

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

**Staff Report  
November 5, 2013**

**REQUEST OF RAMBER ARLINGTON LLC FOR:** SUBDIVISION OR LOT SPLIT APPROVAL TO DIVIDE THE PROPERTY AT 1280 ARLINGTON PLACE, ZONED R-2, INTO TWO LOTS. EACH LOT WOULD HAVE 45 FEET OF LOT WIDTH AND 6,750 SQUARE FEET OF LOT AREA AND WOULD BE RESTRICTED TO USE AS A SINGLE FAMILY HOME.

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Mr. Alan Berman (Ramber Arlington LLC) is the owner (since 2006) of the property at 1280 Arlington Place. He is requesting subdivision or lot split approval to divide the property into two single family lots. The zoning is R-2. The property is now vacant. Variances are requested for each lot to 45 feet in width in lieu of the minimum 50 feet of lot width requirement.

This is a different type of lot split request because the applicant is not asking for any additional units or any added building density. The property at 1280 Arlington Place is zoned R-2 and it is 90 feet wide and 13,500 sq. ft. Under the R-2 zoning, which permits one unit for each 4,000 square feet of land, the owner could build a three unit townhouse project on this property of 13,500 sq. ft. The property could also be used for a two unit townhouse. That was their original intent for redevelopment of this property. The units can be conveyed fee simple but they must be 'attached' units.

This subdivision request is to split the property into separate 45 foot wide lots so that they may be used for two independent single family homes. The applicant believes that they will be more successful marketing their product as 'stand-alone' single family homes versus attached townhouse units. Even though they are giving up the potential for one added unit (three townhouses versus two single family homes) they believe the market is stronger for that type of product.

In the R-2 zoning, the minimum lot width for a single family lot is 50 feet and the minimum lot size is 6,000 sq. ft. of lot area. Each of these proposed lots will have 6,750 sq. ft. of lot area but only 45 feet of lot width, thus the variance request.

There is a three unit condo immediately to the south of this property and a two unit attached duplex property directly to the north. Arlington Place and the surrounding neighborhood is a mix of townhouses and single family homes. So this request is compatible with the character of the neighborhood.

From the staff's perspective, the lot width variance is immaterial given that the request represents less unit density and is compatible with the street character.

**Staff Recommendation is for Approval**

**OCPA Web Map**

Major Road	Proposed Road	Residential	Commercial/Industrial/Vacant Land	Parks	<b>6</b> Lot Number
Florida Turnpike	Public Road	Brick Road	Agriculture	Lakes and Rivers	<b>06060</b> Parcel Number
Interstate 4	Gated Road	Block Line	Commercial/Institutional	Building	<b>3106</b> Parcel Address
Toll Road	Road Under Construction	Lot Line	Governmental/Institutional/Misc	Waste Land	<b>111.9</b> Parcel Dimension

