

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

**Staff Report
March 3, 2015**

REQUEST OF TOWER ACQUISITION PARTNERS, LLC TO:
AMEND THE CONDITIONAL USE APPROVAL PREVIOUSLY GRANTED TO THE PROPERTY AT 170 S. KNOWLES AVENUE IN 2007, TO ALLOW FOR MODIFICATIONS TO THE MULTI-FAMILY PROJECT APPROVED IN 2007, TO NOW BE COMPOSED OF THREE UNITS, THREE STORIES AND 19,935 SQUARE FEET OF RESIDENTIAL LIVING AREA AND GARAGE, ON THIS PROPERTY ZONED C-2.

This Conditional Use request by the prospective purchasers of the property at 170 S. Knowles Avenue seeks to amend the previously approved conditional use plans to allow for modifications to the multi-family project originally approved in 2007. It was originally four units but is now three units, each three stories in height and now 19,935 square feet of total building area. The property is zoned C-2. See plans attached.

Background: On October 22, 2007 the City Commission approved a Conditional Use, for a four unit, three story, 18,290 square foot condominium project to replace the two story retail/office building at the SW corner of Morse Blvd. and Knowles Avenue. That project was to be developed by the property owner, Mr. Furst and it required a Conditional Use approval as it is a three story building in the Central Business District and a project over 10,000 sq. ft.

That original Conditional Use approval was valid for two years. The City Commission provided an extension on April 13, 2009. Then on April 10, 2010 the City Commission provided a five year extension until October 22, 2016. Later, on October 24, 2011 the City Commission extended the conditional use approval until October 24, 2021.

Current Project Plan Request:

The project parameters retain much of the original site plan layout from the original approval in 2007. The project fronts on Morse Blvd. and Knowles Avenue and has a rear entry motor court from the Treat Way alley into two car garages for each of the three units. The total building area increases from 18,290 square feet to 19,935 square feet. This is an increase in floor area ratio from the 177% permitted in 2007 to the current request at 192.61%. The Code maximum FAR for C-2 zoning is 200%.

For purposes of comparison, the following table outlines the C-2 zoning requirements and the proposed dimensions of this project.

	C-2 Requirements	Project Proposal
Property Size		10,350 sf
Floor Area Ratio	Max. 200%	192.61%
Knowles Ave. setback	0 feet	5-8 feet
Morse Blvd. setback	3.3 feet	3.3 feet
Alley setback	0 feet	0 feet
Interior Side setback	0 feet	0 feet
Bldg. Height	40 feet	40 feet

The street setbacks on Morse Blvd. are in line with the average existing 3.3 foot setback (from the adjacent Landmark Condominium) and the street setbacks on Knowles Avenue are 5 to 8 feet except for the first floor entry porch features at zero feet or at the property line as there is no 'average' setback on Knowles Avenue in this block. There is also a zero foot street setback to the Treat Way alley (south side) and to the adjacent Landmark Condo (west side).

The building height is at the maximum 40 feet permitted for three story buildings in the Central Business District and in the C-2 zoning. There is a cornice parapet wall of 5 feet in height for a total visual height of 45 feet. Back within the rooftop are the elevator/stair tower elements for each unit, an additional 10 feet in height. These heights are consistent with the original 2007 approval and the parapet walls are somewhat smaller as the 2007 plans had architectural ornamentation on the corners with some added height.

The Comprehensive Plan and the Zoning Code contain a requirement to provide terracing and articulation by imposing a further setback for the third floors of any prospective building within the Central Business District and C-2 zoning. The Comprehensive Plan policies are very prescriptive in requiring a one for one foot setback for the third floors. If the third floor is 10 feet tall then the third floor setback is 10 feet. The C-2 zoning is less prescriptive in that it just requires that "a significant portion of the top floor shall be terraced and stepped back from the exterior face of the next lower floor". The purpose of these regulations is to try to avoid the construction of a "box" with no discernable architectural style or articulation, which is what we see with the Landmark Condominium next door which was developed prior to these regulations.

In this project, as with the Morse/Virginia brownstones, designed by Phil Keen, the design solution is to build the "box" setback from the street front by 9-10 feet and then add architectural articulation outward from the "box". A different method of compliance than was anticipated but it still works and complies with Code. In some sense, it is actually a better design solution because the bulk of the "box" is further setback from the street frontages.

Per the policy of the Comprehensive Plan, if the third floor is ten feet in height then the third floor must be setback 10 feet from the street where zero foot setbacks apply (Knowles Avenue and the Alley) and the third floor must be setback 13 feet 3 inches from where a 3 foot, 3 inch street setback exists (Morse Blvd.). The proposed plans indicate a 9 foot, 1 inch setback for the third floor on the Knowles Avenue frontage and a 12 foot, 3 inch setback for the third floor on the Morse Blvd. frontage. The applicant is asking for an exception, as may be permitted via this Conditional Use review for the 1 foot difference (9 foot setback vs. 10 foot floor height). To the staff this one foot differential seems de minimus and staff has no issue for the request for that 1 foot setback exception.

On the Treat Way alley side however, which is also street frontage, the plans depict no added setback for the third floor from the zero foot building setback to that Alley. It is a 20 foot wide alley. But it is also a public street with frontage and visibility all along Knowles Avenue. Thus, the staff does not support an exception from the Code for the third floor on this Treat Way frontage and will recommend approval only of the 1 foot differential as contemplated for the other street sides.

Streetscape Proposal:

The applicant is also asking the City to consider a streetscape proposal for this section of Knowles Avenue. Currently (as depicted in the plans) along Knowles Avenue are 12 on-street parking spaces at 90 degrees from the travel lanes. An existing 4 ½ foot sidewalk exists between the curb and the property line. The applicants would like to convert this Knowles Avenue street frontage to a parallel parking orientation of 6 on-street spaces. That increases the sidewalk width to 12½ feet for better pedestrian circulation and oak trees within this area.

This proposal benefits the project by enhancing the visual street appeal of this street section and increasing pedestrian access. The negative part is that the City loses 6 public parking spaces and the ability to add 2 more spaces when the existing driveway is closed.

Public Works has been counting available parking spaces in the six city parking lots downtown for the past 15 months. The Knowles Avenue parking spaces have consistently been the most utilized parking in the downtown. As a result, the recommendation from Public Works is not in favor of this streetscape proposal as it results in the loss of 6-8 public parking spaces. In addition, two of the adjacent property owners have contacted the City and are in opposition to this change because of how critically important every parking space is.

Staff Analysis of the Applicant's Requests:

Various city departments have reviewed this application including Public Works, Electric Utility, Water and Wastewater Utilities, Fire, Urban Forestry, Parks & Recreation and City Administration. The comments received were as follows:

Fire Dept.: It will be a fire sprinklered building and access is from the two streets.

Public Works/Traffic Engineering: Storm water retention via underground exfiltration is permitted within the Central Business District. The proposal for exfiltration below the parking courtyard can be approved subject to design for appropriate volumes and a maintenance agreement recorded to run with title to the land. Bicycle parking should be considered.

