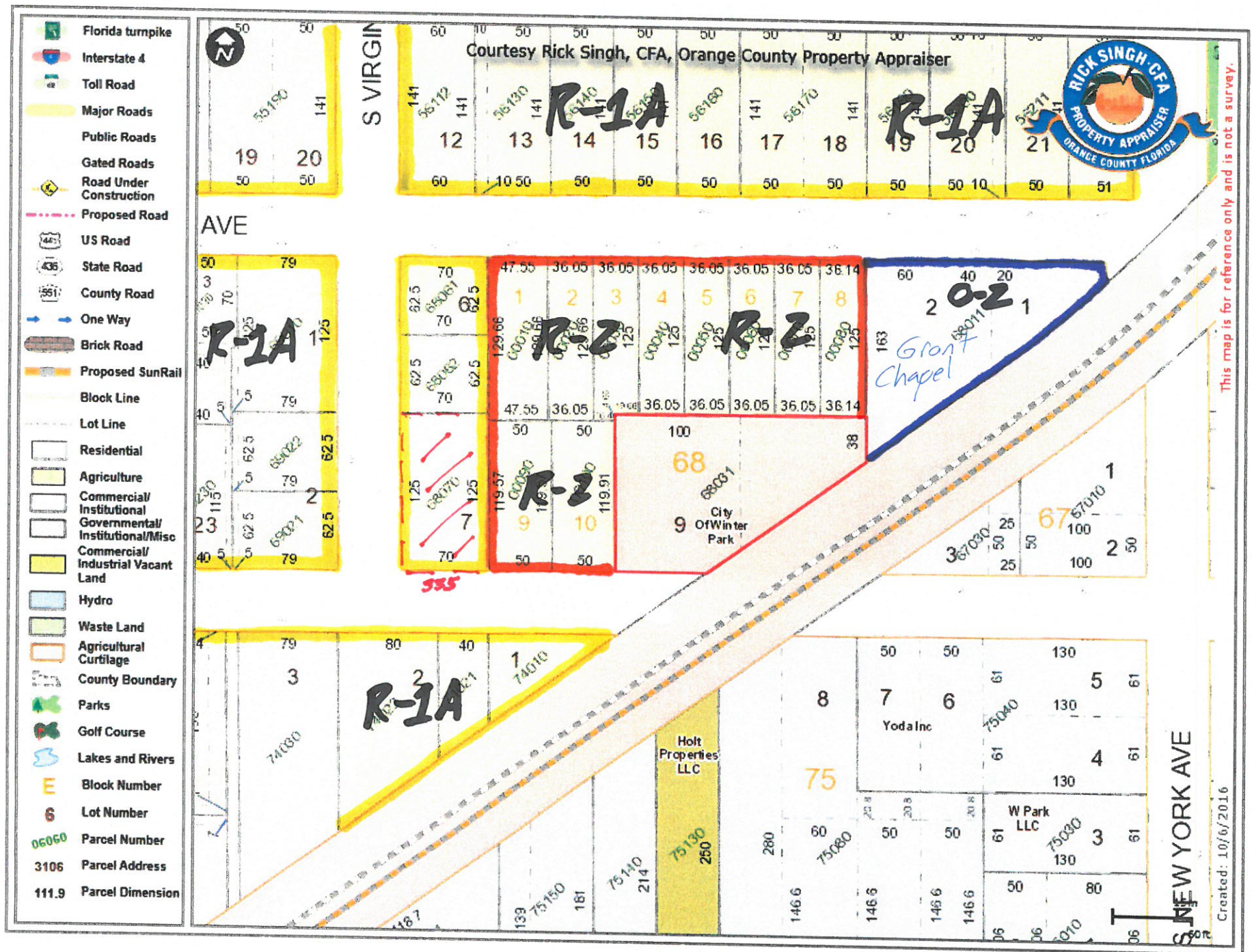
**SECTION 5. Effective Date.** This Ordinance shall become effective upon the effective date of Ordinance \_\_\_\_\_. If Ordinance \_\_\_\_\_ does not become effective, then this Ordinance shall be null and void.

**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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Mayor Steve Leary

Attest:

\_\_\_\_\_  
City Clerk











NOTE: FENCING AND LOW WALL NOT SHOWN

S. VIRGINIA AVE. ELEVATION

**CONCEPTUAL COLOR STUDY**  
**MORGAN BELLOWS RESIDENCE**  
16-052 10.25.16





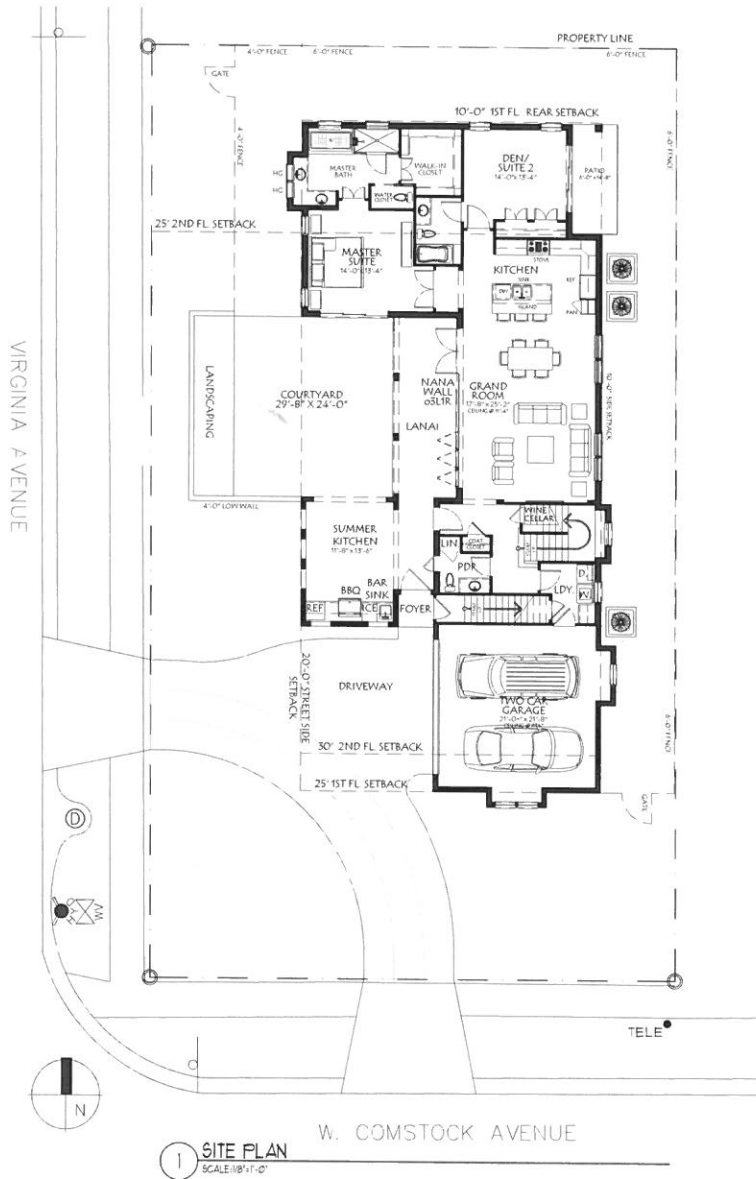


SW 6472 COMPOSED

335 W COMSTOCK AVE. ELEVATION

**CONCEPTUAL COLOR STUDY**  
**MORGAN BELLOWS RESIDENCE**  
 16-052 10.25.16





AREA CALCULATIONS	
SITE AREA	8,720 SF.
MAX FAR (55%)	4,796 SF.
FAR SHOWN (50.08%)	4,367 SF.
1ST FLOOR HVAC:	1,852 SF.
2ND FLOOR HVAC:	1,515 SF.
TOTAL HVAC:	3,427 SF.
GARAGE	530 SF.
FRONT PORCH	20 SF.
COVERED LANAI	261 SF.
SUMMER KITCHEN	225 SF.
BALCONY	204 SF.
ALLOWABLE CREDIT	(300 SF.)
TOTAL NON-HVAC:	940 SF.
FAR TOTAL :	4,367 SF.
BUILDING FOOTPRINT ALLOWABLE (40%)	3,488 SF.
BUILDING FOOTPRINT SHOWN (33.8%)	2,948 SF.

IMPERVIOUS AREA CALCULATIONS	
SITE AREA:	8,720 SF.
IMPERVIOUS AREAS:	
-1ST FLOOR HVAC	1,852 SF.
-GARAGE	530 SF.
-FRONT PORCH	20 SF.
-COVERED LANAI AND SUMMER KITCHEN	486 SF.
-DRIVEWAY	823 SF.
-COURTYARD	548 SF.
-MECHANICAL WALLS/SLABS	46 SF.
TOTAL IMPERVIOUS SHOWN (49.3%)	4,305 SF.
IMPERVIOUS ALLOWABLE (50%)	4,360 SF.
TOTAL PERVIOUS SHOWN (50.6%)	4,415 SF.

REVISIONS

**SLOCUM PLATT**  
ARCHITECTS, P.A.  
RANDALL J. SLOCUM AR 13288 WILLIAM P. PLATT AR 13282  
475 NORTH GARDEN AVENUE, SUITE 100, N. 13751  
TEL. 407/442-3014 FAX 407/442-3771  
WWW.SLOCUMPLATT.COM

**SP**

WILLIAM P. PLATT ARCHITECT

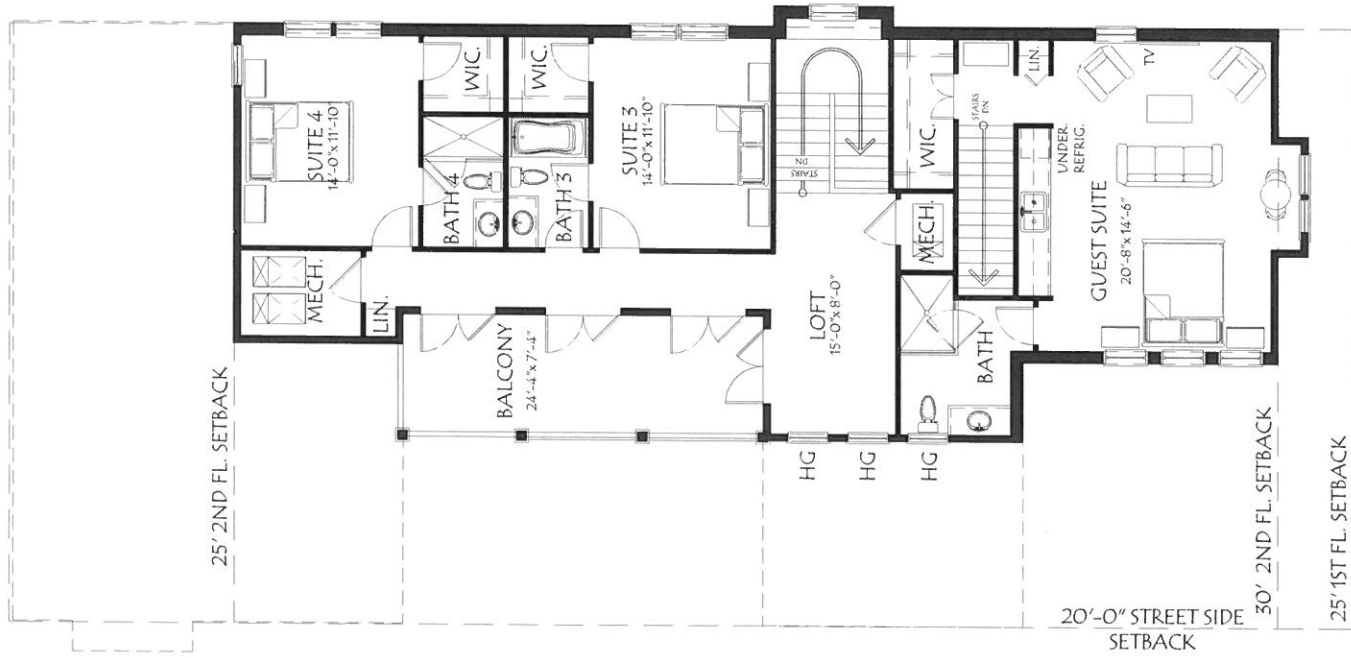
**SITE PLAN**  
**MORGAN BELLOWES**  
**RESIDENCE**  
FLORIDA  
WINTER PARK

DRAWN  
LUTB  
CHECKED  
WFP  
DATE  
09-29-2016  
SCALE  
AS NOTED  
JOB NO.  
16-052  
SHEET

**A1.1**







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



REVISIONS

**SLOCUM PLATT**  
ARCHITECTS, P.A.  
RANDALL J. SLOCUM A/E 13356 WILLIAM P. PLATT A/E 13352  
470 NORTH HIGHLAND AVENUE SUITE 200  
TALLAHASSEE, FL 32301  
WWW.SLOCUMPLATTS.COM