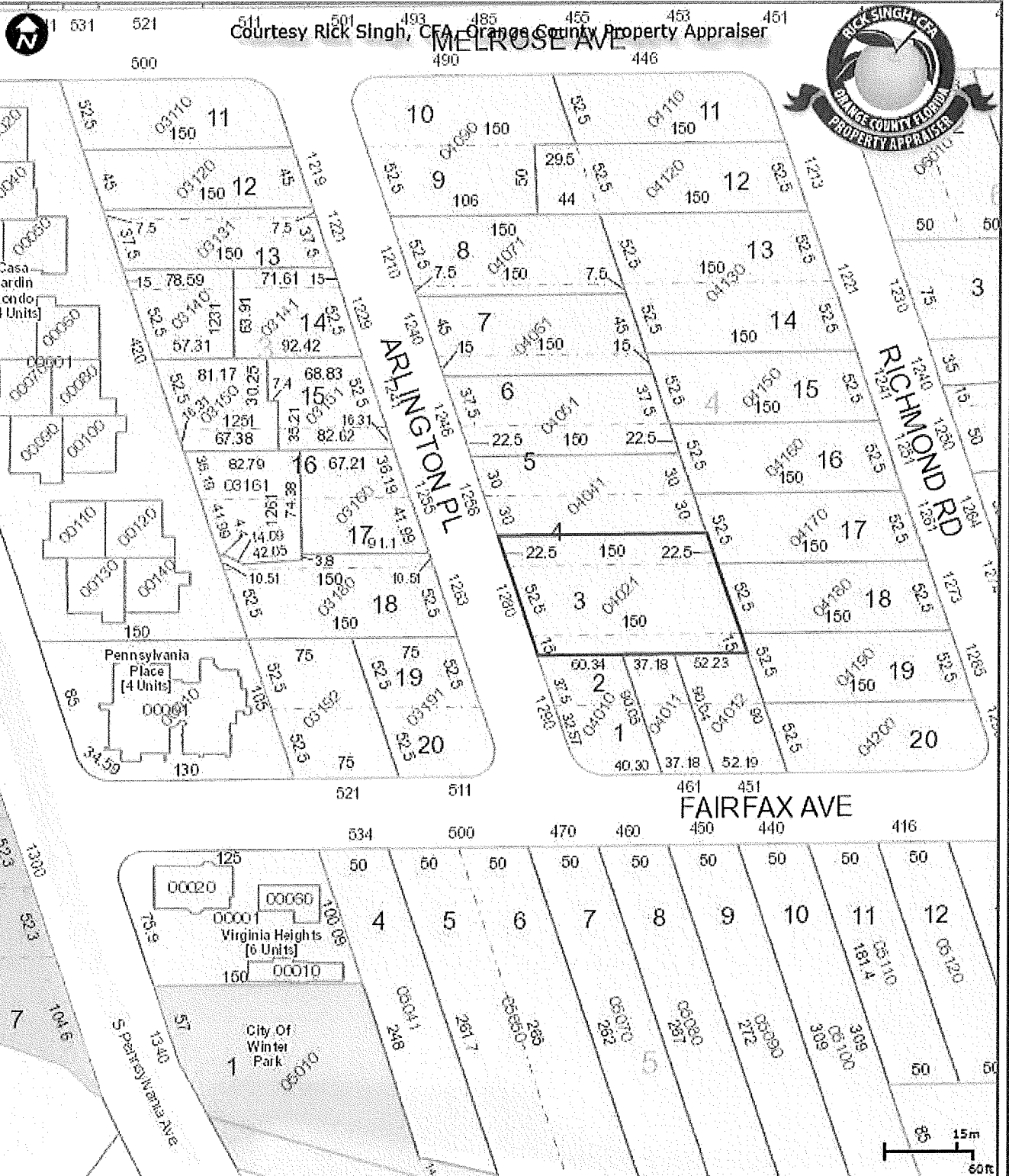


Created: 10/22/2013

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

**OCPA Web Map**

- |  |                  |  |                         |  |                                 |  |                                   |  |                  |  |                        |
|--|------------------|--|-------------------------|--|---------------------------------|--|-----------------------------------|--|------------------|--|------------------------|
|  | Major Road       |  | Proposed Road           |  | Residential                     |  | Commercial/Industrial/Vacant Land |  | Park             |  | 6 Lot Number           |
|  | Florida Turnpike |  | Public Road             |  | Agriculture                     |  | Agricultural Curtilage            |  | Lakes and Rivers |  | 06060 Parcel Number    |
|  | Interstate 4     |  | Gated Road              |  | Commercial/Institutional        |  | Hydro                             |  | Building         |  | 3106 Parcel Address    |
|  | Toll Road        |  | Road Under Construction |  | Governmental/Institutional/Misc |  | Waste Land                        |  | Block Number     |  | 111.9 Parcel Dimension |



Courtesy Rick Singh, CFA, Orange County Property Appraiser

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

**Staff Report  
November 5, 2013**

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**REQUEST OF NORT NORTHAM TO:** AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO ESTABLISH A COMMERCIAL FUTURE LAND USE DESIGNATION TO THE ANNEXED PROPERTY AT 656 OVERSPIN DRIVE.

**REQUEST OF NORT NORTHAM TO:** TO AMEND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH COMMERCIAL (C-3) DISTRICT ZONING ON THE ANNEXED PROPERTY AT 656 OVERSPIN DRIVE.

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Mr. Nort Northam, is the owner of the property at 656 Overspin Drive and is requesting that the City establish commercial (C-3) zoning on this property that was annexed into the City in September 2012. Mr. Northam purchased this property to add to his adjacent commercial properties at 2650 and 2600 W. Fairbanks Avenue. Mr. Northam is asking the City to establish Commercial future land use and Commercial (C-3) zoning to match the Commercial (C-1) zoning that the property has in Orange County.

The zoning/land use history on this property is complicated. In 1965 this vacant property was rezoned by Orange County to commercial (C-1). The Orange County Comprehensive Plans from the 1970's-1980's had this property as commercial on the county's future land use map. Then in 1991 when Orange County updated their Comprehensive Plan, the future land use designation was changed to low density residential likely due to its' adjacency with residential homes. However, the property was never administratively rezoned in accordance with that designation. So for the past 23 years the Orange County Comp. Plan has said residential but the Orange County Zoning has said commercial.

At the time Mr. Northam purchased the property in May of 2012, neither the sellers (the Gallagher Family Trust) or the buyer (Nort Northam) had any idea there was a difference. The Orange County Property Appraiser's website shows the zoning as C-1 and the Orange County Zoning Dept. tells you it is zoned C-1. The Orange County Planning Dept. however, tells you it is low density residential future land use.

This same request was on our agenda back in September, 2012 in conjunction with the annexation. That was when this land use conflict matter was discovered. So at that time, the land use/zoning portion was withdrawn until the owner could research the situation with Orange County.

Mr. Northam subsequently hired Adam Diona of Urban Land Resources to meet with the Orange County officials. Presumably, Orange County's concern in 1991 was having this property developed independently as a commercial business on a street (Overspin Drive) that is a residential street. However, since it happened 23 years ago, no one can recall whether it was done by design or by accident. All Orange County will do at this time is confirm the situation and they offered some potential conditions that would mitigate impact on adjacent residential if developed commercially such as indoor retail use only, a six foot masonry screen wall and enhanced setbacks. All of these are already Code requirements in the City's zoning code.

Mr. Northam is in quite a box right now. Orange County's comp plan future land and zoning are still in effect until the City remedies this conflict. The Comp. Plan future land use of residential does not allow commercial development on this property. However, the commercial (C-1) zoning does not allow residential development on this property. So it is not buildable or usable for either residential or commercial use with this conflict in place.

Mr. Northam bought this property only with the idea of adding it to his Fairbanks Avenue holdings to be part of an overall future redevelopment of all of that Fairbanks property. In that context, this "rear" portion would likely wind up being used as parking area or for storm water retention. Staff is recommending that the City establish the commercial land use designations conditioned upon this property's consolidation with the Fairbanks parcels.

**STAFF RECOMMENDATION IS FOR APPROVAL** with the condition that the property be consolidated with the other Fairbanks Avenue properties, so it is not developed independently.

**OCPA Web Map**

- Florida Turnpike
- Interstate 4
- Toll Road

- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction

- Proposed Road
- Brick Road
- Block Line
- Lot Line

- Residential
- Agriculture
- Commercial/Institutional
- Governmental/Institutional/Misc