Public Works is also recommending denial of the streetscape proposal due to the loss of 6-8 public parking spaces.

Water/Sewer Utility: There is only one water meter supplying the existing building. Single family residences are each required to have individual water meters per the code. There is no water main existing on Knowles Avenue. Therefore, two additional water meters will be required to be installed on the south side of Morse Blvd. The same situation exists with the sanitary sewer. There is only one existing lateral and it is connected to the sewer main in Morse Blvd. There is no sewer main on Knowles Ave. The code also requires SFR's to have individual sewer laterals.

As per fire suppression and the sprinkler system for the building, since it is three stories, the challenge is that there is no water main on Knowles Ave. There is a stubbed out 6" water main in Treat Way that could be extended to provide water for a fire suppression system. It would need to be extended to Morse Blvd. and connect to the existing 8" to ensure flow capacity.

Electric Utility: Need to know the proposed location of the electric transformer box. If proposed in the street frontage it needs to be screened.

Parks & Recreation and Urban Forestry Depts.: No landscaping or landscape plan is required in the C-2 district for buildings, thus the front planters are nice to see.

Traffic Study:

The staff has not required the developer to provide a traffic study because the total trip generation from 3 residential units of 33 trips per day is far less than the trip generation from the existing 7,365 square feet of retail/office spaces which produces 349 trips per day. This existing traffic generation may be overstated since many trips to the downtown are multi-destination trips but the conclusion regardless is that this residential project of three townhouses will generate less traffic than the existing building.

Other Considerations:

This project is intended to be developed as fee simple townhouses pursuant to a replat (not as a condominium). To the extent that any "subdivision approval" is required, then this process provides that approval. This fee simple/replat marketing approach is what was approved by the City for the 400 Swoope townhouse project, the Morse/Virginia brownstone project and the one at 125 S. Interlachen Avenue.

Experience has taught us that special attention needs to be paid to the placement of the electric transformers and back flow preventers. It is not a significant issue with the green electric transformer or switch gear boxes but the appearance of the backflow preventers next to the sidewalk quickly diminishes the visual appeal of the development. While one can accept that in commercial locations, it is not acceptable on Morse Blvd. or Knowles Avenue. There are conditions recommended to address these circumstances.

The scale of this project and the materials presented allows the City to combine the Preliminary and Final Conditional Use approvals. However, the Code requires two public hearings for approval by the City Commission for three story buildings within the Central Business District.

Comprehensive Plan and Zoning Code Compliance:

There are a number of policies in the Comprehensive Plan that address the design aspects of this application. Those policies and other relevant C-2 Zoning Code sections that are included as an appendix to this staff report.

STAFF RECOMMENDATION IS FOR APPROVAL of both the Preliminary and Final Conditional Use approvals for the modification of this project with the following conditions:

1. The third floor facing the Treat Way alley must be setback a comparable 9 feet per the other street elevations.
2. The electric transformer/switch gear and backflow preventers shall be located adjacent to the building and shall be effectively screened from view.
3. Changes to the Knowles Avenue parking arrangement are not approved.

Comprehensive Plan policy and C-2 Zoning excerpts:

Policy 1-3.2.2: Maintain the Character and Scale of the Central Business District: The City shall maintain the character and scale of the Central Business District (CBD), including the Park Avenue Corridor as one of the premier downtown retail shopping districts in Florida, by reinforcing attributes that underlie its ambiance and special character, including its pedestrian scale, the relationship of its buildings and their orientation to the street, the eclectic mix of architectural styles, the open space vistas of Central Park, and the predominance of small distinctive specialty shops. This Comprehensive Plan imposes a two story height limit throughout the Central Business District as depicted on the Winter Park Central Business District Boundary Map located in the Definitions section of this Comprehensive Plan. These height restrictions may be increased to a maximum 3 story height limit if the development is approved by the City Commission as a Conditional Use and conforms to the Maximum Height Map. Third floors approved by conditional use in the CBD must be setback on street frontages equal to their height of a one foot setback for each one foot height of the third floor. Properties designated low density residential, and other properties identified as limited to two stories on the Maximum Height Map are not candidates for the 3 story height Conditional Use. The maximum floor area ratio within the CBD shall include private parking garages which are either at grade or elevated in calculations of floor area. Subterranean parking garages and public parking garages may be excluded from floor area calculations by the City Commission.

Policy 1-3.8.9: Preserve the Pedestrian Scale and Orientation of the CBD and Restrict Building Height. The City shall preserve the pedestrian scale and orientation of the Winter Park Central Business District Boundary Map, as defined in the Definitions section of this Comprehensive Plan, by limiting development for any property to two stories in height or three stories (including any mezzanine levels) on a case by case basis via conditional use approval by the City Commission for any third floor. The pedestrian orientation is also protected by prohibiting new drive-in businesses within the C-2 zoning locations east of Virginia Avenue. Approvals or other variances for more than three stories are prohibited. Third floors approved by conditional use must be setback on street frontages equal to their height on a one foot setback for each one foot height of the third floor. Properties designated low density residential and properties limited to two stories on the Maximum Height Map are not candidates for the 3 story conditional use.

Sec. 58-75. Commercial (C-2) District.

(b) *Permitted uses.*

(4) Residences located on any floor outside of the Park Avenue Corridor or above the ground floor within the Park Avenue Corridor.

(c) *Conditional uses.* The following uses may be permitted as conditional uses following review by the planning and zoning board and approval by the city commission in accordance with the provisions of this C-2 district section only.

(3) Buildings with a third floor provided that such conditional use approvals require two public hearing approvals by the city commission;

(6) Buildings over 10,000 square feet, any addition over 500 square feet to an existing building over 10,000 square feet or additions over 500 square feet to existing buildings that result in a building over 10,000 square feet in size.

(e) *Development standards.*

(1) On all streets, buildings and structures shall be built to a zero foot building setback from the property line or such front setback as is established by the average front setback of the existing buildings on that block of street frontage, whichever is greater. However, canopies may extend over the sidewalks provided a clearance of nine feet zero inches is maintained from the sidewalk to the bottom portion of the canopy.