WILLIAM P. PLATT ARCHITECT

SECOND FLOOR PLAN  
**MORGAN BELLOW'S  
RESIDENCE**  
FLORIDA  
WINTER PARK

DATE	02-29-2016
CHECKED	WPP
SCALE	AS NOTED
WPP NO.	16-052
SHEET	

A2.2



1 FRONT (SOUTH) ELEVATION - W. COMSTOCK AVE  
SCALE: 1/4" = 1'-0"



2 LEFT (WEST) SIDE ELEVATION - VIRGINIA AVE.  
SCALE: 1/4" = 1'-0"

# REVISIONS

NO.	DATE	DESCRIPTION

**SLOCUM PLATT**  
ARCHITECTS, P.A.  
RANDALL J. SLOCUM AS 13208 WILLIAM P. PLATT AS 13202  
JVS/INT/INT TEL 1407/1402-2011 FAX 1407/1404-2771  
WWW.SLOCUMPLATT.COM



FLORIDA  
MORGAN BELLOWS RESIDENCE  
335 W. COMSTOCK AVE.  
WINTER PARK

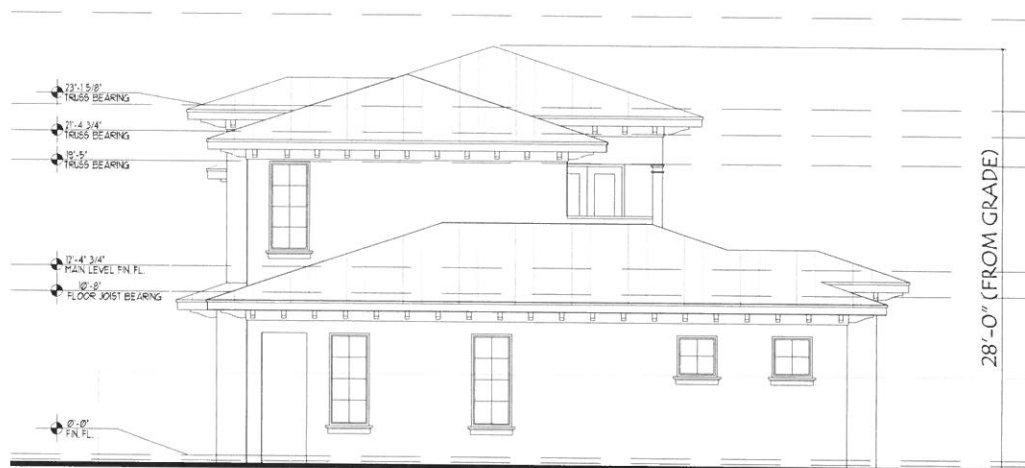
EXTERIOR ELEVATIONS  
MORGAN BELLOWS RESIDENCE  
335 W. COMSTOCK AVE.  
WINTER PARK  
FLORIDA

UNANSWERED  
DATE  
CHECKED  
JPP  
DATE  
06-21-2016  
SCALE  
AS NOTED  
JOB NO.  
15-0163  
SHEET

A6.0



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



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

REVISIONS

**SLOCUM PLATT**  
ARCHITECTS, P.A.

RANDALL J. SLOCUM AIA 13288 WILLIAM P. PLATT AIA 13242  
475 NORTH GULFSTREAM AVENUE SUITE 100  
FLORENCE, AL 36633  
TEL: (205) 442-2011 FAX: (205) 442-2771  
WWW.SLOCUMPLATT.COM

*SP*

**EXTERIOR ELEVATIONS**

MORGAN BELLOWES RESIDENCE  
335 W. COMSTOCK AVE.  
WINTER PARK FLORIDA

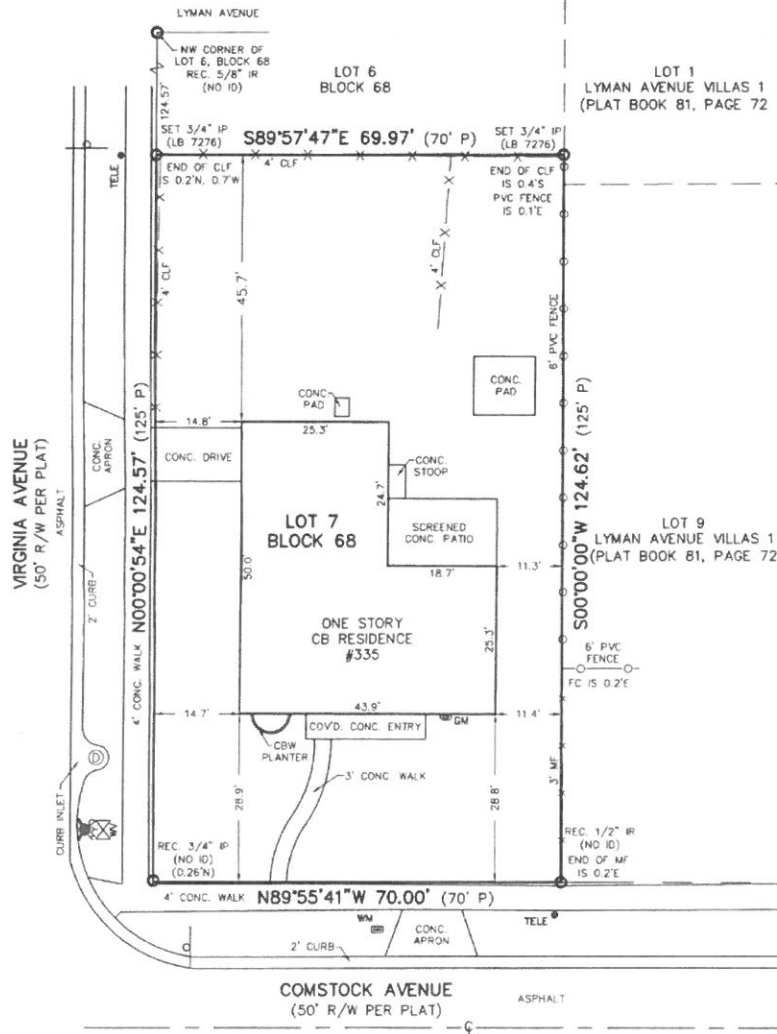
DESIGN: UTD  
CHECKED: WPP  
DATE: 06-21-2016  
SCALE: AS NOTED  
JOB NO: 15-0269  
SHEET

**A6.1**

# BOUNDARY SURVEY FOR SYDGAN CORPORATION

## DESCRIPTION:

LOT 7, BLOCK 68, REVISED MAP OF THE TOWN OF WINTER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "A", PAGES 67 THROUGH 72, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



## LEGEND

CB	CONCRETE BLOCK
CBW	CONCRETE BLOCK WALL
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
COVD.	COVERED
FC	FENCE CORNER
GM	GAS METER
HYD	FIRE HYDRANT
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
LB	LICENSED BUSINESS
MF	METAL FENCE
P	PLAT
PVC	POLYVINYL CHLORIDE
R/W	RIGHT-OF-WAY
REC.	RECOVERED
TELE	TELEPHONE RISER
WM	WATER METER
WV	WATER VALVE
C	CENTERLINE
S	SIGN
Ⓢ	STORM MANHOLE

Certify To:  
MORGAN S BELLOWS  
LIBERTY TITLE COMPANY  
WESTCOR LAND TITLE  
CITIZENS BANK OF FLORIDA

This is to certify that this survey was performed in the field on the date(s) shown hereon.

## SURVEYOR'S NOTES:

- The lands as shown hereon lie within Section 07, Township 22 S., Range 30 E., Orange County, Florida.
- This survey represents a survey made on the ground under the supervision of the signing surveyor, unless otherwise noted.
- Underground improvements or underground foundations have not been located except as noted.
- This survey does not reflect or determine ownership.
- All easements of which the surveyor has knowledge of, or has been furnished, have been noted on this map.
- No title data has been provided to this surveyor unless otherwise noted.
- Bearings shown hereon are assumed relative to the East right-of-way line of Virginia Avenue; said bearing being N00°00'54"E (assumed).
- According to the Federal Insurance Rate Map, this property lies in Zone "X", Community Panel number 12095C0255 F, Dated: 9/25/2009.

## REVISIONS

Rev. _____	Date: _____
Rev. _____	Date: _____
Rev. _____	Date: _____
Rev. _____	Date: _____

**HLSM, LLC**  
Henrich-Luke-Swaggerty-Menard  
Professional Surveyors & Mappers  
Licensed Business No. 7276  
794 Big Tree Drive, Suite 108  
Longwood, Florida 32750  
P. (407) 647-7346  
F. (407) 982-7166  
Survey@HLSM.US

Job No: F-034  
Field Date: 1/29/15  
Drawn By: ADA  
Field By: WKP/ME  
Scale: 1"=20'

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

*William F. Menard*  
William F. Menard  
Professional Surveyor & Mapper  
Florida Registration #5625

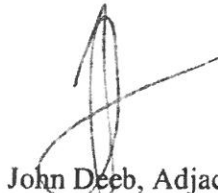
October 12, 2016

RE: Rezoning Application from R-1A to R-2  
335 W. Comstock Avenue, Winter Park, FL

To Whom It May Concern:

I have no objection to the rezoning request of Morgan S. Bellows for his property located at 335 W. Comstock Avenue, Winter Park, Florida. It is my understanding that Mr. Bellows would like to rezone his property from R-1A to R-2.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Deeb', with a long horizontal stroke extending to the right.

John Deeb, Adjacent Property Owner  
331 W. Comstock Ave.  
Winter Park, FL 32789





# city commission public hearing

Item type	Public Hearing	meeting date	January 9, 2017		
prepared by	Jeff Briggs	approved by	<input checked="" type="checkbox"/> City Manager		
department	Planning and Community		<input checked="" type="checkbox"/> City Attorney		
division	Development		<input type="checkbox"/> N/A		
board approval	Planning and Zoning Board	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A	5-0	final vote	
vision themes	<input checked="" type="checkbox"/> Cherish and sustain city's extraordinary quality of life.				
	<input checked="" type="checkbox"/> Plan growth through a collaborative process that protects city's scale and character.				
	<input type="checkbox"/> Enhance city's brand through flourishing arts and culture.				
	<input type="checkbox"/> Build and embrace local institutions for lifelong learning and future generations.				

## Subject: Request for Future Land Use/Zoning Change for 309 W. New England Ave.

This public hearing involves requests by TGG Ltd. (property owner) to change the Comprehensive Plan future land use designation to Central Business District and the Zoning to C-2 at 309 W. New England Avenue.

### Planning and Zoning Board Recommendation:

**Motion made by Tom Sacha, seconded by Shelia De Ciccio to approve the request to amend the Comprehensive Plan Future Land Use Map to change from Commercial to Central Business District on Lot 16, Block 40 at 309 West New England Avenue. Motion carried unanimously with a 5-0 vote.**

**Motion made by Tom Sacha, seconded by Shelia De Ciccio to approve the request to amend the Official Zoning Map to change from Medium Density Multi-Family Residential (R-3) to Commercial (C-2) to Central Business District on Lot 16, Block 40 at 309 West New England Avenue. Motion carried unanimously with a 5-0 vote.**

**Summary:** The property is a vacant 50 by 130 lot (Lot 16, Block 40) that is 6,500 square feet in size. The other adjacent properties at 347 & 313 West New England and 301 West New England Avenue are all designated as Central Business District future land use and zoned C-2. The property directly across the street at 298 West New England also has the same designation and zoning.

**Background to the Request:** When the Community Redevelopment Area was established in 1994, one of the primary goals was to encourage the redevelopment of this portion of West New England Avenue from Pennsylvania to New York Avenue. To that end, the City administratively changed the Comprehensive Plan future land use map in 1995 for all the properties affected to a Commercial FLU.

However, when the redevelopment of New England Avenue began with the redevelopment of the Dexter's building, the Future Land Use and Zoning needed for that density and building setback, up close to the street, was the Central Business District designation and C-2 zoning. In turn, all of the successive redevelopment of New England Avenue between Pennsylvania and Virginia Avenues has been undertaken utilizing Central Business District FLU and C-2 zoning. This has been consistent with the goal to emulate on West New England Avenue, the style, density and character of Park Avenue.

By changing the Future Land Use on this property from Commercial to Central Business District, the property would be permitted up to a maximum 200% FAR and the setbacks of C-2 zoning. This would of course be predicated on their ability to provide parking for such building density.

**Planning Staff Recommendation:** The Planning Staff recommendation consistently through the years been in support of Central Business District future land use and C-2 zoning along this frontage of West New England Avenue. The Planning Staff continues to believe that this is the appropriate land use in order to continue the redevelopment pattern that has already occurred along New England Avenue. It is also based on the recognition that the City still has the review and approval control over all redevelopment since the Zoning Code requires P&Z/City Commission approval of any building/building addition over 500 square feet.

**Planning and Zoning Board Summary:** The Planning Board members agreed that this one isolated lot should have the same CBD designation and C-2 zoning as exists in this area for the other properties that front on New England Avenue.

#### **Planning and Zoning Board Minutes – December 6, 2016:**

**REQUEST OF TGG, LTD. TO:** AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP TO CHANGE FROM COMMERCIAL TO A CENTRAL BUSINESS DISTRICT FUTURE LAND USE DESIGNATION ON LOT 16, BLOCK 40 AT 309 WEST NEW ENGLAND AVENUE.