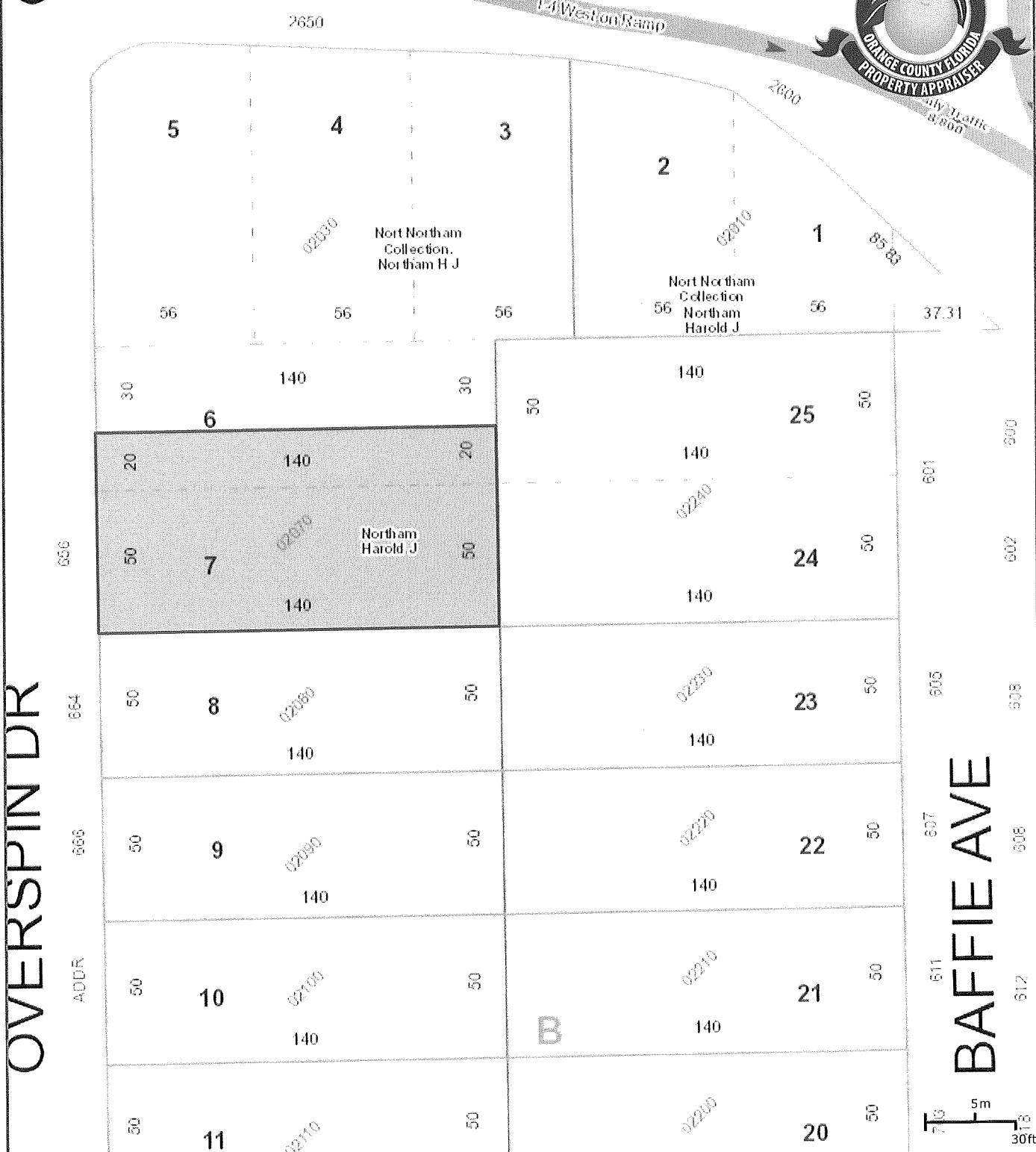
- Commercial/Industrial/Vacant Land
- Agricultural Curtilage
- Hydro
- Waste Land

- Parks
- Lakes and Rivers
- Building

- Lot Number **6**
- Parcel Number **06060**
- Parcel Address **3106**
- Block Number **111.9**
- Parcel Dimension