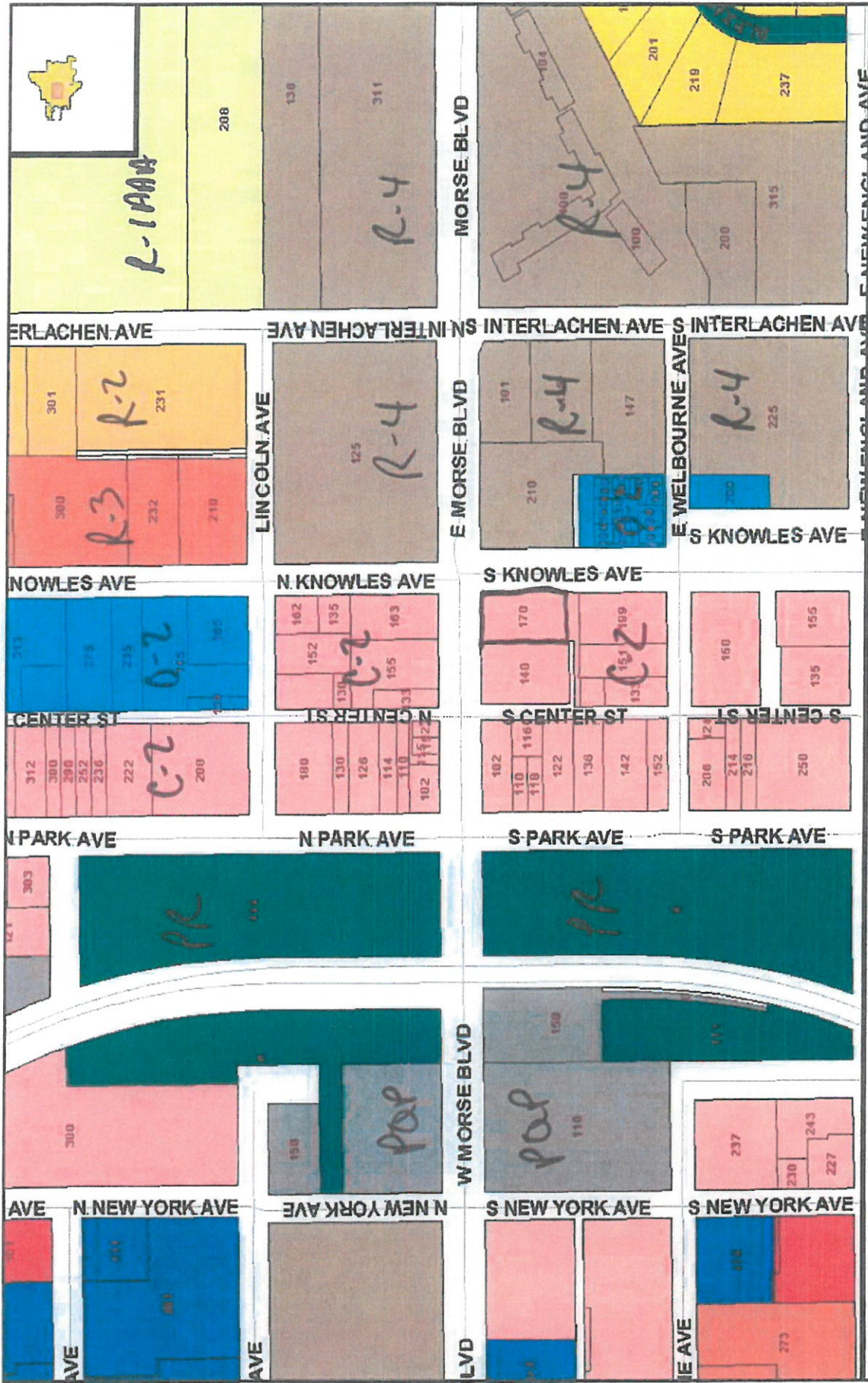
(2) Building heights shall not exceed the height limits imposed by the Maximum Height Map. For those properties within the geographic areas shown with a two story maximum, the maximum building height shall be thirty (30) feet; for those properties shown with a three story maximum height, the maximum building height may be up to forty (40) feet if approved via conditional use. Variances for more than three stories in the Central Business District are prohibited. Parapet walls, mansard, gable or hip roof appendages or similar architectural elements or appendages on a one or two story building may be added to the building height but in no case shall extend more than five (5) feet above the building roof height limitations established in the section. Mechanical equipment, elevator towers and related non-occupied structures may be added to the building roof height but in no case shall exceed more than ten (10) feet above these building roof height limitations and shall be located to the maximum extent possible so that they are not visible from the street.

(3) Buildings shall be setback no less than ten (10) feet from the rear lot line.

(4) No side yard setbacks shall be required on interior side property lines.

(5) The maximum floor area ratio for any building shall be two hundred (200%) percent. The floor area ratio shall include the floor area of any attached or detached above grade private parking garage.

(8) Terracing and articulation requiring additional setbacks are required to create relief to the overall massing of the building facades. Such design features of building façade articulation are required at least every sixty (60) feet on average along the primary building façades facing the streets, or along the building frontage where the building fronts the primary parking lot area. For any building over two stories in height and over 200 feet in length, there shall be a thirty-five (35) foot break on at least the first floor, the design of which shall be a component of the architectural review process required for conditional use. For any building over two stories or thirty (30) feet in height, a significant portion of the top floor shall be terraced and stepped back from the exterior face of the next lower floor. Parking structures are exempt from this terracing requirement.



1 in. = 195.0 feet



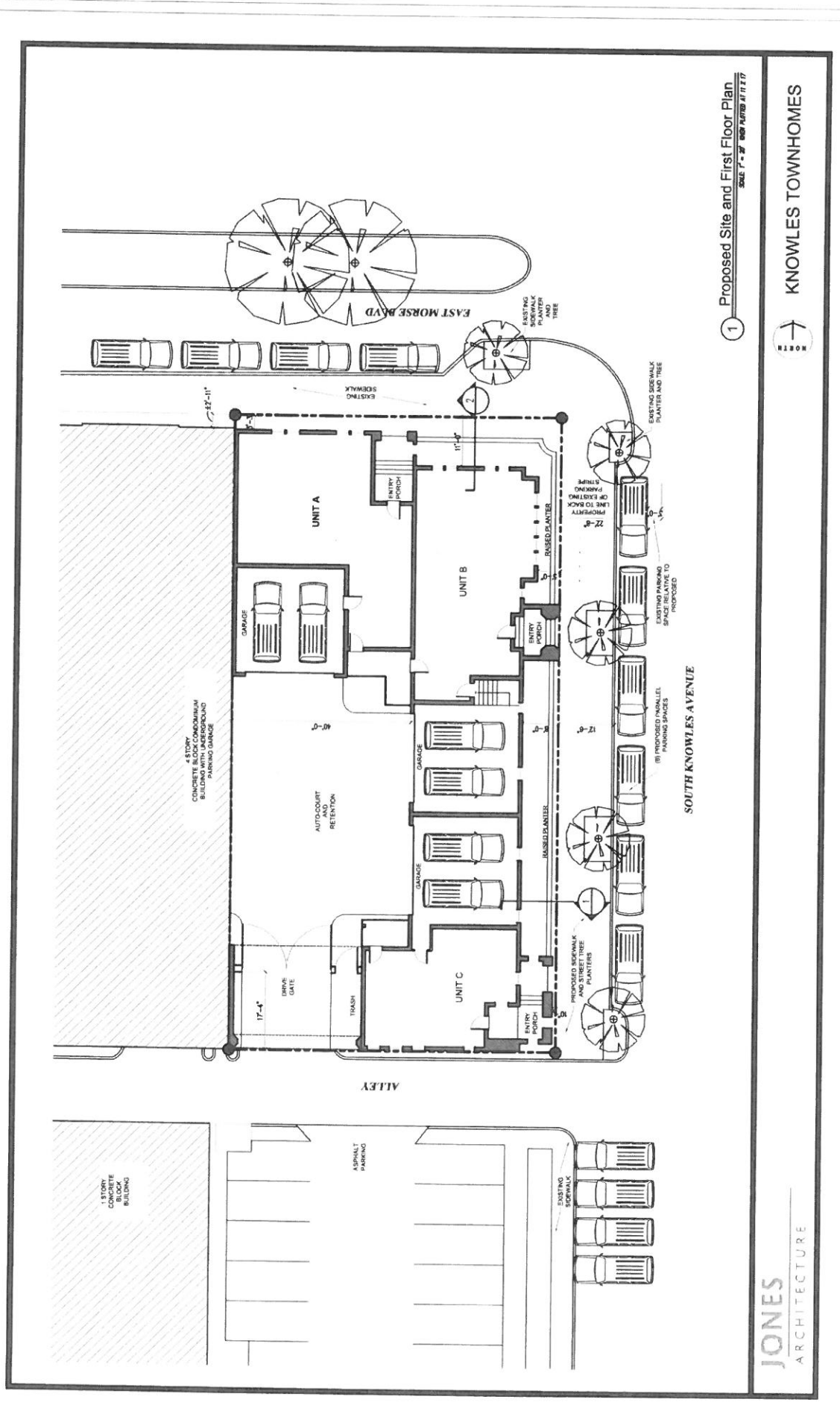
170 E. Morse Blvd.