**REQUEST OF TGG LTD. TO:** AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL (R-3) DISTRICT ZONING TO COMMERCIAL (C-2) DISTRICT ZONING ON LOT 16, BLOCK 40 AT 309 WEST NEW ENGLAND AVENUE.

Planning Manager Jeffrey Briggs presented the staff report. He explained that the applicant, TGG Ltd. (property owner), seeks to change the Comprehensive Plan future land use designation to Central Business District and the Zoning to C-2 at 309 W. New England Avenue. The property is a 50 by 130 lot (Lot 16, Block 40) that is 6,500 square feet in size. The subject property is vacant and the other adjacent properties at 313 West New England and 301 West New England Avenue are both designated as Central Business District future land use and zoned C-2. The property directly across the street at 298 West New England also has the same designation and zoning. He provided the Board members with insight into the background of the request and a staff analysis of the current request. Mr. Briggs explained that the Planning Staff recommendation consistently through the years has been in support of Central Business District future land use and C-2 zoning along this frontage of West New England Avenue. The Planning Staff continues to believe that this is the appropriate land use in order to continue the redevelopment pattern that has already occurred along New England Avenue. It is also based on the recognition that the City still has the review and approval control over all redevelopment since the Zoning Code requires P&Z/City Commission approval of any building/building addition over 500 square feet. Staff recommended approval of the change to Central Business District FLU and C-2 Zoning for the property at 309 West New England Avenue.

Dan Bellows, 425 West New England Avenue, spoke to the rezoning patterns in the neighborhood. He agreed with the intent of the staff's position. He disagreed with the recommendation to impose the five-foot setback. He responded to Board member questions and concerns.

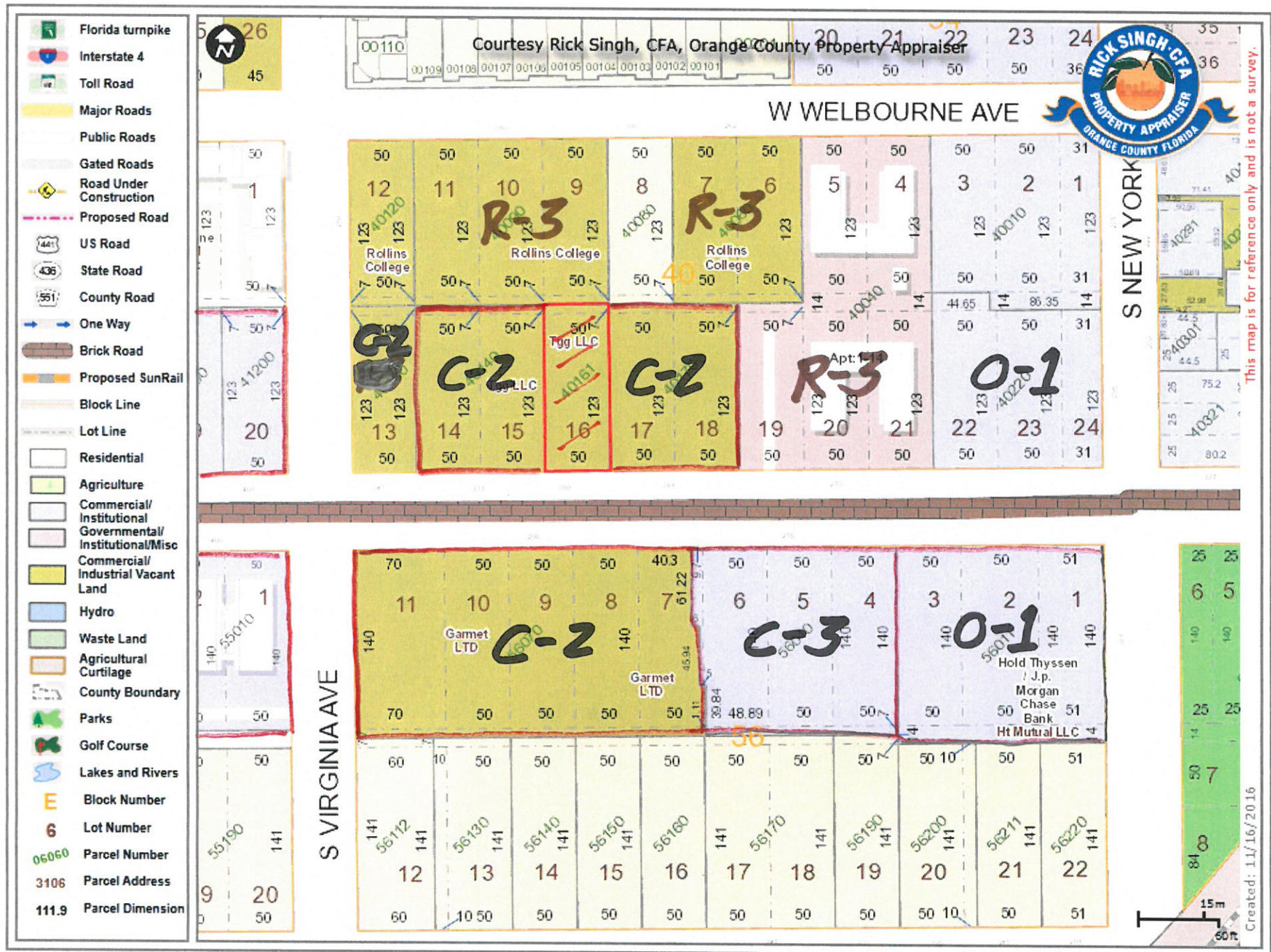
The following people spoke concerning the request: Javier Omana, 426 West Lyman Avenue (in favor); and Lurline Fletcher (opposed). No one else wished to speak concerning the request. Public Hearing closed.

The P&Z Board members were in agreement that this one isolated lot should be designated the same as the other property along New England Avenue.

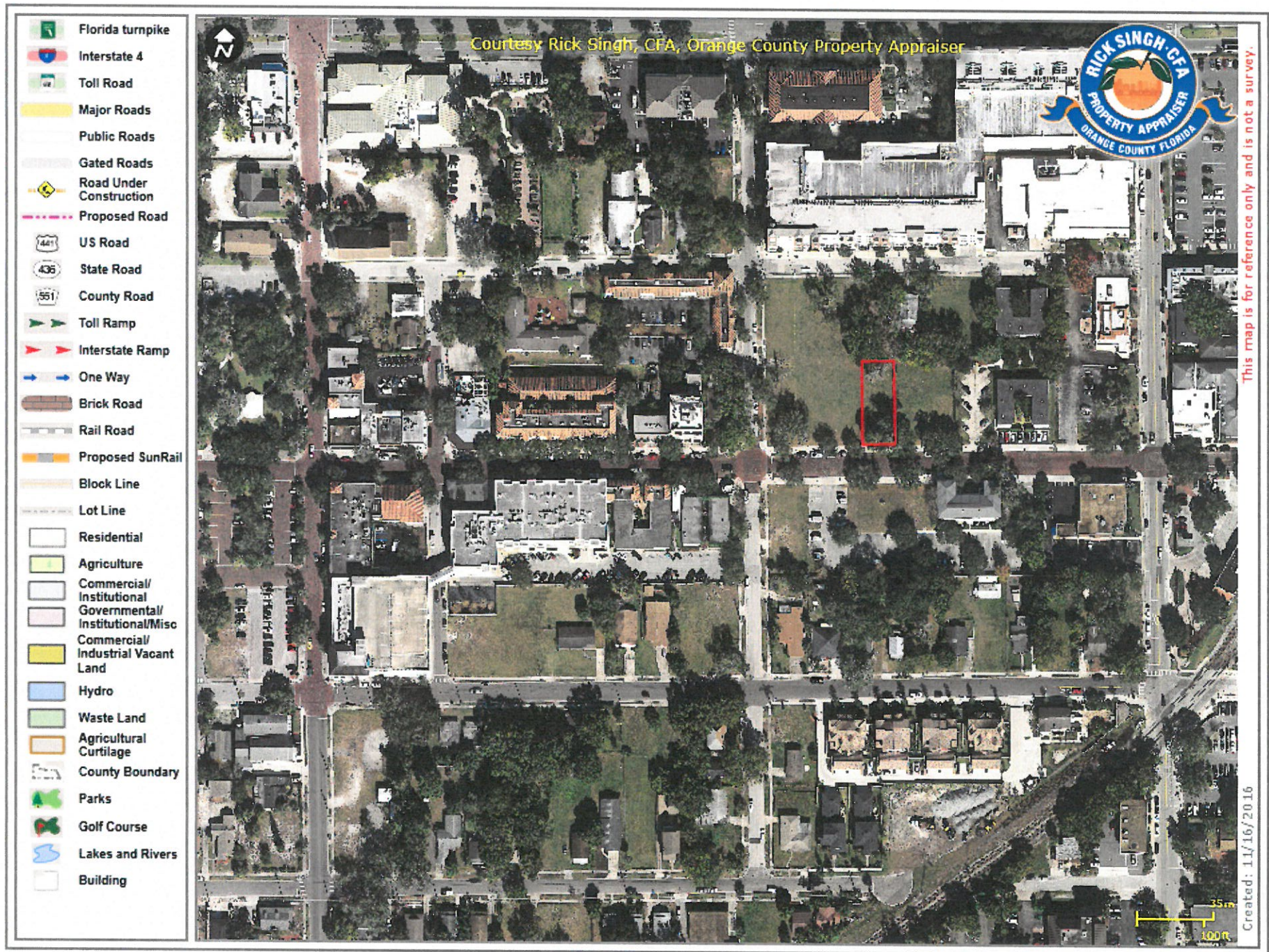
**Motion made by Tom Sacha, seconded by Shelia De Ciccio to approve the request to amend the Comprehensive Plan Future Land Use Map to change from Commercial to Central Business District on Lot 16, Block 40 at 309 West New England Avenue. Motion carried unanimously with a 5-0 vote.**

**Motion made by Tom Sacha, seconded by Shelia De Ciccio to approve the request to amend the Official Zoning Map to change from Medium Density Multi-Family Residential (R-3) to Commercial (C-2) to Central Business District on Lot 16, Block 40 at 309 West New England Avenue. Motion carried unanimously with a 5-0 vote.**











**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA  
AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE",  
ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE  
MAP SO AS TO CHANGE THE FUTURE LAND USE  
DESIGNATION OF COMMERCIAL TO CENTRAL BUSINESS  
DISTRICT ON THE PROPERTY AT 309 WEST NEW  
ENGLAND AVENUE (LOT 16, BLOCK 40), MORE  
PARTICULARLY DESCRIBED HEREIN.**

**WHEREAS**, the Winter Park City Commission adopted its Comprehensive Plan on February 23, 2009 via Ordinance 2762-09, and

**WHEREAS**, Section 163.3184, Florida Statutes, establishes a process for adoption of comprehensive plans or plan amendments amending the future land use designation of property; and

**WHEREAS**, this Comprehensive Plan amendment meets the criteria established by Chapter 163 and 166, Florida Statutes; and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

**WHEREAS**, the Winter Park Planning and Zoning Commission, acting as the designated Local Planning Agency, has reviewed and recommended adoption of the proposed Comprehensive Plan amendment, having held an advertised public hearing on December 6, 2016, provided for participation by the public in the process, and rendered its recommendations to the City Commission; and

**WHEREAS**, the Winter Park City Commission has reviewed the proposed Comprehensive Plan amendment and held advertised public hearings on January 9, 2017 and on January 23, 2016 and provided for public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process.

**NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, 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 map designation of commercial to central business district on the property at 309 West New England Avenue, being more particularly described as follows:

Lots 16 and the south half of the vacated alley adjacent thereto within Block 40, Revised Map of the Town of Winter Park as recorded in Plat Book "A", Pages 67-72 of the Public Records of Orange County, Florida.

Property Tax ID # 05-22-30-9400-40-161

**SECTION 2. Severability.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

**SECTION 3. Conflicts.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

**SECTION 4. Effective Date.** An amendment adopted under this paragraph does not become effective until 31 days after adoption. If timely challenged, an amendment may not become effective until the state land planning agency or the Administration Commission enters a final order determining that the adopted small scale development amendment is in compliance.

**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 \_\_\_\_\_, 2017.

Mayor

\_\_\_\_\_  
Mayor Steve Leary

Attest:

\_\_\_\_\_  
City Clerk

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL (R-3), DISTRICT ZONING TO COMMERCIAL (C-2) DISTRICT ZONING ON THE PROPERTY AT 309 WEST NEW ENGLAND AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the owner of property at 309 W. New England Avenue have requested a Zoning map amendment consistent with the amended Comprehensive Plan, and the requested zoning text change will achieve conformance with the Comprehensive Plan for the property and such municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

**WHEREAS**, the Planning and Zoning Board of the City of Winter Park has recommended approval of this Ordinance at their December 6, 2014 meeting; and

**WHEREAS**, the City Commission of the City of Winter Park held a duly noticed public hearing on the proposed zoning change set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the City of Winter Park Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder; and

**WHEREAS**, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida.

**NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:**

**SECTION 1. Official Zoning Map Amendment.** That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to change the zoning designation of Medium Density Multi-Family (R-3) District to Commercial (C-2) on the property at 309 W. New England Avenue, more particularly described as follows:

Lot 16, and the south half of the vacated alley adjacent thereto within Block 40, Revised Map of the Town of Winter Park as recorded in Plat Book "A", Pages 67-72 of the Public Records of Orange County, Florida.