Courtesy Rick Singh, CFA, Orange County Property Appraiser

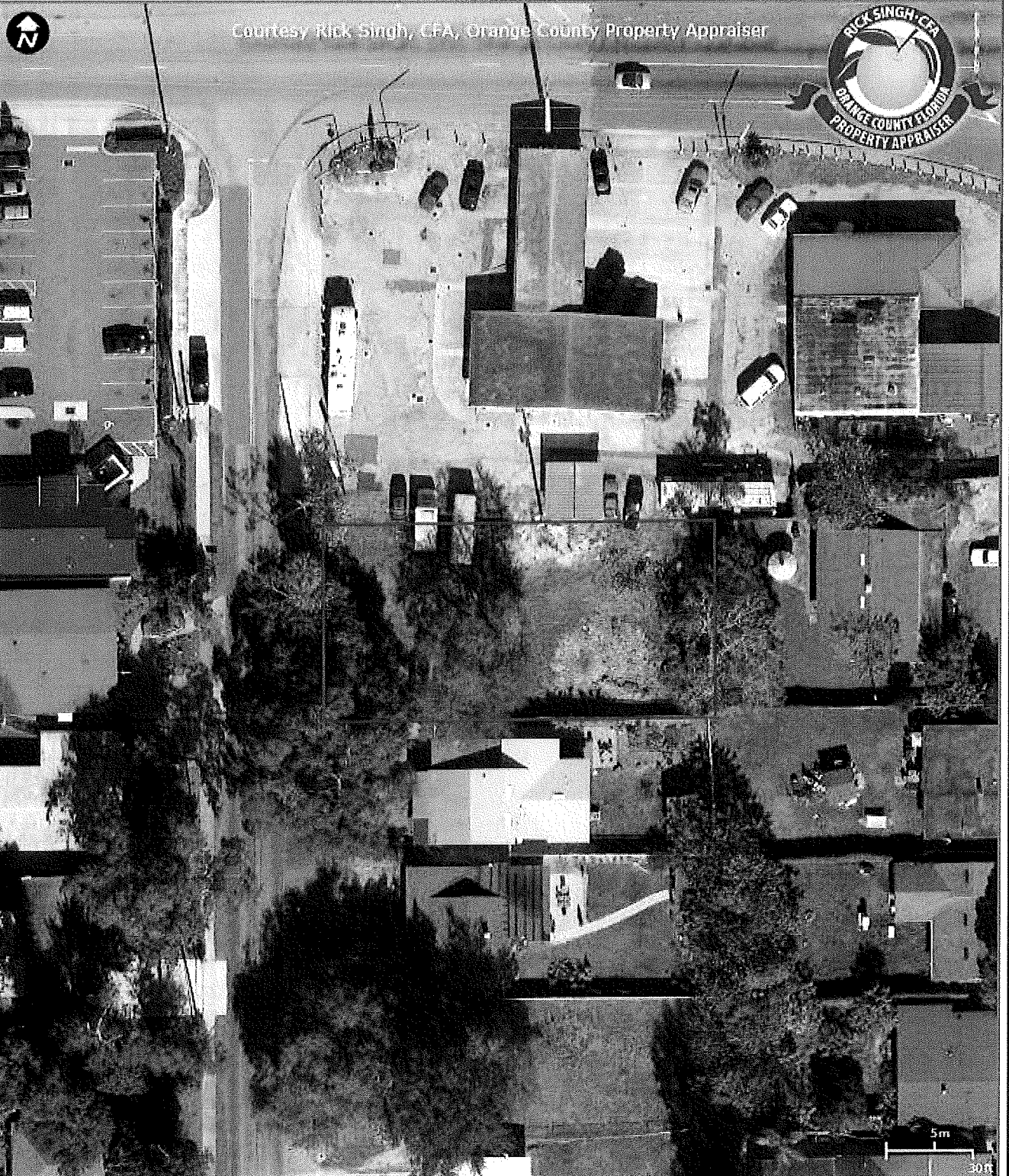


Created: 10/11/2013

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**OCPA Web Map**

Major Road	Proposed Road	Residential	Commercial/Industrial/Vacant Land	Parks	6 Lot Number
Florida Turnpike	Public Road	Brick Road	Agriculture	Lakes and Rivers	06060 Parcel Number
Interstate 4	Gated Road	Block Line	Commercial/Institutional	Building	3106 Parcel Address
Toll Road	Road Under Construction	Lot Line	Governmental/Institutional/AMIA	Waste Land	Block Number 111.9 Parcel Dimensions



Created: 10/22/2013

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

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 ESTABLISH COMMERCIAL FUTURE LAND USE ON THE ANNEXED PROPERTY AT 656 OVERSPIN DRIVE AND TO INDICATE THE ANNEXATION OF THIS PROPERTY ON THE OTHER MAPS WITHIN THE COMPREHENSIVE PLAN, MORE PARTICULARLY DESCRIBED HEREIN.**

**WHEREAS**, the owner of the property more particularly described herein has voluntarily requested annexation into the City of Winter Park and in compliance with Chapter 171, Florida Statutes, said property has been annexed into the City of Winter Park, and

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

**WHEREAS**, the amendment of the Comprehensive Plan maps and the establishment of a future land use designation meets the criteria established by Chapter 163, Florida Statutes and Rule 9J-5, Florida Administrative Code 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.

**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 establish a Commercial future land use designation on the annexed property at 656 Overspin Drive and that all other maps in the Comprehensive Plan shall also be amended to reflect the addition and annexation of this property into the City of Winter Park, said property being more particularly described as follows:

Lot 7 AND THE South 20 feet of Lot 6, Block "B" Dubsdread Heights subdivision as recorded in Plat Book "J", Page 115 of the Public Records of Orange County, Florida.

Property Tax ID # 11-22-29-2248-02-070



**SECTION 2.** This ordinance shall become effective 31 days after adoption but shall not become effective if this Ordinance is challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. In that case it will not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining the Ordinance is in compliance with Chapter 163, Florida Statutes.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Mayor

Attest:

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

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

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH COMMERCIAL (C-3) ZONING ON THE ANNEXED PROPERTY AT 656 OVERSPIN DRIVE, MORE PARTICULARLY DESCRIBED HEREIN.

**WHEREAS**, the owner of the property more particularly described herein has voluntarily requested annexation into the City of Winter Park and in compliance with Chapter 171, Florida Statutes, said property has been annexed into the City of Winter Park, and

**WHEREAS**, the City Commission intends to establish a municipal zoning designation on this property in compliance with the establishment of a similar Comprehensive Plan future land use designation for said property, and

**WHEREAS**, the establishment of 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.

**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 III, "Zoning" and the Official Zoning Map is hereby amended so as to establish Commercial (C-3) district zoning on the annexed property at 656 Overspin Drive, more particularly described as follows:

Lot 7 and the South 20 feet of Lot 6, Block "B" Dubsdread Heights subdivision as recorded in Plat Book "J", Page 115 of the Public Records of Orange County, Florida.

Property Tax ID # 11-22-29-2248-02-070

**SECTION 2.** This ordinance shall become effective 31 days after adoption unless this Ordinance or the related companion Ordinance amending the Comprehensive Plan for this property is challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. In that case, it will not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining the Ordinance is in compliance with Chapter 163, Florida Statutes.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Mayor

Attest:

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

**ORDINANCE NO. 2878-12**

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING WITHIN THE CHARTER LAWS OF THE CITY OF WINTER PARK, SECTION 1.02, "CORPORATE LIMITS DESCRIBED" SO AS TO ANNEX THE PROPERTY AT 656 OVERSPIN DRIVE, MORE PARTICULARLY DESCRIBED HEREIN.**

**WHEREAS**, the owner of the property more particularly described herein has voluntarily requested annexation into the City of Winter Park, and

**WHEREAS**, the annexation of said property meets the criteria established by Chapter 171, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication once a week for two consecutive weeks in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held.

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

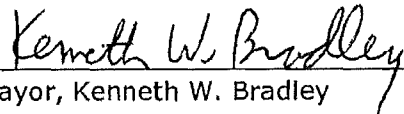
**SECTION 1.** That Section 1.02 "Corporate Limits Described," of the Charter Laws of the City of Winter Park be hereby amended and modified so as to annex the property at 656 Overspin Drive, more particularly described as follows:

Lot 7 and the South 20 feet of Lot 6, Block "B" Dubsdread Heights subdivision as recorded in Plat Book "J", Page 115 of the Public Records of Orange County, Florida. or Begin at the Point 20 feet north of the Northwest corner of Lot 7, Block "B" Dubsdread Heights subdivision, then run 140 feet east, then run 70 feet south to the southeast corner of Lot 7; then run 140 feet west to the southwest corner of Lot 7 and then run 70 feet north to the Point of beginning.


Property Tax ID # 11-22-29-2248-02-070

**SECTION 2.** This ordinance shall take effect upon immediately upon its final passage and adoption.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this 10th day of September, 2012.