1 Proposed Perspective Elevation at Knowles and Morse Intersection
SCALE: NOT TO SCALE



① Proposed Perspective Elevation at Knowles and Alley Intersection
SCALE: 1/4" = 1'-0"



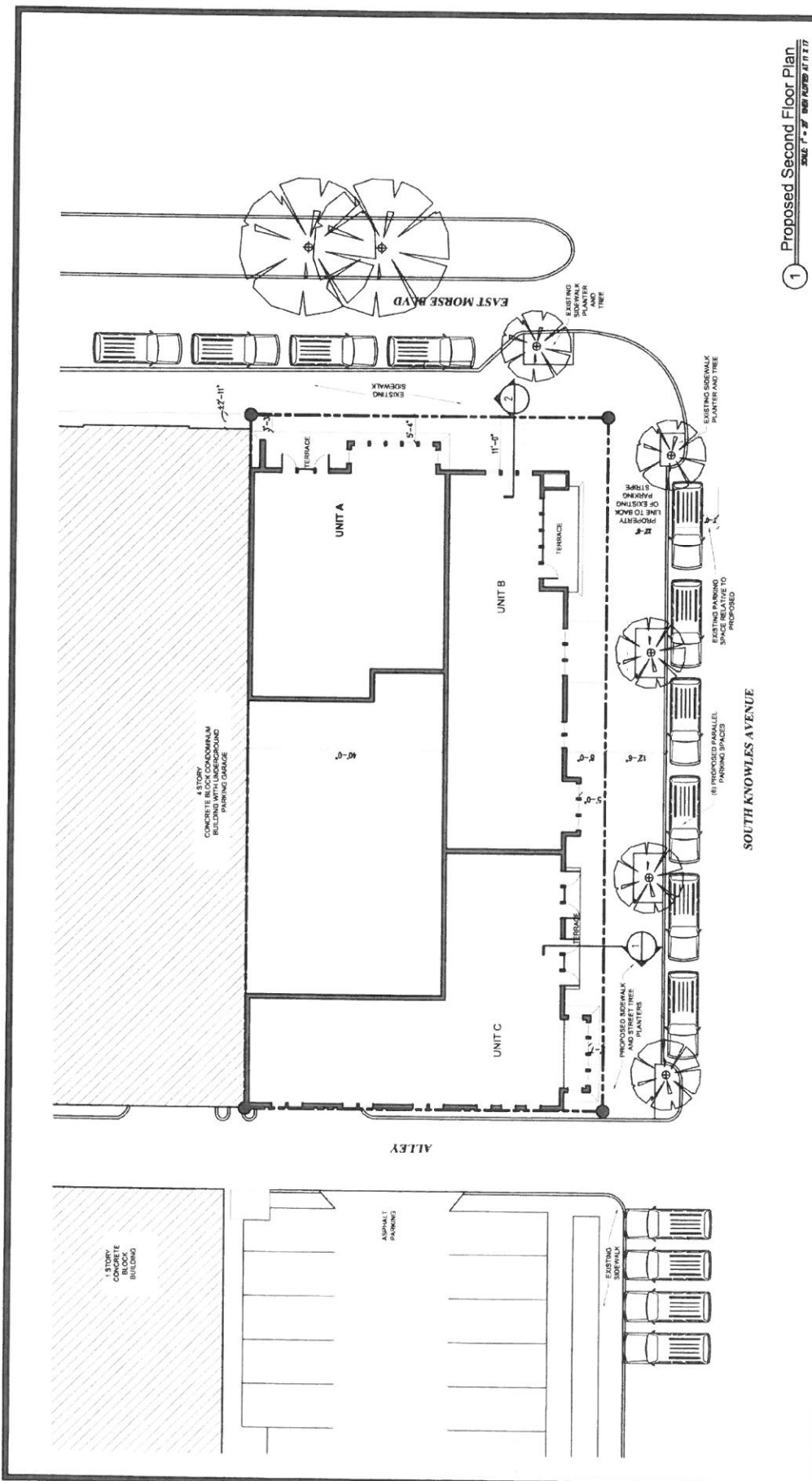
1 Proposed Site and First Floor Plan

SCALE 1/8" = 1'-0" (SEE PARTS #11 & 17)