Property Tax ID # 05-22-30-9400-40-161



**SECTION 2. Severability.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

**SECTION 3. Conflicts.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

**SECTION 4. Effective Date.** This Ordinance shall become effective upon the effective date of Ordinance \_\_\_\_\_. If Ordinance \_\_\_\_\_ does not become effective, then this Ordinance shall be null and void.

**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 \_\_\_\_\_, 2017.

---

Mayor Steve Leary

Attest:

---

City Clerk



# city commission public hearing

Item type	Public Hearing	meeting date	January 9, 2017		
prepared by	Jeff Briggs	approved by	<input checked="" type="checkbox"/> City Manager		
department	Planning and Community		<input checked="" type="checkbox"/> City Attorney		
division	Development		<input type="checkbox"/> N/A		
board approval	Development Review Committee	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> N/A	5-0 final vote
vision themes	<input checked="" type="checkbox"/> Cherish and sustain city's extraordinary quality of life. <input checked="" type="checkbox"/> Plan growth through a collaborative process that protects city's scale and character. <input type="checkbox"/> Enhance city's brand through flourishing arts and culture. <input type="checkbox"/> Build and embrace local institutions for lifelong learning and future generations.				

**Subject:** **Sydgan Corporation is requesting the following Development Order modifications:**

- 1. To modify the Ravaudage PD Height Map, sheet C-5, of the development plans; and**
- 2. To modify the Ravaudage PD Land Use Plans to provide entitlements for two properties added to the PD.**

## Summary:

1. The Development Order for Ravaudage currently states the following:

10. THE FOLLOWING WAIVERS FROM THE PD COMMERCIAL CODE ARE GRANTED:

G. IF THE APPLICANT SEEKS TO INCREASE THE HEIGHT OF A BUILDING IN THE DEVELOPMENT, AS REFLECTED ON EXHIBIT C-5, THE APPLICANT MUST PROPOSE TO LOWER THE HEIGHT OF ANOTHER BUILDING IN THE DEVELOPMENT OF THE SAME SCALE AND TO THE SAME EXTENT AS THE BUILDING WITH THE HEIGHT INCREASE. ANY HEIGHT INCREASE MUST BE APPROVED BY THE CITY COMMISSION.

Although the City has not received a formal application package, the applicant is planning to submit in the future a request for a development plan approval for a five-story, 278-unit apartment building at the northeast intersection of Glendon Parkway and Bennett Avenue. This area is currently shown on sheet C-5 of the Development Plans to be a four story maximum area. Because of this, a Development Order amendment is required to lower the height of another building in the development of the same scale and to the same extent as the building with the height increase.

The applicant has proposed two height trade areas, shown on the attached plans.

### Development Review Committee Recommendation:

**Motion made by Jeffrey Briggs, seconded by Michelle del Valle-Neuner to approve the request. Motion carried unanimously.**

2. The two properties (1325 Lewis Drive and 1531 Lee Road) total 21,389 square feet (0.49) acres. The maximum residential unit density for Ravaudage is 14.76 du/acre. Thus, the added residential entitlement would be 14.76 du/acre (7 units) for these two properties. The maximum PD commercial density (floor area ratio) for Ravaudage per Orange County is 100%. Consistent with that 100% FAR number on page C-4, the maximum added commercial entitlement would be 21,389 square feet.

These added entitlements would require the following change to Page C-4 "Project Building Program Table" of the Ravaudage Land Use Plans regarding the residential and commercial unit counts/square footage, such that the Residential units be changed to 511 units in lieu of the previously approved 504 units, and the Commercial square footage be changed to 388,102-square feet in lieu of the previously approved 366,713-square feet to read as follows:

RESIDENTIAL	<u>511</u> <del>504</del> UNITS
COMMERCIAL	<u>388,102</u> <del>366,713</del> SF
OFFICE	891,000 SF
HOTEL	320 ROOMS
FIRE STATION	
OPEN SPACE	

FYI: The development order also allows a 10% residential unit increase that the developer can utilize without City Commission approval, so the total units can be up to 562.

### Development Review Committee Recommendation:

**Motion made by Jeffrey Briggs, seconded by Troy Attaway to approve the request. Motion carried unanimously.**



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COMMISSION OF THE OF  
WINTER PARK, FLORIDA, ADOPTING AMENDMENTS TO THE  
AMENDED AND RESTATED DEVELOPMENT ORDER FOR  
THE RAVAUADGE DEVELOPMENT AS ORIGINALLY  
ADOPTED ON NOVEMBER 10, 2014, PROVIDING FOR,  
CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, Daniels B. Bellows (Developer), and City of Winter Park previously entered into an Annexation Agreement dated April 9, 2012 and recorded in O.R. Book 10363, Page 1250, et seq, Public Records of Orange County, Florida, concerning property generally located at Lee Road and 17-92 in Winter Park, Florida and known as Ravaudage, in which the parties agreed that Developer's Development Order with Orange County dated May 24, 2011, (the Original Order") would govern the development of Ravaudage with a few modifications, as noted in the Annexation Agreement; and

**WHEREAS**, the Orange County Code applies to the development of Ravaudage under F.S. §171.062 and under the terms of the Annexation Agreement; and

**WHEREAS**, the Developer has requested certain additional amendments to the Original Order, which have been approved by the City's Development Review Committee at public hearings on March 25, 2014, April 15, 2014, and August 27, 2014, and by the City Commission at a public hearing on November 9, 2015, all in accordance with the procedure required by the Orange County Zoning Code, and those requested amendments are reflected in the Amended and Restated Development Order adopted on November 10, 2014; and

**WHEREAS**, the Original Order will continue to govern those parcels which are no longer owned by the Developer, which consist of the parcel at 1251 Lee Road, Winter Park, Florida, with a Parcel ID No. 01-22-29-3712-01-010, 1035 North Orlando Avenue, Winter Park, Florida, with a Parcel ID No. 01-22-29-3712-01-131, and the parcel at 1006 Lewis Drive, Winter Park, with a Parcel ID No. 01-22-29-3712-02-150; and

**WHEREAS**, the City finds that these amendments to the Amended and Restated Development Order are consistent with the County Comprehensive Plan and the County Zoning Code, and is in the best interests of the citizens of Winter Park.

**WHEREAS**, words with double underline shall constitute additions to the original text and strike through text shall constitute deletions to the original text.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA:**

**SECTION 1.** In recognition that two additional properties have been added to the Ravaudage PD comprising 21,389 square feet of new land area and pursuant to the existing Ravaudage entitlements of 14.76 units/acre and a 100% FAR, the Winter Park City



Commission does hereby amend on Page C-4 "Project Building Program Table" of the Ravaudage Land Use Plans regarding the residential and commercial unit counts/square footage, such that the Residential units be changed to 511 units in lieu of the previously approved 504 units, and the Commercial square footage be changed to 388,102-square feet in lieu of the previously approved 366,713-square feet to read as follows:

RESIDENTIAL	<u>511</u> <del>504</del> UNITS
COMMERCIAL	<u>388,102</u> <del>366,713</del> SF
OFFICE	891,000 SF
HOTEL	320 ROOMS
FIRE STATION	
OPEN SPACE	

**SECTION 2.** That the Winter Park City Commission does hereby amend Page C-5, Urban Form: Proposed Building Height Zones, per Exhibit A.

**SECTION 3. SEVERABILITY.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

**SECTION 4. CONFLICTS.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

**SECTION 5. EFFECTIVE DATE.** This ordinance shall become effective immediately upon its final passage and adoption.

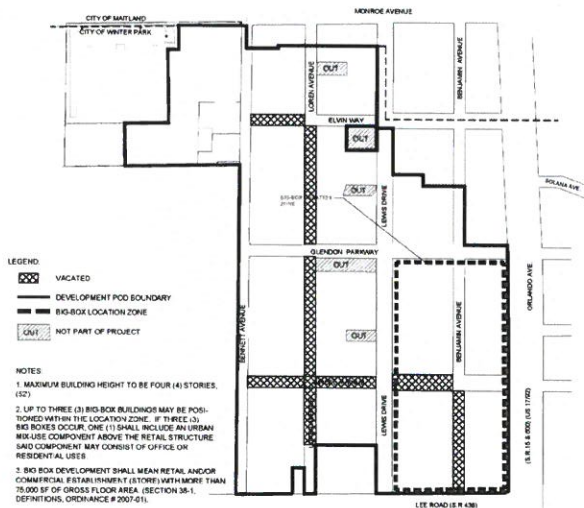
**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
Mayor Steve Leary

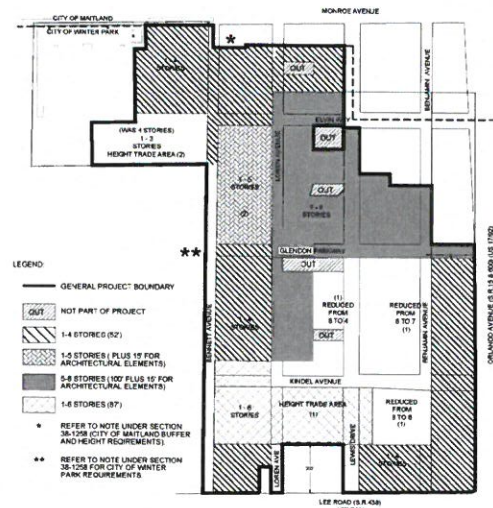
ATTEST:

\_\_\_\_\_  
City Clerk

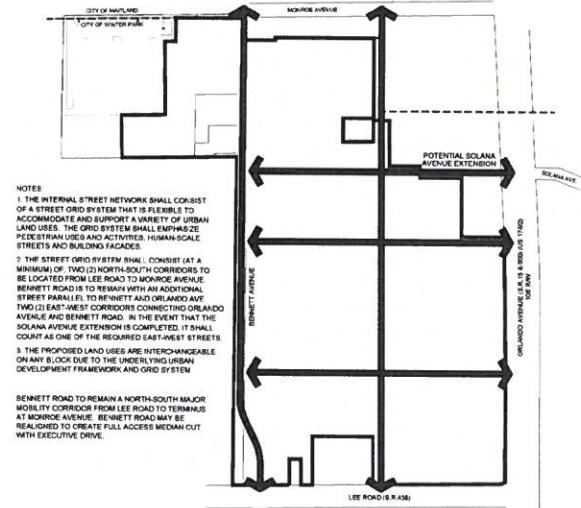
# EXHIBIT A



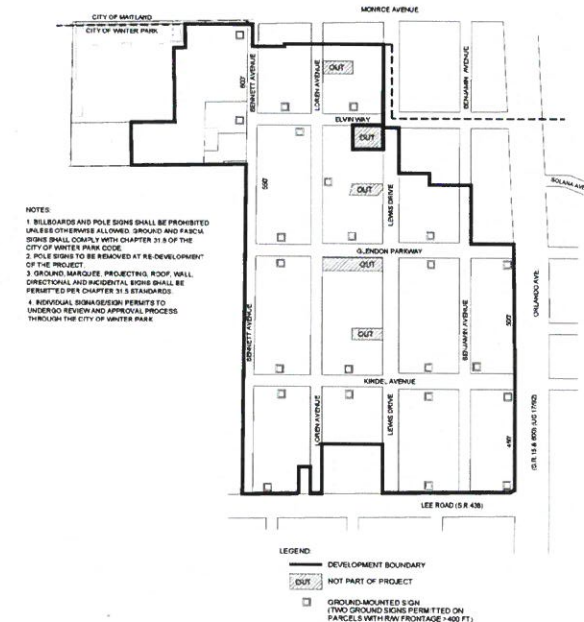
URBAN FORM : BIG BOX LOCATION ZONE



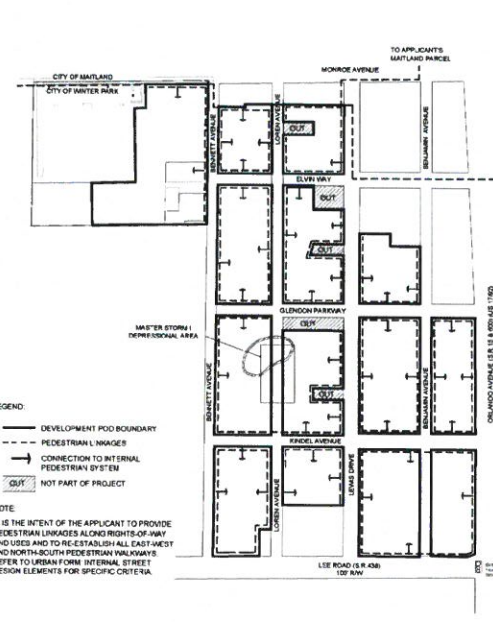
URBAN FORM: PROPOSED BUILDING HEIGHT ZONES