  
\_\_\_\_\_  
Mayor, Kenneth W. Bradley

ATTEST:

  
\_\_\_\_\_  
City Clerk, Cynthia Bonham, MMC

DOCH 20120508653 B: 10445 P: 6645  
09/21/2012 01:50:23 PM Page 1 of 1  
Rec Fee: \$10.00  
Martha O. Haynie, Comptroller  
Orange County, FL  
SA - Ret To: CITY OF WINTER PARK



October 7, 2013

**Mr. Jeff Briggs**  
City Planner  
City of Winter Park  
401 S. Park Ave.  
Winter Park, Fl.

**RE: Proposed Zoning Modification and Amendment to the Future Land Use Plan (FLUM)  
Nort Northam Parcel – Tax Parcel D No. 29211224802070  
DUBSDREAD HEIGHTS J/115 LOT 7 & S 20 FT OF LOT 6 BLK B**

Dear Jeff:

Please accept this letter as formal request to petition the City of Winter Park to assign a Commercial land use as well as C-3 zoning. The current City FLUM shows the parcel as vacant. It should be noted that the County still has assigned C-1 zoning for this parcel despite being annexed into the City. This information was confirmed on the County's Property Appraiser web page. A Parcel map is included for your use. It should be noted that the parcel has been taxed as commercial since development

It should be noted that the parcel was included with the purchased by Citgo (Property) in 1966. This parcel however was never utilized and was sold as a vacant parcel (apparently Citgo did not need these lands for development). Some other milestones are summarized as follows:

1. Site first acquired and developed in 1966 be Citgo and sub sequentially was zoned commercial (C-1 )by the County at that time to support the use. The acquisition included the subject parcel
2. Subject parcel was sold to Mr. Gallagher (through subdivision)
3. Gas Station acquired by Applicant in 1989
4. The easterly tract known as 2600 Fairbanks Ave, was acquired by Applicant in 1994
5. The Southeast parcel was acquired by Applicant in early 2000.
6. Subject Parcel acquired in May 2012.

*Please note a zoning chronology will also be submitted under separate cover.*

As noted, the property was first developed as a gas station. The subject parcel was sold off as undeveloped only because the lands were not needed to facilitate the gas station. The property was originally situated in unincorporated Orange County and has always been Commercial in use since 1966 (an excerpt from the OCPA is attached for your use). It should be noted that the County's FLUM map shows this entire area as Low Density Residential (LDR). This is obviously inconsistent because residential land use and commercial zoning are traditionally not assigned to the same property. But I do realize the FLUM is merely a community planning tool to identify varying uses and is meant to be amended.

As an effort to truly understand the County's position on this matter, I retained the services of Adam Dionna, with Urban Land Resources, to meet with Bob Windom (Zoning Manager) and communicate with John Smogor (Chief Planner). Mr. Dionna met with Bob Windom, and has collected a series of emails from the aforementioned and are also attached for your review. In summary there are 3 items to

address to ensure County support and recommendation without objection. The three items are as follows:

- 1. Comply with the Uses identified within the C-3 Zoning District (analogous to County C-1) zoning. This is further indication of current zoning by County.**
- 2. Comply with access requirements set forth by FDOT**
- 3. Provide 6' high Masonry wall along southerly property line.**

The requirements were authored by Mr. John Smogor with the County and are referenced in the previously mentioned email strand.

With this we expect no objection by the County, but rather contrary and provide conditional support. I realize these are important issues and imperative these conditions are met, and as owner of the subject property, will ensure these conditions are acknowledged.

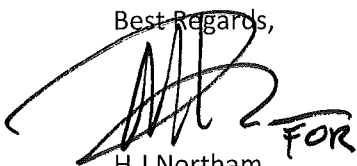
Also attached for your review are executed Application along with requested Fee (\$500.00), associated email correspondence, and adjacent (parcels to the south abutting property) property owner letters of support (to be submitted under separate cover).

I do look forward to hearing from you and as discussed during our last meeting last Monday, I truly want to ensure we appear at the November Planning Commission.

If you should have any questions or require any additional information, please do not hesitate to contact me or Adam.

As always, it's a pleasure working with you and the City and do hope to hear from you soon.

Best Regards,



H.J. Northam  
Property Owner

FOR

- Searches
- Sales Search
- Results
- Property Record Card**
- My Favorites

**656 Overspin Dr** < 11-22-29 | 2248-02-070 >

Name(s)	Physical Street Address
Northam Harold J	656 Overspin Dr
Northam Linda E	Postal City and Zipcode
Property Name	Winter Park, FL 32789
N/A. Click information icon to contribute.	Property Use
Mailing Address On File	1000 - Vacant Commercial
2600 W Fairbanks Ave	Municipality
Winter Park, FL 32789-3313	Winter Park
Incorrect Mailing Address?	

- Values, Exemptions and Taxes**
- Property Features
- Sales Analysis
- Location Info

**Property Description**

DUBSDREAD HEIGHTS J/115 LOT 7 & S 20 FT OF LOT 6 BLK B

**Total Land Area** 9,800 sqft (+/-) | 0.22 acres (+/-) GIS Calculated Notice

**Land**

Land Use Code	Zoning	Land Units	Unit Price	Land Value
1000 - Vacant Commercial	C-1	9800 SQUARE FEET	\$9.75	\$95,550

Page 1 of 1 (1 total records)

**Buildings**

Important Information
There are no buildings associated with this parcel.