KNOWLES TOWNHOMES

JONES ARCHITECTURE

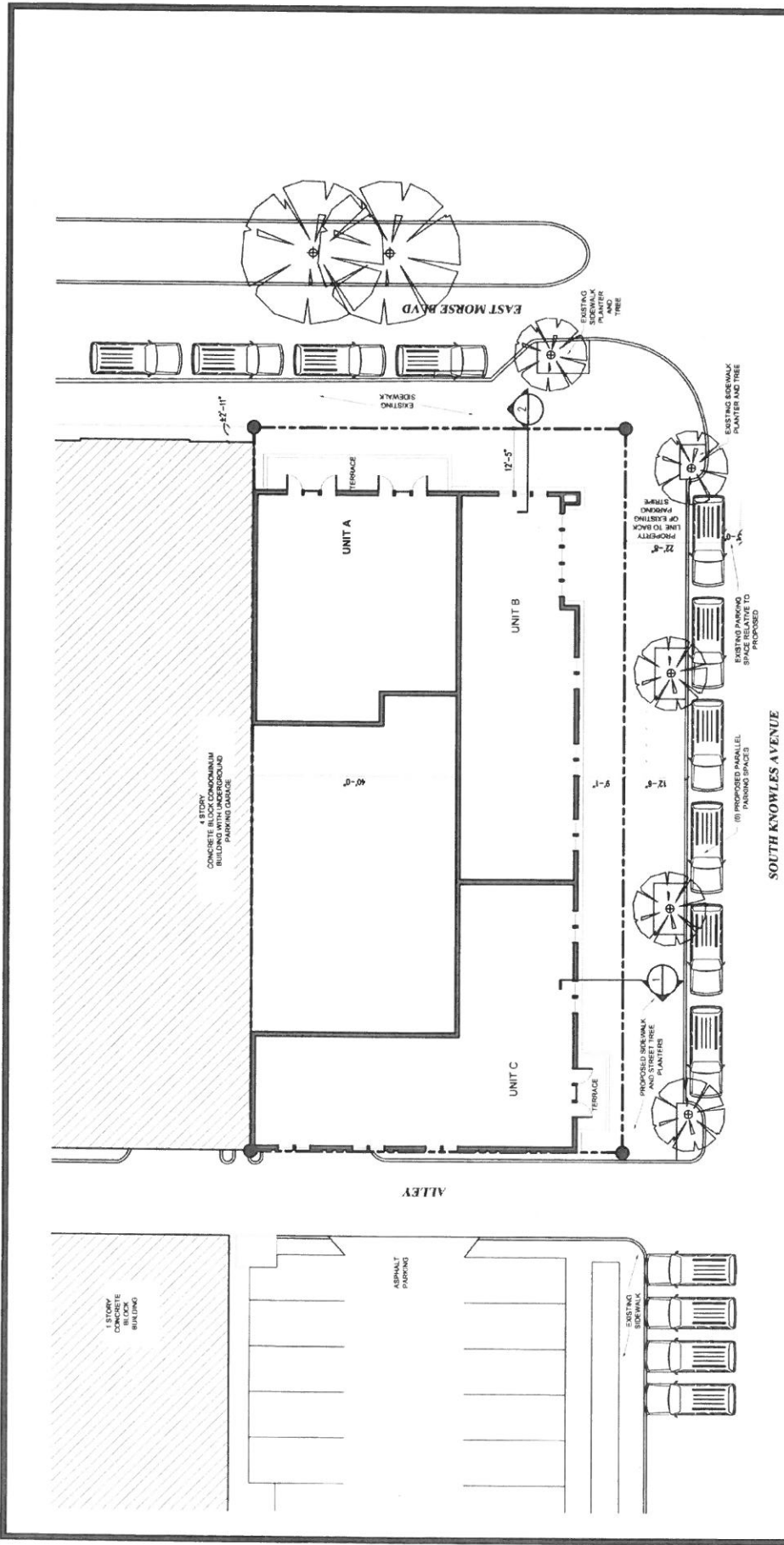


1 Proposed Second Floor Plan
 SCALE: 1/4" = 1'-0" REFERENCE: 11/11/21

KNOWLES TOWNHOMES



JONES
 ARCHITECTURE

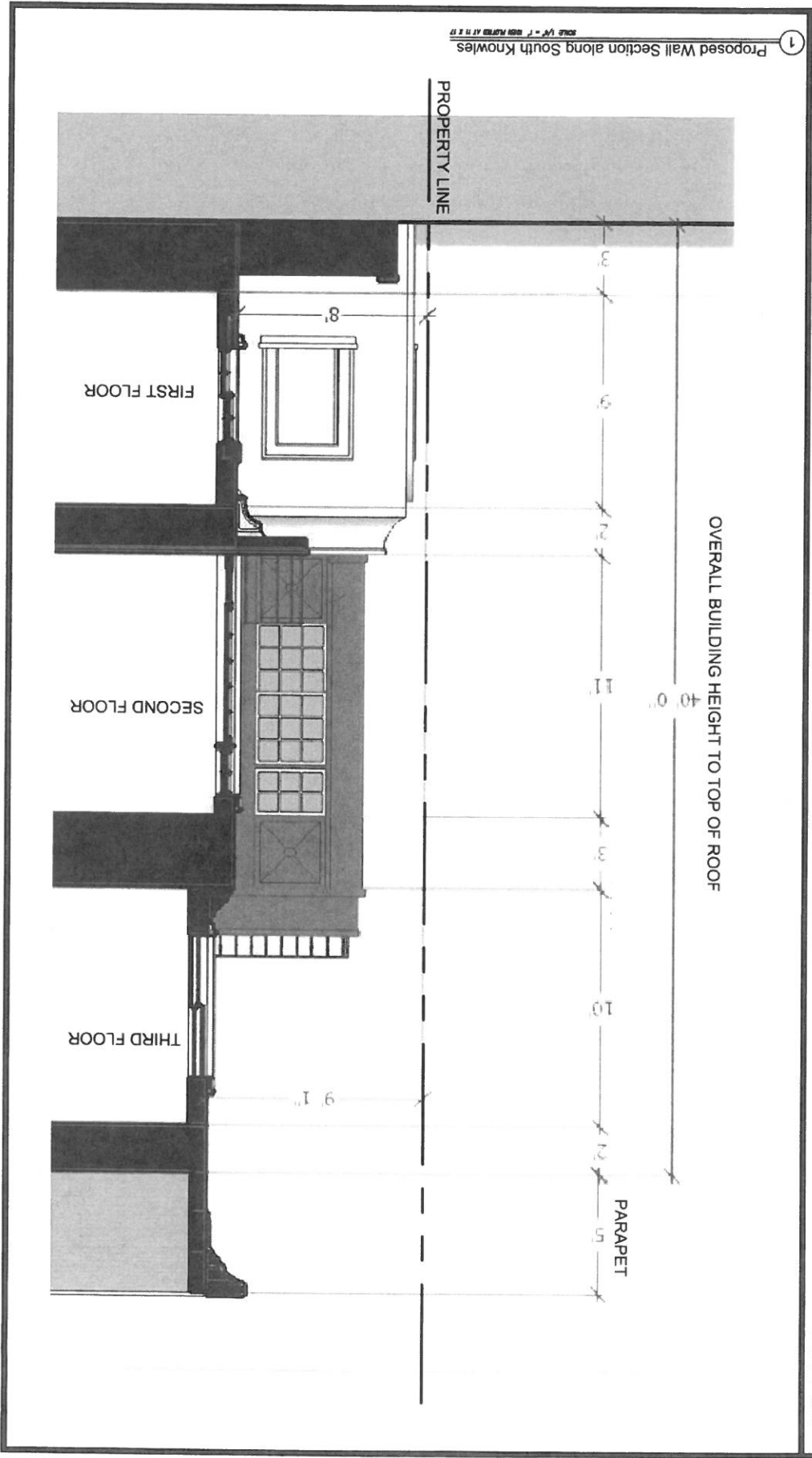


1 Proposed Third Floor Plan
 SCALE: 1/8" = 1'-0" (SEE NOTES AT 11.17)

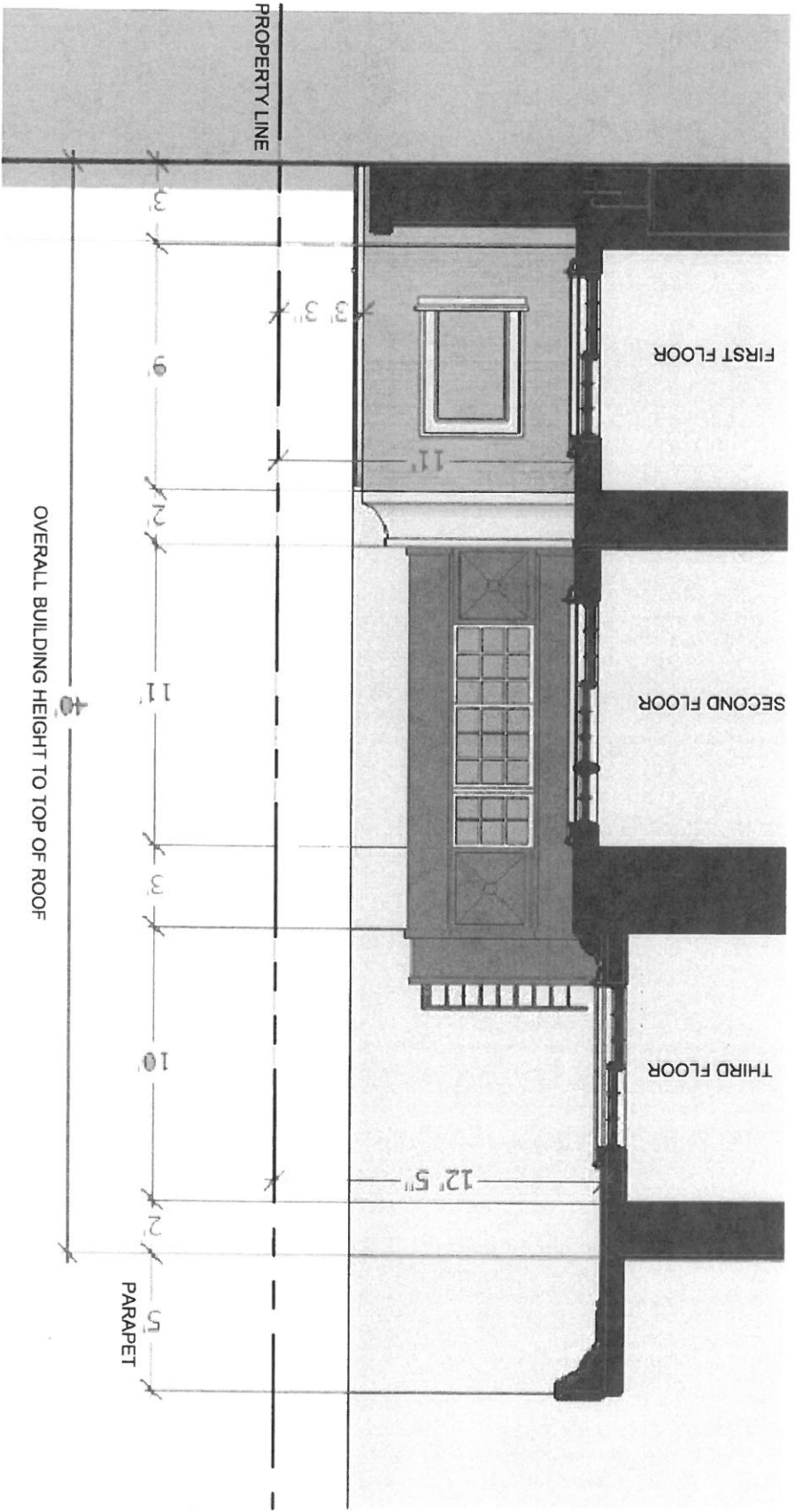
JONES
 ARCHITECTURE



KNOWLES TOWNHOMES



2 Proposed Wall Section along East Morse
SHEET NO. 1-2018-011

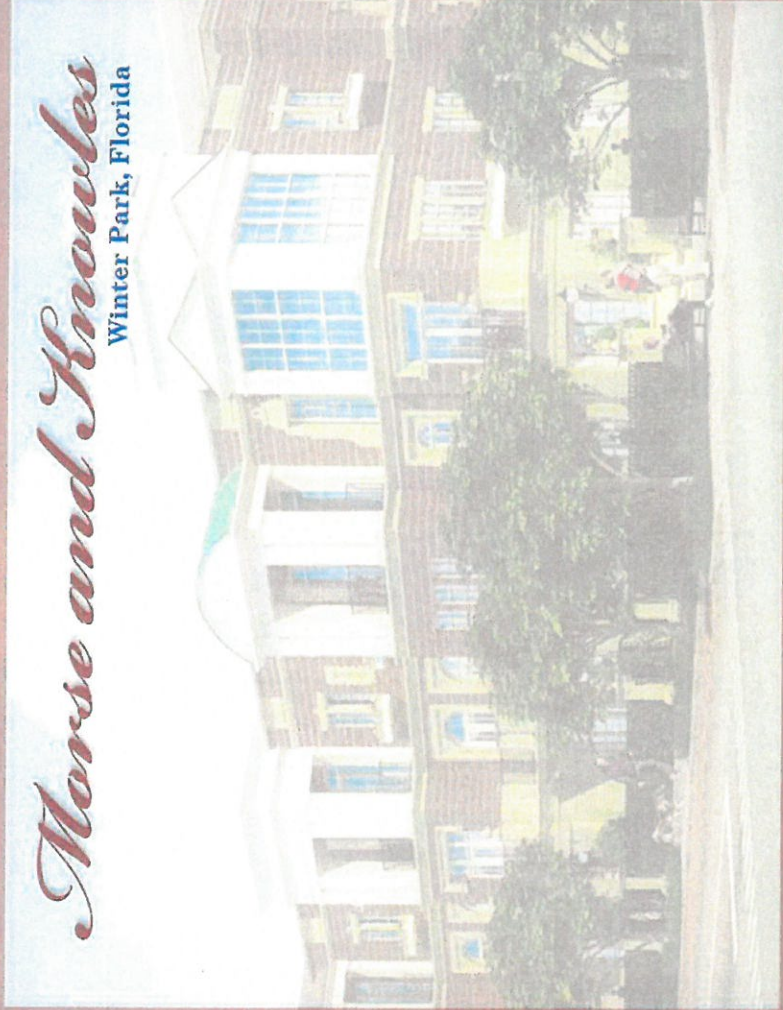


Original Plans Approved in October, 2007

The Residences at

Morse and Knowles

Winter Park, Florida



ANIMATION

The Residences at Morse and Knowles

Winter Park, Florida

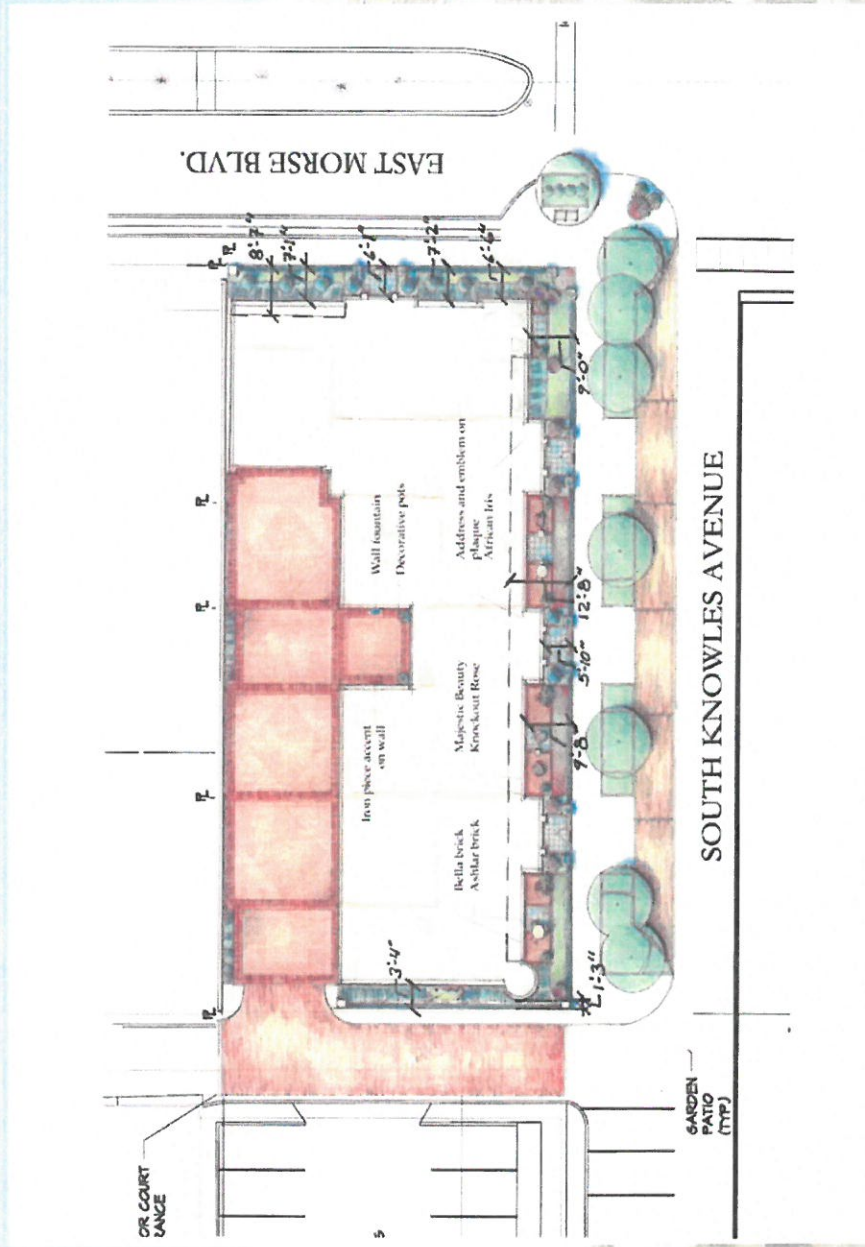


Furst Realities, Inc.

SITE DESIGN

The Residences at Morse and Knowles

Winter Park, Florida



EXISTING BUILDING

The Residences at Morse and Knowles
Winter Park, Florida



● **ZONING**

BUILDING CRITERIA

W.P. LDC

PROJECT AS PROPOSED

● **1. BUILDING HEIGHT
 ROOF HEIGHT**

3 STORIES 40'

3 STORIES 37'

● **2. PARAPETS, MANSARD AND
 GABLE ROOF APPENDAGES**

**AN ADDITIONAL 10' FOR
 3 AND 4 STORY BUILDINGS**

2'-7" to 6'-6"

● **1. BUILDING SETBACK
 FRONT**

0' OR AVERAGE OF BLOCK

**Morse - 5'-1" to 7'-2"
 Knowles - 5'-10 to 9'-8"**

● **2. SIDE**

0'

0'

● **3. REAR**