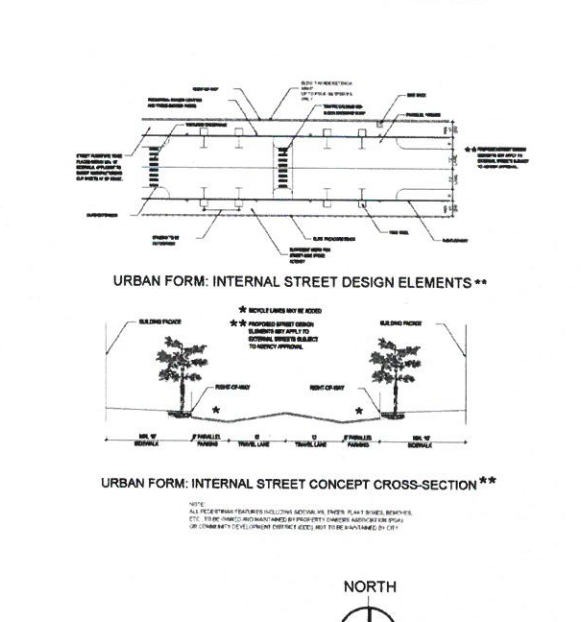
URBAN FORM: ULTIMATE STREET GRID



URBAN FORM: MASTER SIGNAGE PLAN



URBAN FORM: CONCEPT PEDESTRIAN WALKWAY PLAN



URBAN FORM: INTERNAL STREET DESIGN ELEMENTS \*\*

URBAN FORM: INTERNAL STREET CONCEPT CROSS-SECTION \*\*



<b>RAVAUDAGE</b> LAND USE PLAN URBAN FORM TEMPLATES	
APPLICANT/DEVELOPER: <b>SYDGAN</b> CORPORATION Real Estate Management, Development & Brokerage	PROJECT/DEVELOPMENT: MARGARET H. O'CONNOR DESIGN, INC. WINTER PARK, FLORIDA 32789-4077
DATE: 02-20-2011 SHEET: C-5	REVISIONS: 1. 12/19/16 JANUARY 2017 DRC DO MODIFICATION 2. 07/17/17 PER J. BROWN CITY COMMENTS 3. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 4. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 5. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 6. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 7. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 8. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 9. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 10. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 11. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 12. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 13. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 14. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 15. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 16. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 17. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 18. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 19. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 20. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 21. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 22. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 23. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 24. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 25. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 26. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 27. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 28. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 29. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 30. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 31. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 32. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 33. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 34. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 35. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 36. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 37. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 38. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 39. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 40. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 41. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 42. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 43. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 44. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 45. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 46. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 47. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 48. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 49. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 50. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 51. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 52. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 53. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 54. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 55. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 56. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 57. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 58. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 59. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 60. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 61. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 62. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 63. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 64. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 65. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 66. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 67. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 68. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 69. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 70. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 71. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 72. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 73. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 74. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 75. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 76. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 77. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 78. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 79. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 80. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 81. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 82. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 83. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 84. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 85. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 86. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 87. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 88. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 89. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 90. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 91. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 92. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 93. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 94. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 95. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 96. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 97. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 98. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 99. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 100. 11/18/17 PER 10/10/14 & 12/8/14 CITY COMMISSION MEETING 



**CITY OF WINTER PARK  
Development Review Committee**

**Regular Meeting  
City Hall, Commission Chambers**

**December 21, 2016  
9:30 a.m.**

**MINUTES**

The meeting was called to order by Vice Chair Troy Attaway at 9:30 a.m. in the Commission Chambers of City Hall. Voting Members Present: Planning & Community Development Manager Jeffrey Briggs, Assistant City Manager Michelle Del Valle Neuner, Public Works Director Troy Attaway, Parks and Recreation Director John Holland, and Director of Building George Wiggins; Absent: Chairman, Director of Planning and Community Development, Dori Stone; Also Present: City Attorney Dan Langley; Other Staff Present: Planner I Allison McGillis, Traffic Manager Wayne "Butch" Margraf, Donald Marcotte, Kyle Dudgeon, Brooks Weiss City Architect, David Zusi Director of Water and Wastewater, and Recording Secretary Lisa Smith.

Also Present: Applicant Dan Bellows representing Sydgan Corporation

**APPROVAL OF MEETING MINUTES**

Approval of October 20, 2016 meeting minutes

**Motion made by Jeff Briggs, seconded by Michelle del Valle-Neuner to approve the October 20, 2016 meeting minutes. Motion carried unanimously.**

**REQUEST OF SYDGAN CORPORATION TO: MODIFY THE RAVAUDAGE PD PHASING PLAN.**

Planner Allison McGillis gave the staff report. She explained that this request by Sydgan Corporation is related to an upcoming request for the Ravaudage PD for a 278-unit apartment building at the northeast intersection of Glendon Parkway and Bennett Avenue. She explained that this area is outside of the current Phase 1 Ravaudage PD boundaries. Therefore, the applicant has revised the Phase 1 map to include this area as well as the mixed-use, self-storage building that was approved by DRC in October 2016.

**Motion made by Jeffrey Briggs, seconded by Troy Attaway to approve the request. Motion carried unanimously.**

**REQUEST OF SYDGAN CORPORATION FOR: DEVELOPMENT ORDER AMENDMENT TO MODIFY THE RAVAUDAGE PD HEIGHT MAP, SHEET C-5, OF THE DEVELOPMENT PLANS.**

Planner Allison McGillis gave the staff report. She explained that the applicant is requesting a development order amendment to modify the Ravaudage PD height map, sheet C-5, of the development plans.

The Development Order for Ravaudage currently states the following:

10. THE FOLLOWING WAIVERS FROM THE PD COMMERCIAL CODE ARE GRANTED:

G. IF THE APPLICANT SEEKS TO INCREASE THE HEIGHT OF A BUILDING IN THE DEVELOPMENT, AS REFLECTED ON EXHIBIT C-5, THE APPLICANT MUST PROPOSE TO LOWER THE HEIGHT OF ANOTHER BUILDING IN THE DEVELOPMENT OF THE SAME SCALE AND TO THE SAME EXTENT AS THE BUILDING WITH THE HEIGHT INCREASE. ANY HEIGHT INCREASE MUST BE APPROVED BY THE CITY COMMISSION.

Ms. McGillis explained that although the City has not received a formal application package for the previously mentioned apartment complex at northeast intersection of Glendon Parkway and Bennett Avenue, the applicant is planning to in the future come before DRC to request development plan approval for a five-story, 278-unit apartment building at this location. This area is currently shown on sheet C-5 of the Development Plans to be a four story maximum area. Because of this, a Development Order amendment is required to lower the height of another building in the development of the same scale and to the same extent as the building with the height increase.

Ms. McGillis outlined the proposed height trade areas, and explained that the staff recommendation was for approval.

Building Director, George Wiggins, asked if this would have any negative effects on the Ravaudage PD.

Ms. McGillis stated that most of the height trade areas involve lowering the height limits to heights that match projects that DRC has previously approved, as well as lowering the height limit next to the recreation/pond area.

No one wished to speak in favor of or opposition to the request. Public Hearing closed.

**Motion made by Jeffrey Briggs, seconded by Michelle del Valle-Neuner to approve the request. Motion carried unanimously.**

**REQUEST OF SYDGAN CORPORATION FOR: DEVELOPMENT ORDER AMENDMENT TO THE RAVAUDAGE LAND USE PLAN TO PROVIDE ENTITLEMENTS FOR TWO PROPERTIES ADDED TO THE RAVAUDAGE PD.**

Planner Allison McGillis gave the staff report. She explained that the applicant is requesting a development order amendment to provide new entitlements for two properties that have been added to the Ravaudage PD. She stated that the two properties (1325 Lewis Drive and 1531 Lee Road) total 21,389 square feet (0.49) acres. In 2015, the applicant requested to add a Development Note to the Development Order which stated "additional properties shall add to the entitlements of the Ravaudage PD based on 14.76 dwelling units per acre and a 100% FAR based on the land area added". So that in the future when properties are added to the PD, the added entitlements will come automatically. However, the City Commission did not approve this request, and required that this determination is made on a case-by-case basis.

Ms. McGillis explained that the maximum residential unit density for Ravaudage is 14.76 du/acre. Thus, the added residential entitlement would be 14.76 du/acre (7 units) for these two properties. The maximum PD commercial density (floor area ratio) for Ravaudage per Orange County is 100%. Consistent with that 100% FAR number on page C-4, the maximum added commercial entitlement would be 21,389 square feet.



She noted that the staff recommendation was for approval, and that these added entitlements would require the following change to Page C-4 "Project Building Program Table" of the Ravaudage Land Use Plans regarding the residential and commercial unit counts/square footage, such that the Residential units be changed to 511 units in lieu of the previously approved 504 units, and the Commercial square footage be changed to 388,102-square feet in lieu of the previously approved 366,713-square feet. She also mentioned that the development order also allows a 10% residential unit increase that the developer can utilize without City Commission approval, so the total units can be up to 562.

No one wished to speak in favor of or opposition to the request. Public Hearing closed.

**Motion made by Jeffrey Briggs, seconded by Troy Attaway to approve the request. Motion carried unanimously.**

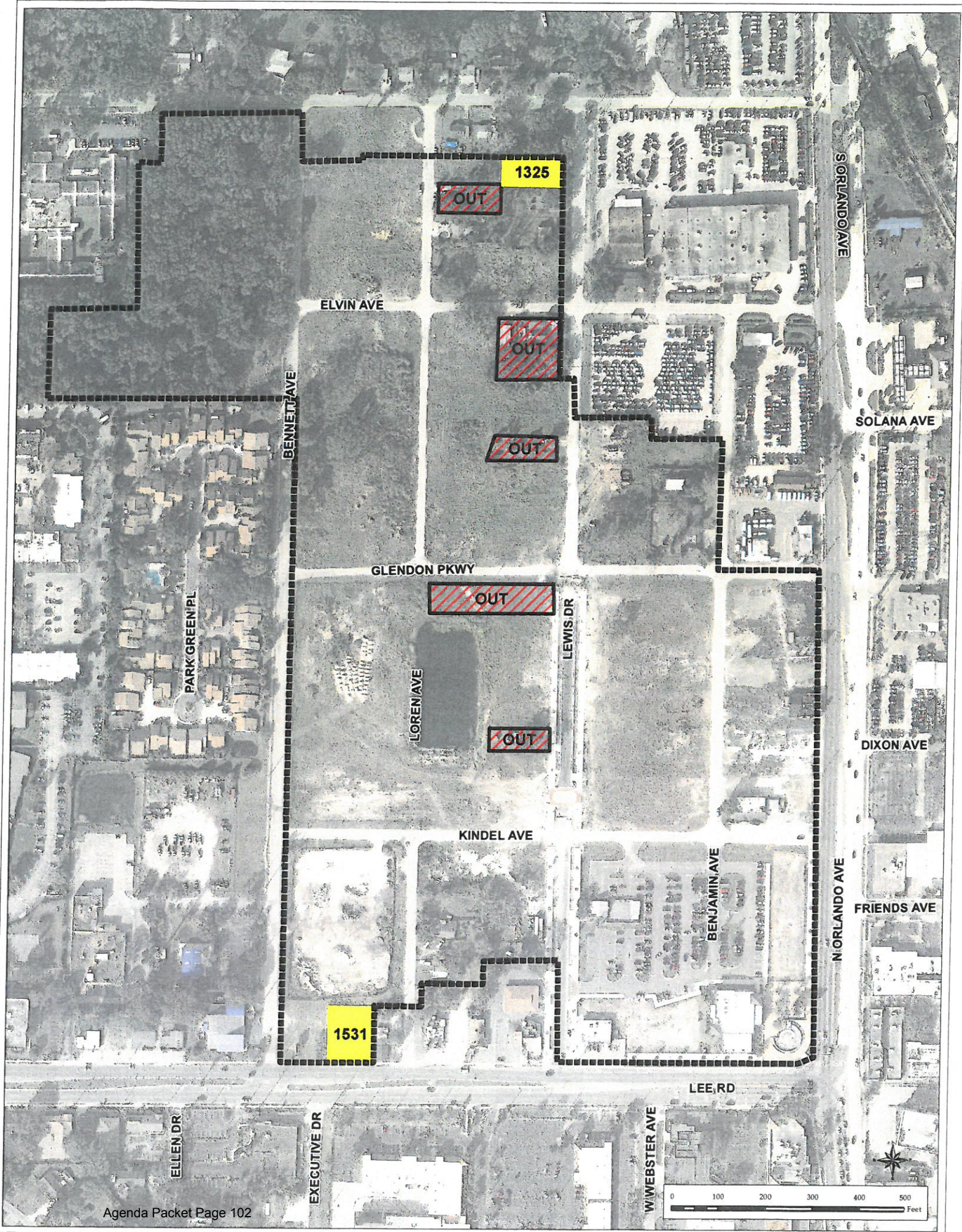
Date of next meeting: TBD.

There was no further business. Meeting Adjourned at 10 a.m.