**Extra Features**

Description	Date Built	Units
There are no extra features associated with this parcel		

This Data Printed on 10/17/2013 and System Data Last Refreshed on 10

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 Orange County Property Appraiser • 200 S. Orange Avenue, Suite 1700 • Orla  
 Office Hours: 8:00 a.m. to 5:00 p.m. Monday - Friday • Phone: 407.83



FEE PAID
ck # _____
amt. \$ _____
date _____

APPLICATION FOR COMPREHENSIVE PLAN  
AMENDMENT AND/OR  
APPLICATION FOR A CHANGE IN ZONING CLASSIFICATION

General Instructions: To request a change in land use category, complete this application and submit it to the Planning Department along with the fee of \$1,000 for less than one (1) acre or \$6,000 for more than one (1) acre and all additional information necessary for public hearing before the Planning and Zoning and the City Commissions. **All required documents must be submitted with the application.**

<p>I. <u>APPLICANT</u></p> <p>Name <u>NORT NORTHAM</u></p> <p>Address <u>2600 FAIRBANKS</u> <u>WINTER PARK, FL.</u></p> <p>Phone <u>407 647-1911</u></p> <p>Email Address <u>NORTNORTHAM@</u> <u>BARTHLINK.NET</u></p>	<p><u>OWNER</u></p> <p><u>NORT NORTHAM</u></p> <p><u>SAME</u></p> <p><u>SAME</u></p>
<p>Is the property under contract for purchase or lease? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	

If the applicant is NOT the owner, attach a copy of the purchase or lease contract or option on the property, or a letter signed by the owner of record authorizing the applicant to act as agent for the owner. This information is requested to establish the legal status of the applicant and will be held in confidence, except as the information pertains to the zoning application.

Is the contract for purchase or lease contingent upon this approval?  Yes  No

II. PROPERTY

Street Address: 650 OVERSPIN DR.

PARCEL # 292211224802070 (same as tax ID number of Orange County property tax records)

Legal Description: Provide complete and accurate legal description below including Plat Book and Page Number OR attach a copy of the legal description to this application.  
SEE COVER LETTER

III. ZONING MAP AMENDMENT/COMPREHENSIVE PLAN AMENDMENT

Current Future Land Use NOT ASSIGNED/VACANT

Current Zoning C-1 (BY COUNTY)

The applicant requests that the property be changed to a zoning/land use of C-3/COMMERCIAL for the following specific use or uses:  
N/A

IV. CERTIFICATION

I certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am:

the owner of the property described herein

a party to an agreement for purchase or lease of this property

an agent for the owner or purchaser/lessee of this property

If applicable, it is understood and agreed that approval of this application by the Planning and Zoning Commission is contingent upon the recording of restrictive covenants designing the terms and conditions of an approval. These restrictive covenants will be executed by the owner of the property and recorded by the City of Winter Park. Said owner will be responsible for all fees associated with the recording of this document.

SIGNATURE [Signature] DATE 10/8/13



## Adam

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**From:** Bob.Windom@ocfl.net  
**Sent:** Thursday, August 01, 2013 11:53 AM  
**To:** adamd@urbanlandresources.com  
**Cc:** John.Smogor@ocfl.net  
**Subject:** Recently annexed property (winter Park) Fairbanks & I-4

Adam,

John says provided the zoning was indoor retail in nature, all access limited to Fairbanks/use of property in conjunction with existing commercial to north, adequate buffering for neighbors, he would consider suggesting to W.P. that the County opinion on rezoning to commercial may be positive.

Good luck,

Bob

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials are kept as a public record. Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.

## Adam

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**From:** Adam [adamd@urbanlandresources.com]  
**Sent:** Friday, August 23, 2013 1:51 PM  
**To:** 'John.Smogor@ocfl.net'  
**Cc:** 'Jbriggs@cityofwinterpark.org'; 'nortnortham@earthlink.net'; 'Bob.Windom@ocfl.net'  
**Subject:** RE: Nort Northam Property - City of Winter Park

John:

This is only areas where impervious surfaces abut the buffer adjacent to residential property, such as parking, would necessitate 6' fence. There is an existing 6' fence along the subject property line that satisfies the intent or spirit of code requirement. Replacement/or modifications would subject to City criteria.

Please confirm your thoughts on this issue. Your time and effort is always appreciated and glad we can put this behind us and move on.

Best Regards,

URBAN LAND RESOURCES, LLC

Adam Dionna  
Mang. Member

**From:** John.Smogor@ocfl.net [mailto:John.Smogor@ocfl.net]  
**Sent:** Thursday, August 22, 2013 1:51 PM  
**To:** adamd@urbanlandresources.com  
**Cc:** Jbriggs@cityofwinterpark.org; nortnortham@earthlink.net; Bob.Windom@ocfl.net  
**Subject:** RE: Nort Northam Property - City of Winter Park

Adam,

I am fine with the first 2 items, but on #3 you need to add a 6 foot high masonry wall along the residentially zoned property.

John

**From:** Adam [mailto:adamd@urbanlandresources.com]  
**Sent:** Tuesday, August 13, 2013 10:07 AM  
**To:** Smogor, John  
**Cc:** 'Jeffrey Briggs'; nortnortham@earthlink.net; Windom, Bob  
**Subject:** Nort Northam Property - City of Winter Park

John:

Pursuant to our conversation yesterday and also information contained in an email dated August 1<sup>st</sup>, from Bob Windom, Urban Land Resources, would like to confirm and offer the following information. It appears there

are three issues of concern that need to be addressed so that county may offer support during the City rezoning and comprehensive plan amendment Petition. The following confirms the requirements and owners acceptance.

1. The first issue regards Use, specifically retail / indoor use. The property owner has  
No problem with this requirement
2. The second item pertains to access from Fairbanks onto the subject property. The property owner is aware of the constraints imposed during eminent domain. Main access would be off of Overspin Dr.
3. The third issue was a matter of adequate buffer between the two uses. You had mentioned that if we maintain the City's C-3 zoning criteria (5'), The County would be satisfied. The Buffer identified in this District, as mentioned is 5', which is also acceptable to owner.

It is hoped you're in agreement with our interpretation, however if you should have any questions or any comments regarding these issues please do not hesitate to contact me at 407 937-9499. Thanks again John for all your help.

Best Regards,

URBAN LAND RESOURCES, LLC

Adam Dionna  
Mang. Member

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

**Staff Report  
November 5, 2013**

---

**REQUEST OF THE CITY OF WINTER PARK TO: AMEND  
CHAPTER 58 "LAND DEVELOPMENT CODE", ARTICLE III,  
"ZONING" SO AS TO ESTABLISH MINIMUM SIZES FOR  
ENCLOSED GARAGES AND CARPORTS.**

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This agenda item is in response to the P&Z Board discussion and request at last month's meeting to discuss and potentially provide a recommendation on the issue of establishing a minimum size for enclosed garages and carports. This was, as you recall, the major topic of discussion related to the townhouse projects on W. Swoope Avenue, on last month's agenda.