10'

N.A. - no rear yard

● **F.A.R.**

W.P. COMP. PLAN

PROJECT

FLOOR AREA RATIO

FAR 2.0

**FAR 1.77 with garages
 FAR 1.62 without garages**

• **ZONING (CONTINUED)
PARKING**

W.P. LDC

COMMERCIAL 1/250 SQ.FT.

EXISTING

7,500 SQ. FT.

30 SPACES REQUIRED

14 SPACES PROVIDED

16 SPACES ON STREET

PROJECT

RESIDENTIAL 2.5/UNIT

4 RESIDENTIAL UNITS

10 SPACES REQUIRED

8 SPACES PROVIDED

2 SPACES ON STREET

**THERE IS LESS IMPACT TO PUBLIC ON-STREET PARKING BY 14 SPACES
(16-2)**

Winter Park Land Development Code § 58-84 (3)

Upon a roll call vote on the first ordinance as amended, Mayor Bradley and Commissioners Leary, Sprinkel, Cooper and McMacken voted yes. The motion carried unanimously with a 5-0 vote.

Upon a roll call vote on the second ordinance, Mayor Bradley and Commissioners Leary, Sprinkel, Cooper and McMacken voted yes. The motion carried unanimously with a 5-0 vote.

- b. Request for 10 year Conditional Use approve extension for Mr. Felix Furst for the project at 170 S. Knowles Avenue.

Planning Director Jeff Briggs explained the request for the four unit townhouse project located at 170 S. Knowles Avenue and that this was back on the agenda because of a requirement of advertising. This would add another five years and would be effective until October 24, 2021.

Motion made by Commissioner Sprinkel to approve the extension of the conditional use request, seconded by Commissioner Leary. Upon a roll call vote, Mayor Bradley and Commissioners Leary and Sprinkel voted yes. Commissioners Cooper and McMacken voted no. The motion carried with a 3-2 vote.

- c. Request of Winter Park Investors LLC on behalf of WAWA, Inc.: Conditional use approval to construct a convenience store and drive-in gas/fuel sales at 901 and 911 North Orlando Avenue

Each Commissioner disclosed their ex-parte conversations with the applicant. Planning Director Jeff Briggs summarized the site and the conditional use request. He noted that he is comfortable with the architecture of the proposed canopy and the landscaping and indicated that it is an upgrade from the minimum requirement listed in the code.

Applicant Brian Pomykacz, Real Estate Manager for WAWA, provided a presentation and video regarding the history of their company and how the company will integrate into the surrounding community.

Ryan Stahl, Equinox Development Group provided the site plan, showed renderings of the proposed building and explained how the building will look both inside and outside.

Motion made by Commissioner McMacken to approve the conditional use request, seconded by Commissioner Sprinkel.