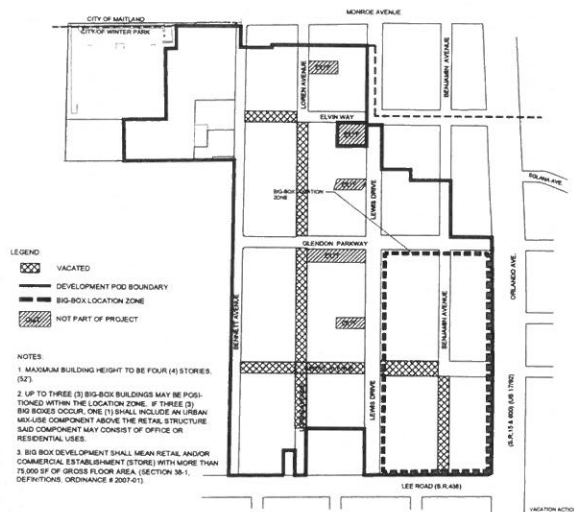
Respectfully submitted,

Lisa M. Smith,  
Recording Secretary

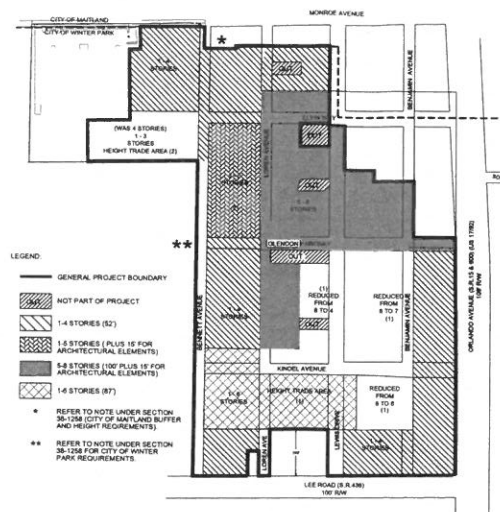




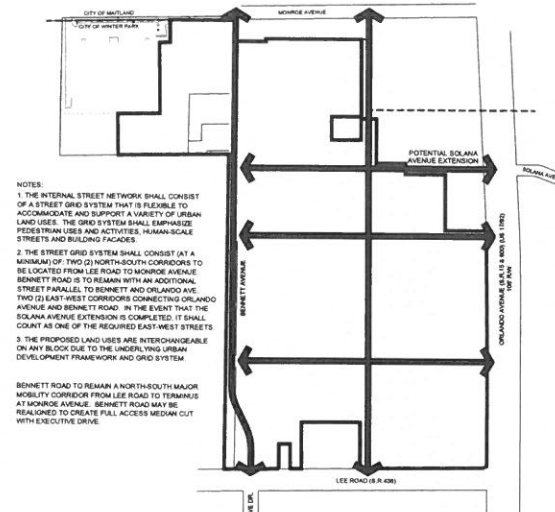




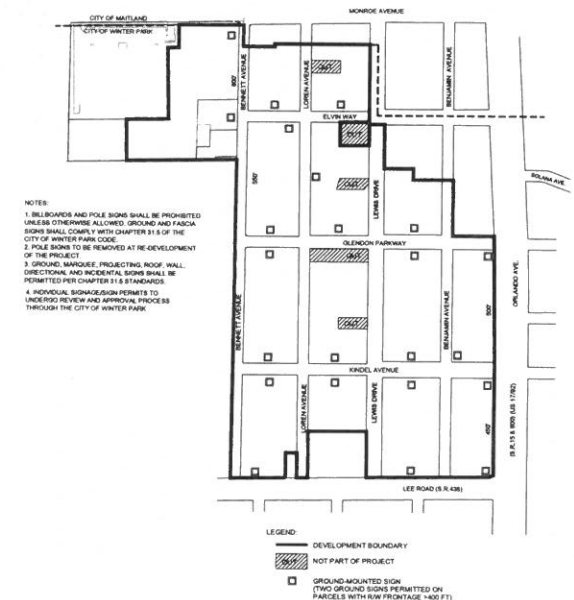
URBAN FORM : BIG BOX LOCATION ZONE



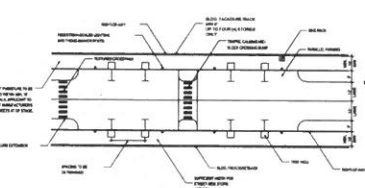
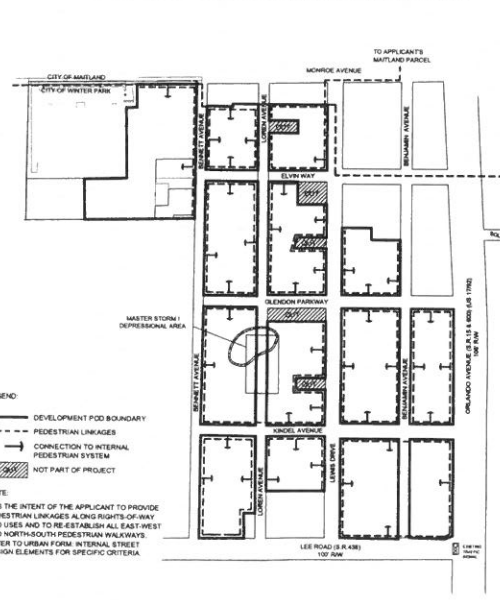
URBAN FORM: PROPOSED BUILDING HEIGHT ZONES



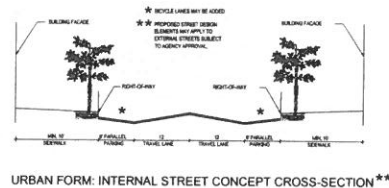
URBAN FORM: ULTIMATE STREET GRID



URBAN FORM: CONCEPT PEDESTRIAN WALKWAY PLAN



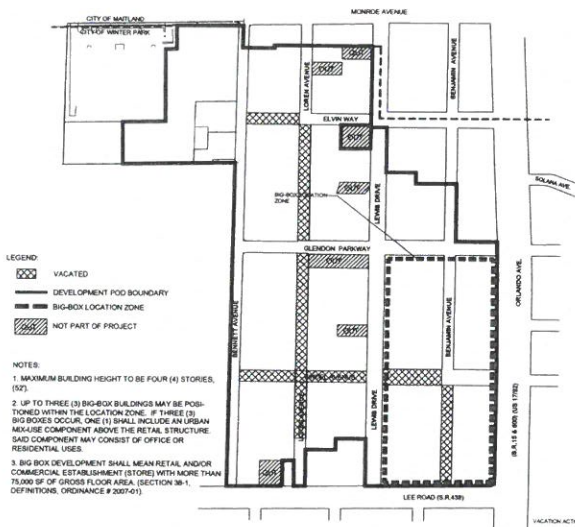
URBAN FORM: INTERNAL STREET DESIGN ELEMENTS \*\*



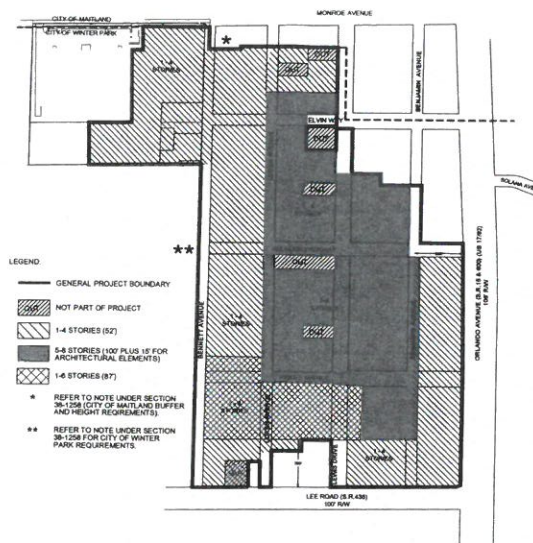
URBAN FORM: INTERNAL STREET CONCEPT CROSS-SECTION \*\*



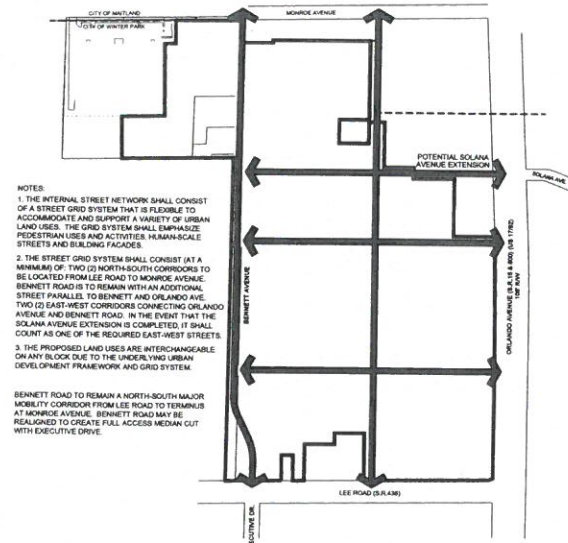
RAVAUDAGE		LAND USE PLAN	
URBAN FORM TEMPLATES		SHEET TITLE:	
APPLICANT/DEVELOPER:		SYDGEAN CORPORATION	
Kest Estate Management, Development & Brokerage		MARGARET H. OROURKE	
DESIGNER:		WINTER PARK, FLORIDA	
TEL: 407.740.5585		DATE: 02-20-2011	
SHEET		C-5	



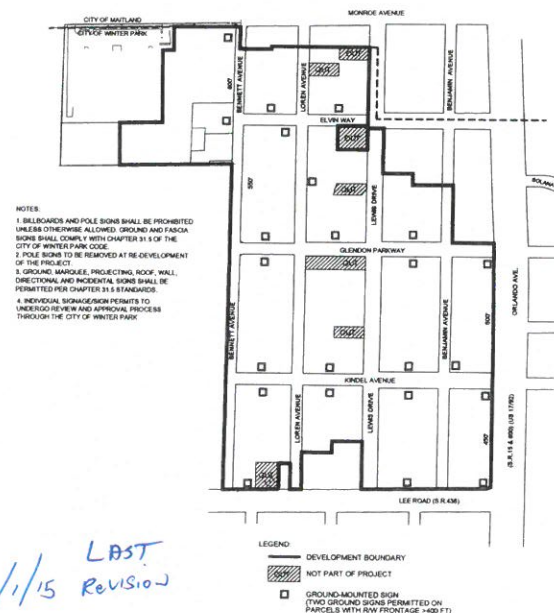
URBAN FORM : BIG BOX LOCATION ZONE



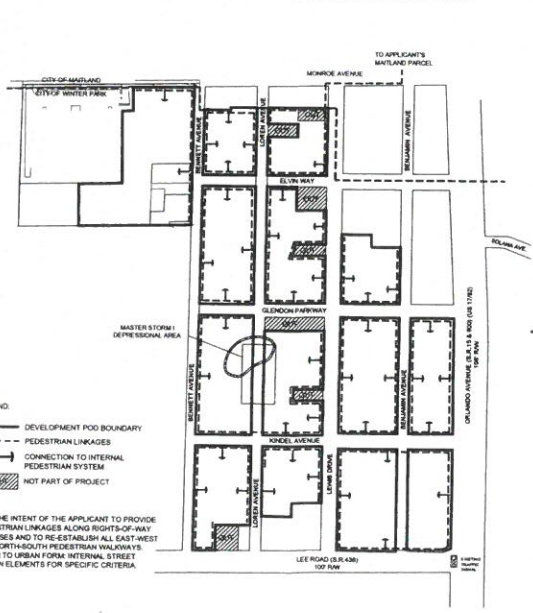
URBAN FORM: PROPOSED BUILDING HEIGHT ZONES



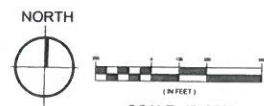
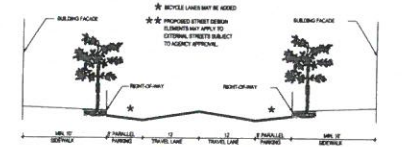
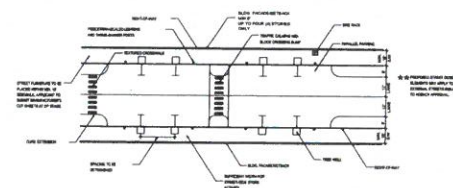
URBAN FORM: ULTIMATE STREET GRID



URBAN FORM: MASTER SIGNAGE PLAN



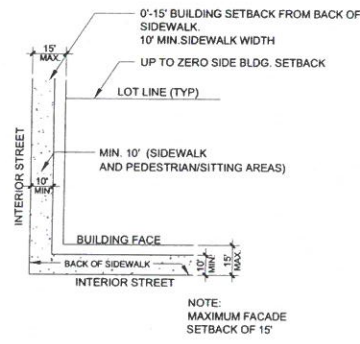
URBAN FORM: CONCEPT PEDESTRIAN WALKWAY PLAN



<b>RAVAUDAGE</b> LAND USE PLAN URBAN FORM TEMPLATES	
APPLICANT/DEVELOPER: <b>SYDGAN</b> CORPORATION Real Estate Management, Development & Brokerage	PER 7. BODILY CITY COMMENTS PER 7. BODILY CITY COMMENTS PER 10/10/14 & 12/17/14 CITY COMMISSION MEETING REVISED PER 10/11/14 DATE: 09/28/2011 SHEET: 05