Generally speaking, it is beneficial to property values and traffic safety to have cars parked within garages/carports and not outside on driveways and streets. However, there is little the City can do about residents filling up garages and carports with "stuff".

The discussion with the P&Z Board last month was as to whether the City should at a minimum, insure that garages and carports are sized appropriately so they are functionally usable so that you can park car(s) in the garage and be able to open the doors. The same applies to a proper length so cars can functionally fit in both directions.

Best practices in architectural guidelines outline a minimum requirement for 10 feet of width for one car garages and 20 feet of garage/carport width and 21 feet in length. The code already contains a minimum standard of 24 feet for adequate backup room in order to enter/exit garages.

The staff provided an update to the City Commission on this code change at their meeting on October 28<sup>th</sup> when the Swoope townhouse projects were on the agenda. There was interest in this issue but also interest in finding out how other cities have addressed this issue and if there are other approaches rather than a code change.

Staff put this on the agenda to provide an update and response to P&Z on this topic, based on the discussion last month. However, there is more staff work to do before this is ready for action by P&Z.

**STAFF RECOMMENDATION IS TO TABLE**

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WHAT: What Is the Size of a Standard WHERE: Whitefish, MT (city)



WHAT IS THE SIZE OF A STANDARD 2-CAR GARAGE?

HOME GUIDES & VIDEOS BLOG

PROJECT TOOLS MAINTENANCE CHECKLIST

Home Improvement > Home Improvement Guides and Videos > What Is the Size of a Standard 2-Car Garage?

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PROJECT TOOLS

What Is the Size of a Standard 2-Car Garage?

Design a garage that can accommodate two cars, as well as other storage needs By Richard Asmus

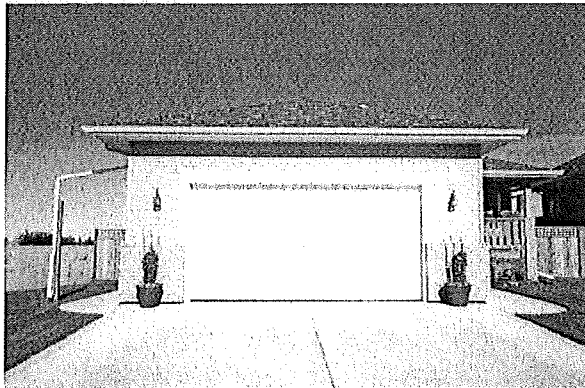


Photo by iStockphoto.com

SHARE

A standard two-car garage must be large enough to hold two standard-sized cars, along with a standard amount of storage space for the standard needs of the standard family. But since all such things vary -- and thus, can never really be standard -- the size of a garage must also vary, depending on the size of your cars and whatever else you want to put in your garage, from the lawnmower to a workshop to a bike rack.

Minimum Size

The average length of a compact car is about 15 feet, with a width of 5 1/2 feet and a height of 4 1/2 feet. Two would require a width of 11 feet and a length of 15 feet, just for the cars. Add 3 feet between them and on each side to open doors, and 2 feet front and back for walk space and you have a garage roughly 20 feet wide and 19 feet deep. One standard design two-car garage is 20 feet by 20 feet.

Larger Vehicle, No Storage

Larger SUVs average just over 18 feet long, 6 1/2 feet wide and a little over 6 feet high. Two of them would just barely fit in the minimum size, with difficulty opening doors and getting around them with the garage door shut. So ideally a standard size for two large SUVs would have to be 22 feet wide and 22 deep. Standard larger size two-car garages designs include 22, 24 or 26 feet for either width or depth.

Available Storage Space

The floor plans for the above garages may be adequate if your items to be stored can be placed between the vehicles or beside them near the front fenders, where they don't block the doors or the walk space. Also, additional storage could be added in cabinets or shelves mounted higher on the walls in the back or on the sides. If this is not adequate storage, or you have larger SUVs, you may need to increase your floor dimensions.

Larger Standard Sizes

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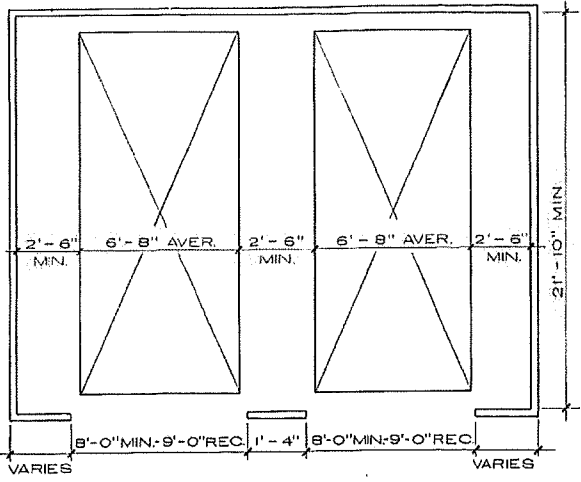
Organizing Closet Space

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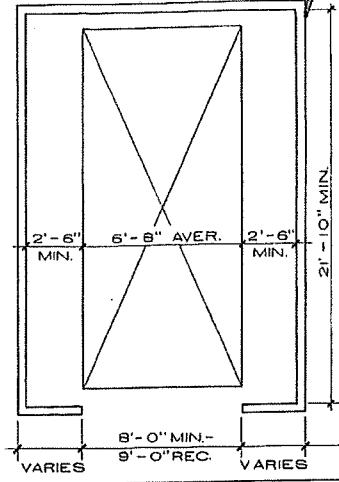
Plan your Home Maintenance

Season: Fall Region: Select A Region

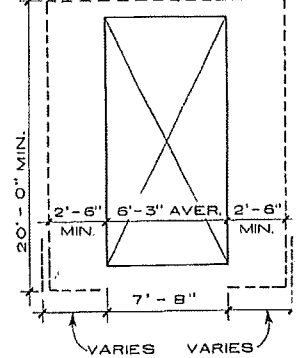
*this is from Architectural Graphic Standards.*



TWO-CAR GARAGE

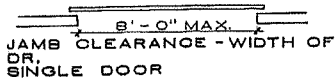


ONE-CAR GARAGE

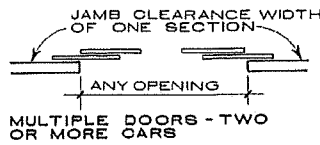


COMPACT CAR GARAGE

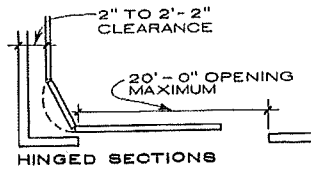
NOTES: Garages may be enlarged to provide ease of circulation by allowing spaces of 2'-6" minimum between all walls and other vehicles; also to provide space for work areas, photography laboratories, laundry room, and storage.



