

**CITY OF WINTER PARK
PLANNING AND ZONING BOARD**

**Staff Report
September 3, 2013**

**REQUEST OF THE WINTER PARK RACQUET CLUB TO: AMEND
THEIR CONDITIONAL USE APPROVAL FOR THE EXISTING FACILITIES
AND OPERATIONS OF THE WINTER PARK RACQUET CLUB IN ORDER
TO ADD A NEW TENNIS COURT AND TO RE-ARRANGE THEIR
PARKING AND DRIVEWAYS ON THEIR PROPERTY AT 2111 VIA
TUSCANY, ZONED (PR) PARKS AND RECREATION.**

The Winter Park Racquet Club is requesting Conditional Use approval to add a new tennis court and to revise their parking lot/drives on their property at 2111 Via Tuscany. The WP Racquet Club is zoned Parks and Recreation (PR) and within that zoning district, private clubs such as golf clubs (WP Pines) or tennis clubs (Racquet Club) are conditional uses. The WP Racquet Club has submitted a site plan or construction plan and a landscape plan to illustrate the work to be done.

The new tennis court is to be built out front on the Via Tuscany frontage. It is located in between the entrance and exit drives and in order to get as close as they can to the standard 120 foot length of a tennis court, the drive on the north side is being shifted slightly toward the pond. The tennis court will have the standard ten foot tall green colored chain link fence surrounding it. The landscape plan indicates conceptually how the view of the tennis court fencing from Via Tuscany will be buffered by two new bismark palms, four new oak trees and other landscaping.

The other parts of the project are the modifications to the parking lot and the driveway configuration. The number of paved parking spaces is being increased from 85 spaces to 134 spaces. The site plan shows in shaded color where the new pavement is being located. Parking is also being gained is by shifting angle spaces to 90 degree parking which is a more efficient layout. The plan is splitting the combination entrance/exit driveway that exists now out front on Via Tuscany into a separate entrance and exit driveway for safer traffic flow.

The plans show new or expanded storm water retention/treatment areas. These will serve both the parking lot drainage and the tennis court drainage. Staff understands the issues with the "clay water" drainage and has been working with the Racquet Club over the years in minimizing the clay seepage into the natural pond out front by Via Tuscany. Every few years, that retention area has to be excavated to remove the clay layer that builds up over time so that the retention area continues to function properly. That will be done again as part of this project.

The existing unpaved overflow parking lot area, south of the tennis courts, is being re-landscaped on the east and south boundaries to better buffer the neighbors. It will continue to be used for boat trailer parking for members that use the boat ramp. With the net increase in paved parking of 49 spaces, there should be much less need of this area as overflow parking for members.

Overall, this project should be of benefit to the Racquet Club members (and neighbors) by expanding the number of on-site paved parking spaces. The storm water drainage impacts are being properly engineered. The new tennis court will be buffered with landscaping and the entrance/exit made safer for all.

The adjacent neighbor to the south of the entrance/exit at 2011 Via Tuscany (Sutton's) sent to the City a letter outlining their requests. Those requests seem reasonable and are not in conflict with what is being proposed by the Racquet Club.

STAFF RECOMMENDATION IS FOR APPROVAL

(Notices have been mailed to all property owners within 500 feet and staff understands that the Racquet Club has also reached out to the adjacent neighbors.)

August 27, 2013

City of Winter Park- Planning and Zoning Board
401 South Park Avenue
Winter Park, FL 32789

Members of the Planning and Zoning Board:

We are the owners of the property located at 2011 Via Tuscany in Winter Park. Our property is adjacent (on its north and west sides) to property of the Winter Park Racquet Club (WPRC). We understand that the WPRC plans to construct a new tennis court on its property, relocate a driveway, a portion of which lies within an easement on our property, and make changes to landscaping (the Project).

We have reviewed the site plan for the Project prepared by Madden Moorhead and Glunt, Incorporated dated August 16, 2013 (page 4 of 8), a copy of which is attached to this letter (the Site Plan).