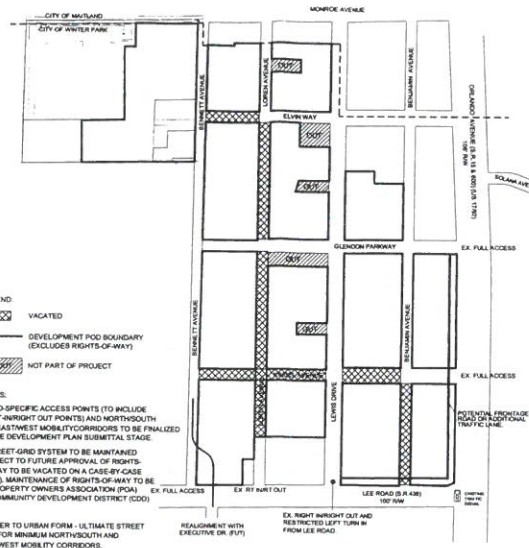
6/1/15 LAST REVISION



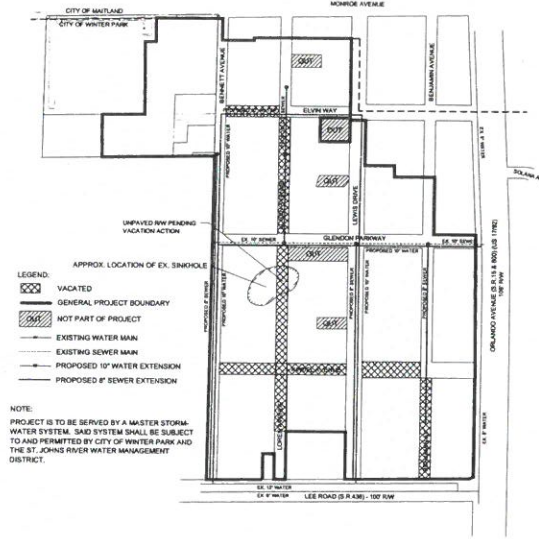


URBAN FORM: INTERIOR STREET SETBACKS

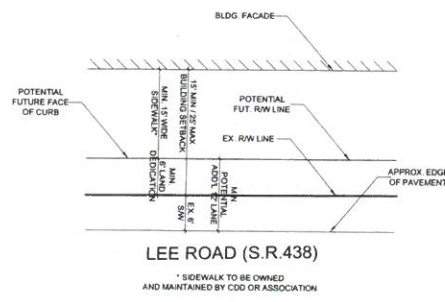
- LEGEND:
- VACATED
  - DEVELOPMENT PCD BOUNDARY (EXCLUDES RIGHTS-OF-WAY)
  - NOT PART OF PROJECT
- NOTES:
1. PCD-SPECIFIC ACCESS POINTS (TO INCLUDE RIGHT-IN/RIGHT-OUT POINTS) AND NORTHSOUTH AND EASTWEST MOBILITY CORRIDORS TO BE FINALIZED AT THE DEVELOPMENT PLAN SUBMITTAL STAGE.
  2. STREET GRID SYSTEM TO BE MAINTAINED (SUBJECT TO FUTURE APPROVAL OF RIGHTS-OF-WAY TO BE VACATED ON A CASE-BY-CASE BASIS). MAINTENANCE OF RIGHTS-OF-WAY TO BE BY PROPERTY OWNERS ASSOCIATION (POA) OR COMMUNITY DEVELOPMENT DISTRICT (CDD).
  3. REFER TO URBAN FORM: ULTIMATE STREET GRID FOR MINIMUM NORTHSOUTH AND EASTWEST MOBILITY CORRIDORS.



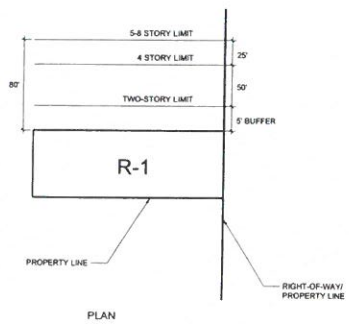
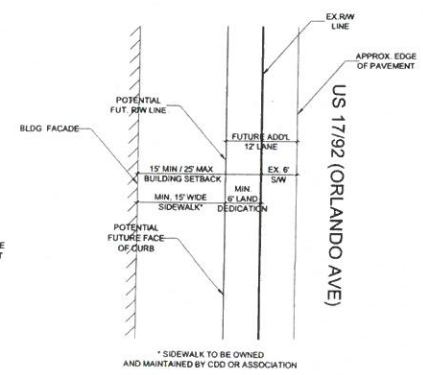
URBAN FORM: VEHICULAR ACCESS PLAN



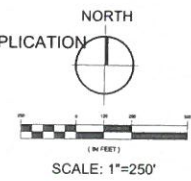
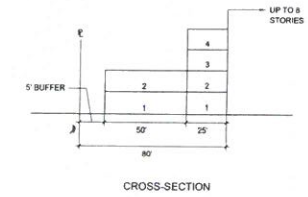
URBAN FORM: CONCEPT UTILITY/INFRASTRUCTURE PLAN



URBAN FORM: BUILDING SETBACKS  
LEE ROAD & US 17/92 (ORLANDO AVENUE)



URBAN FORM: PROPOSED BUILDING SETBACKS  
ABUTTING SINGLE FAMILY RES. LOTS NOT PART OF THIS APPLICATION



**RAVAUDAGE**  
LAND USE PLAN  
URBAN FORM TEMPLATES: CONT.

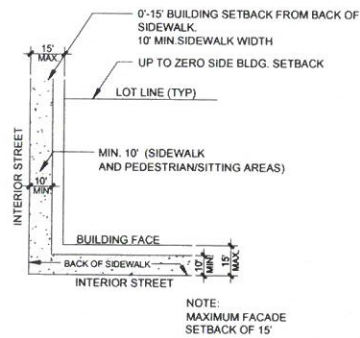
**SYDGAN CORPORATION**  
Real Estate Management, Development & Brokerage

**APPLICANT/DEVELOPER:**  
MARGARET H. OROURKE  
DESIGNS, INC.  
WINTER PARK,  
FLORIDA  
TEL: 407.740.3585

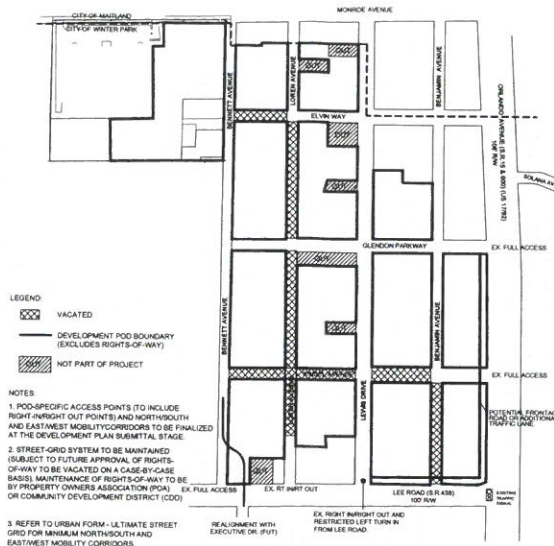
**DATE:** 02-20-2011  
**SHEET:** C-6

**REVISION**

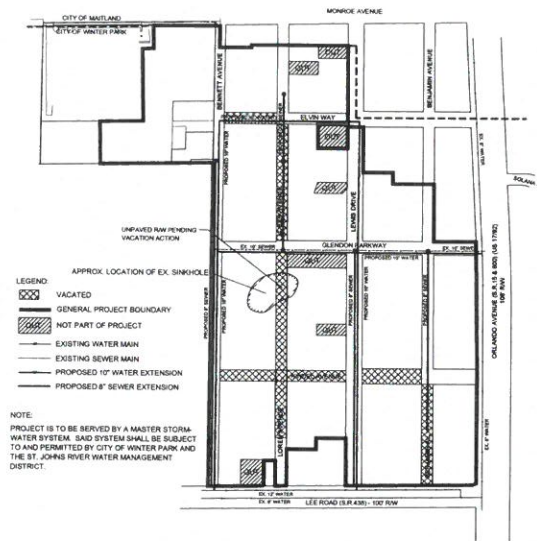
NO.	DATE	DESCRIPTION
1	12/7/16	JANUARY 2017 DRC D O MODIFICATION
2	12/7/16	PER J. BARR CITY COMMENTS
3	12/7/16	PER J. BARR CITY COMMENTS
4	12/7/16	PER J. BARR CITY COMMENTS
5	12/7/16	PER J. BARR CITY COMMENTS
6	12/7/16	PER J. BARR CITY COMMENTS
7	12/7/16	PER J. BARR CITY COMMENTS
8	12/7/16	PER J. BARR CITY COMMENTS
9	12/7/16	PER J. BARR CITY COMMENTS
10	12/7/16	PER J. BARR CITY COMMENTS
11	12/7/16	PER J. BARR CITY COMMENTS
12	12/7/16	PER J. BARR CITY COMMENTS
13	12/7/16	PER J. BARR CITY COMMENTS
14	12/7/16	PER J. BARR CITY COMMENTS
15	12/7/16	PER J. BARR CITY COMMENTS
16	12/7/16	PER J. BARR CITY COMMENTS
17	12/7/16	PER J. BARR CITY COMMENTS
18	12/7/16	PER J. BARR CITY COMMENTS
19	12/7/16	PER J. BARR CITY COMMENTS
20	12/7/16	PER J. BARR CITY COMMENTS
21	12/7/16	PER J. BARR CITY COMMENTS
22	12/7/16	PER J. BARR CITY COMMENTS
23	12/7/16	PER J. BARR CITY COMMENTS
24	12/7/16	PER J. BARR CITY COMMENTS
25	12/7/16	PER J. BARR CITY COMMENTS
26	12/7/16	PER J. BARR CITY COMMENTS
27	12/7/16	PER J. BARR CITY COMMENTS
28	12/7/16	PER J. BARR CITY COMMENTS
29	12/7/16	PER J. BARR CITY COMMENTS
30	12/7/16	PER J. BARR CITY COMMENTS
31	12/7/16	PER J. BARR CITY COMMENTS
32	12/7/16	PER J. BARR CITY COMMENTS
33	12/7/16	PER J. BARR CITY COMMENTS
34	12/7/16	PER J. BARR CITY COMMENTS
35	12/7/16	PER J. BARR CITY COMMENTS
36	12/7/16	PER J. BARR CITY COMMENTS
37	12/7/16	PER J. BARR CITY COMMENTS
38	12/7/16	PER J. BARR CITY COMMENTS
39	12/7/16	PER J. BARR CITY COMMENTS
40	12/7/16	PER J. BARR CITY COMMENTS
41	12/7/16	PER J. BARR CITY COMMENTS
42	12/7/16	PER J. BARR CITY COMMENTS
43	12/7/16	PER J. BARR CITY COMMENTS
44	12/7/16	PER J. BARR CITY COMMENTS
45	12/7/16	PER J. BARR CITY COMMENTS
46	12/7/16	PER J. BARR CITY COMMENTS
47	12/7/16	PER J. BARR CITY COMMENTS
48	12/7/16	PER J. BARR CITY COMMENTS
49	12/7/16	PER J. BARR CITY COMMENTS
50	12/7/16	PER J. BARR CITY COMMENTS
51	12/7/16	PER J. BARR CITY COMMENTS
52	12/7/16	PER J. BARR CITY COMMENTS
53	12/7/16	PER J. BARR CITY COMMENTS
54	12/7/16	PER J. BARR CITY COMMENTS
55	12/7/16	PER J. BARR CITY COMMENTS
56	12/7/16	PER J. BARR CITY COMMENTS
57	12/7/16	PER J. BARR CITY COMMENTS
58	12/7/16	PER J. BARR CITY COMMENTS
59	12/7/16	PER J. BARR CITY COMMENTS
60	12/7/16	PER J. BARR CITY COMMENTS
61	12/7/16	PER J. BARR CITY COMMENTS
62	12/7/16	PER J. BARR CITY COMMENTS
63	12/7/16	PER J. BARR CITY COMMENTS
64	12/7/16	PER J. BARR CITY COMMENTS
65	12/7/16	PER J. BARR CITY COMMENTS
66	12/7/16	PER J. BARR CITY COMMENTS
67	12/7/16	PER J. BARR CITY COMMENTS
68	12/7/16	PER J. BARR CITY COMMENTS
69	12/7/16	PER J. BARR CITY COMMENTS
70	12/7/16	PER J. BARR CITY COMMENTS
71	12/7/16	PER J. BARR CITY COMMENTS
72	12/7/16	PER J. BARR CITY COMMENTS
73	12/7/16	PER J. BARR CITY COMMENTS
74	12/7/16	PER J. BARR CITY COMMENTS
75	12/7/16	PER J. BARR CITY COMMENTS
76	12/7/16	PER J. BARR CITY COMMENTS
77	12/7/16	PER J. BARR CITY COMMENTS
78	12/7/16	PER J. BARR CITY COMMENTS
79	12/7/16	PER J. BARR CITY COMMENTS
80	12/7/16	PER J. BARR CITY COMMENTS
81	12/7/16	PER J. BARR CITY COMMENTS
82	12/7/16	PER J. BARR CITY COMMENTS
83	12/7/16	PER J. BARR CITY COMMENTS
84	12/7/16	PER J. BARR CITY COMMENTS
85	12/7/16	PER J. BARR CITY COMMENTS
86	12/7/16	PER J. BARR CITY COMMENTS
87	12/7/16	PER J. BARR CITY COMMENTS
88	12/7/16	PER J. BARR CITY COMMENTS
89	12/7/16	PER J. BARR CITY COMMENTS
90	12/7/16	PER J. BARR CITY COMMENTS
91	12/7/16	PER J. BARR CITY COMMENTS
92	12/7/16	PER J. BARR CITY COMMENTS
93	12/7/16	PER J. BARR CITY COMMENTS
94	12/7/16	PER J. BARR CITY COMMENTS
95	12/7/16	PER J. BARR CITY COMMENTS
96	12/7/16	PER J. BARR CITY COMMENTS
97	12/7/16	PER J. BARR CITY COMMENTS
98	12/7/16	PER J. BARR CITY COMMENTS
99	12/7/16	PER J. BARR CITY COMMENTS
100	12/7/16	PER J. BARR CITY COMMENTS