JAMB CLEARANCE - WIDTH OF SINGLE DOOR



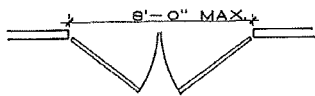
MULTIPLE DOORS - TWO OR MORE CARS



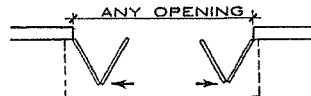
HINGED SECTIONS

NOTE: 6 1/2" to 9" necessary from top of opening to ceiling (all sliding doors).

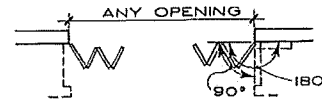
SLIDING DOORS



DOUBLE OR TRIPLE HINGED



MULTIPLE HINGED DOOR FOR TWO OR MORE CARS



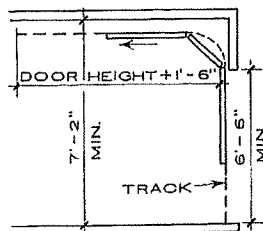
OFFSETTING - MULTI-LEAVE

NOTE: For multiple and offset hinged doors, swinging to one or both sides, hinged in or out and used for 2 or more cars: 6 1/2" to 11" necessary from top of opening to ceiling.

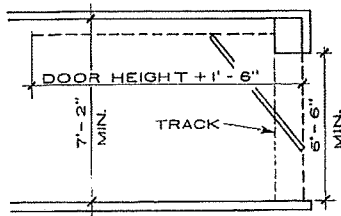
HINGED DOORS

WIDTHS OF GARAGE HINGED DOORS

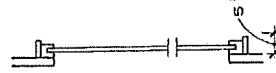
OPENING	TWO-DOOR	THREE-DOOR	FOUR-DOOR
8'-0"	4'-0"	2'-8"	2'-0"
8'-6"	4'-3"	2'-10"	2'-1 1/2"
9'-0"	4'-6"	3'-0"	2'-3"



SECTIONAL DOORS



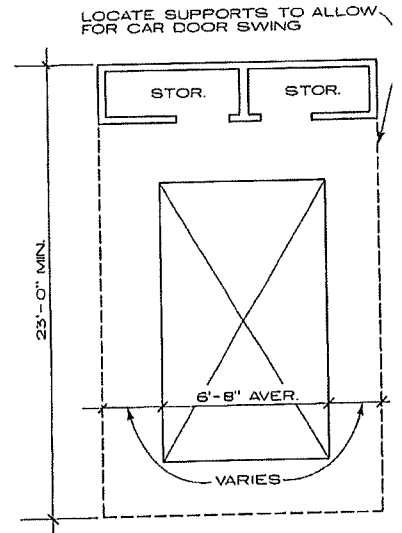
ONE PIECE DOOR



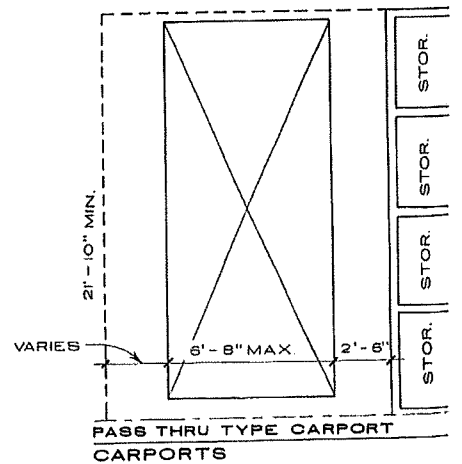
JAMB CONSIDERATIONS

LIFT DOORS - MOST WIDELY USED - AUTOMATIC OPTIONAL

NOTE: Heights: 6'-6", 6'-10", 7'-0", 7'-6" and 8'-0". Lift doors generally 4'-0" sections high, sometimes 2'-0" or 3'-0"



BACKOUT TYPE CARPORT



PASS THRU TYPE CARPORT CARPORTS

ORDINANCE NO. \_\_\_\_\_-13

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE, ARTICLE III, "ZONING" AMENDING SECTION 58-71 "GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS SO AS TO ESTABLISH MINIMUM SIZES FOR GARGES AND CARPORTS IN RESIDENTIAL BUILDINGS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

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

**SECTION 1.** That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified by adding to Section 58-71 "General provisions for residential zoning districts" a new subsection (II) to read as follows:

**Section 58-71. General provisions for residential zoning districts.**

(II) Garage and carport minimum sizes. The minimum interior dimensions for any single parking space garage or carport used to meet the required parking for a residential building shall be ten (10) feet wide by twenty-one (21) feet in length and for any two parking space garage or carport, the minimum dimension is twenty (20) feet wide by twenty-one (21) feet in length. For each additional parking space the minimum width dimension shall increase by ten (10) feet. In the case of open porte-cocheres or open carports without side walls, stemwalls, etc., this width requirement shall be met if the vehicle doors can swing unimpeded throughout the required ten (10) foot width.

**SECTION 2.** All ordinances or portions or ordinances in conflict herewith are hereby repealed, any part of this ordinance declared to be unlawful by any court shall not constitute repeal of the remainder of the ordinance.

**SECTION 3.** This ordinance shall become effective immediately upon adoption.

**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 \_\_\_\_\_, 2013.

\_\_\_\_\_  
Mayor Kenneth W. Bradley

ATTEST:

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