We do not object to the Project provided:

1. The Project is built as shown on the Site Plan;
2. No paved surface, driveway, etc., is constructed any nearer to our property than currently exists, other than improvements that are within the city's right-of-way;
3. That no improvements on our property, including landscaping, trees or hedges, are damaged in the construction process;
4. That a detailed final landscaping plan for the areas within or adjacent to our property, including types of plants, spacing and size of plants, is approved by us prior to commencement of construction of the Project, and
5. That any changes to the Project from what is shown on the Site Plan are subject to our further approval.

Should you need to contact us concerning this matter, please call us at one of the numbers shown below.

Sincerely yours,



William David Sutton
(407) 758-4110



Paula J. Shives
(407) 701-9683

2011 Via Tuscany
Winter Park, FL 32789

OCA Web Map

| | | | | | |
|------------------|-------------------------|------------------|-----------------------------------|-----------------|------------------|
| Major Roads | Proposed Road | Black Line | Commercial/ Institutional | Hydro | Golf Course |
| Florida Turnpike | Public Roads | Brick Road | Governmental/ Institutional/ Misc | Waste Land | Lakes and Rivers |
| Interstate 4 | Gated Roads | Rail Road | Commercial/ Industrial | County Boundary | Building |
| Toll Road | Road Under Construction | Proposed SunRail | Vacant Land | Parks | Hospital |
| | | Residential | Agricultural | | |
| | | Lot Line | Agricultural Curtilage | | |



Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 8/27/2013

This map is for reference only and is not a survey.

OCA Web Map

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|------------------|-------------------------|------------------|-------------------------------------|-----------------|------------------|
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| Toll Road | Road Under Construction | Proposed SunRail | Agriculture | Parks | Hospital |

Courtesy Rick Singh, CFA, Orange County Property Appraiser



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LANDSCAPE PLAN



PLANT LIST

| Symbol | Botanical Plant Name | Common Plant Name | Description |
|--------|--------------------------------------|------------------------|------------------------------|
| AI | <i>Trachelospermum asiaticum</i> | Asiatic Jasmine | 1 gallon, 12" oc |
| AL | <i>Alpinia zerumbet</i> | Varegated Ginger | 3 gallon, 30" oc |
| AZ | <i>Rhododendron x 'Fashion'</i> | Azalea, Fashion | 3 gallon, 18" oc |
| BFL | <i>Dianella tasmanica</i> | Blue Flax Lily | 1 gallon, 18" oc |
| BU | <i>Bulbine frutescens</i> | Bulbine | 1 gallon, 12" oc |
| BX | <i>Boxwood microphylla</i> | Boxwood | 7 gallon, 24" oc |
| BZ | <i>Bismarckia nobilis</i> | Bismark Palm | 10' CT |
| CM | <i>Crape Myrtle 'Tuscarora'</i> | Tuscarora Crape Myrtle | 10'-12" OH |
| IR | <i>Neomannica caerulea 'Regina'</i> | Regina Iris | 1 gallon, 12" oc |
| LI | <i>Ligustrum japonicum</i> | Wax Leaf Privet | 8' x 8', Multi-Trunk |
| PO | <i>Podocarpus macrophyllus</i> | Japanese Yew | 8' Hedge |
| PS | <i>Phoenix sylvestris</i> | Sylvester Palm | 8'-10' CT |
| QV | <i>Quercus virginiana</i> | Live Oak | 4"-6" Cal. replacement trees |
| SC | <i>Ilex vomitoria 'Schillings'</i> | Schilling Globes | 15 gallon |
| SP | <i>Juniperus chinensis 'Spartan'</i> | Spartan Blue Juniper | 8" OH |
| SR | <i>Soroua repens 'cinerea'</i> | Silver Saw Palmetto | 2' x 2' min. |
| TX | <i>Taxodium distichum</i> | Bald Cypress | 14' OH |