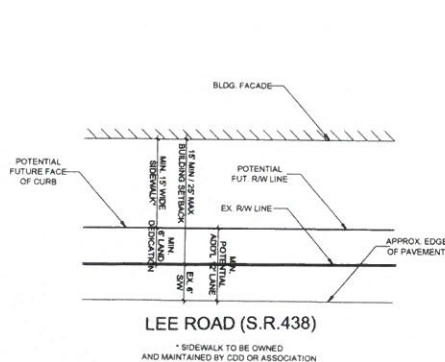
URBAN FORM: INTERIOR STREET SETBACKS



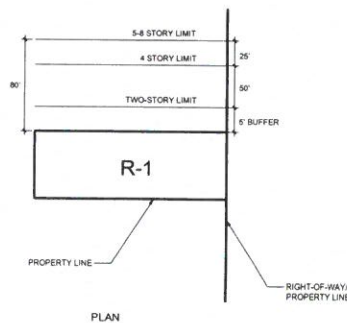
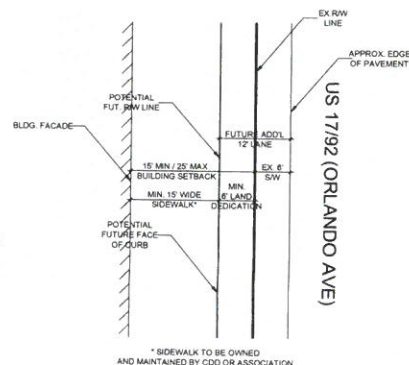
URBAN FORM: VEHICULAR ACCESS PLAN



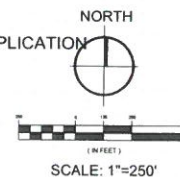
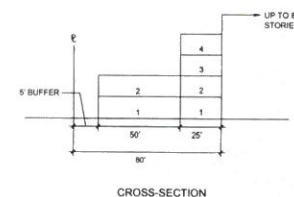
URBAN FORM: CONCEPT UTILITY/INFRASTRUCTURE PLAN



URBAN FORM: BUILDING SETBACKS  
LEE ROAD & US 17/92 (ORLANDO AVENUE)



URBAN FORM: PROPOSED BUILDING SETBACKS  
ABUTTING SINGLE FAMILY RES. LOTS NOT PART OF THIS APPLICATION



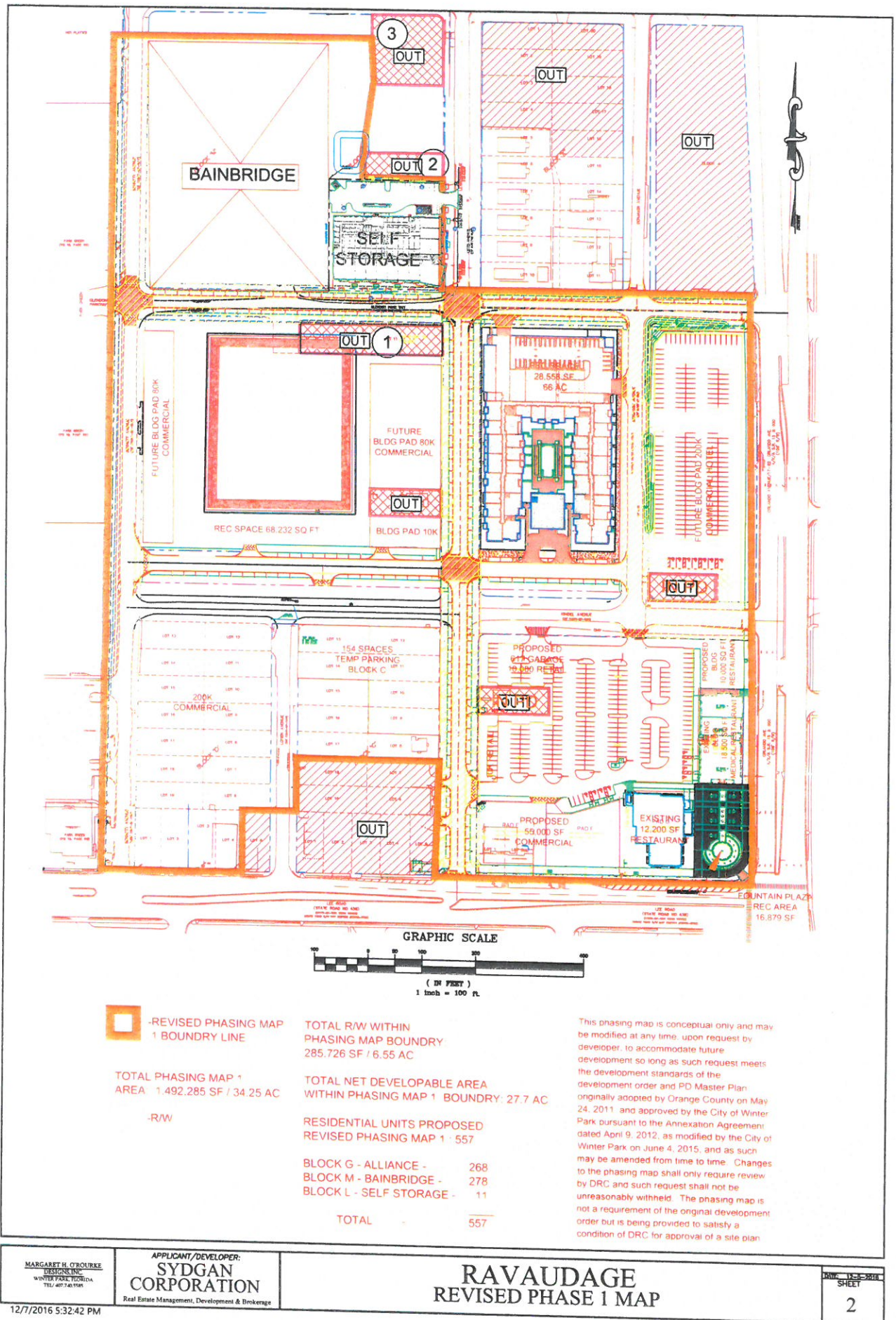
RAVAUDAGE		LAND USE PLAN		URBAN FORM TEMPLATES: CONT.	
SYDGAN CORPORATION		Real Estate Management, Development & Brokerage		SHEET TITLE:	
MARGARET H. O'BRIEN, INC.		DESIGNER		DATE: 08-20-2011	
WINTER PARK, FLORIDA		PROJECT		SHEET	
TEL: 407-740-5585		REVISION		C-6	
PER J. B. B. CITY COMMENTS		PER J. B. B. CITY COMMENTS		PER J. B. B. CITY COMMENTS	
4/17/15		4/17/15		4/17/15	
2/17/15		2/17/15		2/17/15	
1/16/11		1/16/11		1/16/11	
REVISED PER 3911 DEC		REVISED PER 3911 DEC		REVISED PER 3911 DEC	

6/1/15 LAST Revision



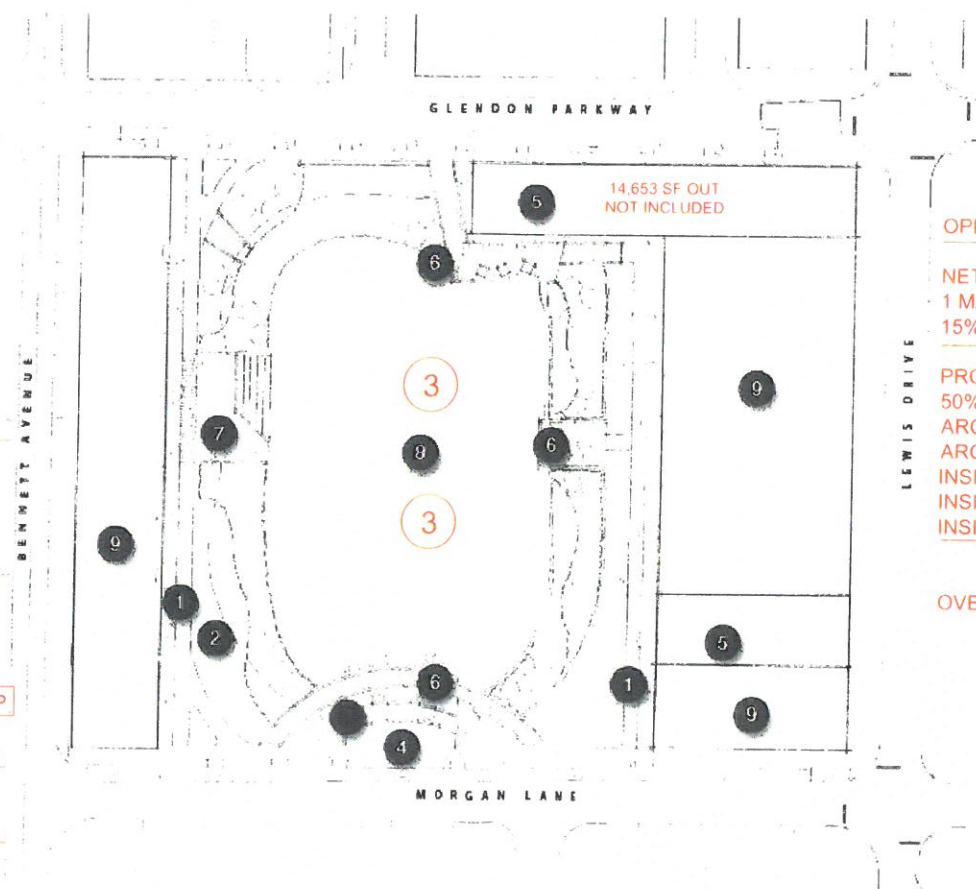
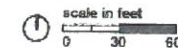








- 1 8"WALK
- 2 TOP OF BANK
- 3 FOUNTAIN
- 4 PLAZA
- 5 OUT PARCEL IN PD / NOT OWNED BY BP
- 6 OVERLOOK
- 7 OPEN SPACE DOG WALK
- 8 POND 93,468 SF / 2.14 AC
- 9 BUILDING PAD



#### RECREATIONAL AREA PROVIDED

AROUND POND:	68,232 SF
AROUND CORNER FOUNTAIN:	16,879 SF
INSIDE ALLIANCE BLK G:	28,556 SF
INSIDE BAINBRIDGE BLK M:	31,363 SF
INSIDE SELF STORAGE BLK L:	2,525 SF

TOTAL PROVIDED IN THE  
REVISED PHASE 1 MAP 147,555 SF  
(3.38 AC)

#### RECREATIONAL AREA REQUIRED PHASE 1 MAP

BLOCK	UNITS	PERSONS	REC SPACE
G	268 =	603 =	65,666 SF
M	278 =	611 =	69,260 SF
L	11 =	24 =	2,525 SF
	557		137,451 SF
OVERAGE:	(0.23 AC)		(3.15 AC)

#### OPEN SPACE REQUIRED

NET DEVELOPABLE ACRES REVISED PHASE

1 MAP AREA: 27.7 AC

15% OPEN SPACE REQUIRED: 4.15 AC

#### PROVIDED OPEN SPACE:

50% OF POND:	46,734 SF / 1.07 AC
AROUND POND:	68,232 SF / 1.56 AC
AROUND CORNER FOUNTAIN:	16,879 SF / 0.38 AC
INSIDE ALLIANCE BLK G:	28,556 SF / 0.65 AC
INSIDE BAINBRIDGE BLK M:	31,363 SF / 0.72 AC
INSIDE SELF STORAGE BLK L:	2,525 SF / 0.05 AC
TOTAL OPEN SPACE:	194,289 SF / 4.46 AC

OVERAGE: 13,503 SF / 0.31 AC

MARGARET H. O'ROURKE  
DESIGNS, INC.  
WINTER PARK, FLORIDA  
TEL: 407.740.3585

APPLICANT/DEVELOPER:  
**SYDGAN  
CORPORATION**

**RAVAUDAGE  
REVISED PHASE 1 MAP**

DATE: 12-5-2016  
SHEET

3