Bill Shallcross, 1450 Bonnie Burn Circle, indicated that this is not a project that he would prefer to see in the City and encouraged the Commission to carefully consider approving the project.

Bee Epley, 151 N. Orlando Avenue, spoke in favor of the project.

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

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

**Staff Report
March 3, 2015**

REQUEST OF MR./MRS. KING TO: AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO ESTABLISH A SINGLE FAMILY FUTURE LAND USE DESIGNATION TO THE ANNEXED PROPERTY AT 1802 STONEHURST ROAD.

REQUEST OF MR./MRS. KING TO: AMEND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH SINGLE FAMILY RESIDENTIAL (R-1AA) DISTRICT ZONING ON THE ANNEXED PROPERTY AT 1802 STONEHURST ROAD.

Mr. and Mrs. King are the owners the property at 1802 Stonehurst Road, where they reside. They have made a voluntary request for annexation and the City needs to establish a single family FLU designation on the Comprehensive Plan maps and single family (R-1AA) zoning on this property being annexed into the City. The property now has the same single family FLU and zoning in Orange County, so there is no change.

This property is part of the "Stonehurst Drive" enclave so the City is pleased to annex one more property.

STAFF RECOMMENDATION IS FOR APPROVAL

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 SINGLE FAMILY RESIDENTIAL FUTURE LAND USE ON THE ANNEXED PROPERTY AT 1802 STONEHURST ROAD AND TO INDICATE THE ANNEXATION 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, F.A.C. 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, 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 Single Family Residential future land use designation on the annexed property at 1802 Stonehurst Road and that all other maps in the Comprehensive Plan reflect the annexation of this property into the City of Winter Park, said property being more particularly described as follows:

LOT 19, STONEHURST ESTATES (LESS S 180 FT THEREOF) AS RECORDED IN PLAT BOOK "U", PAGE 19 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
PROPERTY TAX ID# 17-22-30-8324-00-191

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 _____, 2015.

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 SINGLE FAMILY (R-1AA) ZONING ON THE ANNEXED PROPERTY AT 1802 STONEHURST ROAD, 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 Single Family (R-1AA) district zoning on the annexed property at 1802 Stonehurst Road, more particularly described as follows:

LOT 19, STONEHURST ESTATES (LESS S 180 FT THEREOF) AS RECORDED IN PLAT BOOK "U", PAGE 19 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
PROPERTY TAX ID# 17-22-30-8324-00-191

SECTION 2. This ordinance shall become effective 31 days after adoption. If 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, 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.

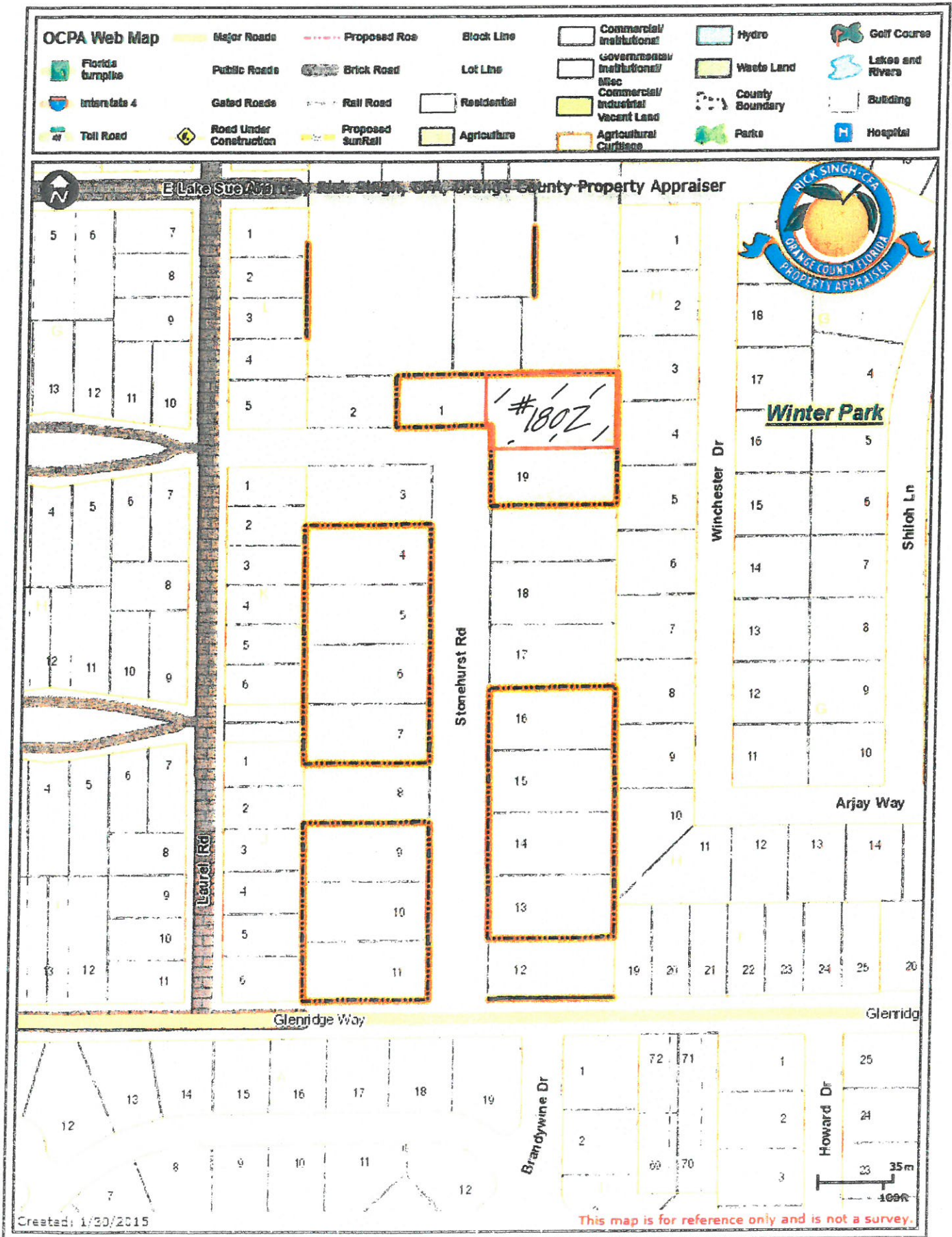
ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2015.

Mayor

Attest:

City Clerk

Exhibit "A"



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

**Staff Report
March 3, 2015**

SPR 1:15 Request of Kristen Knight for approval of a new two-story single-family home located at 860 Via Lugano on Lake Maitland.

Kristen Knight, the owner, is requesting approval for a new two-story single-family home at 860 Via Lugano on Lake Maitland. This 48,326 sq. ft. lot is currently vacant as it was part of the Galloway Estate that was divided into three lots about six years ago. This is the second lot of those lots to be developed, so the lot to the west is vacant and the lot to the east has a home under construction that was approved by P&Z in December 2013.

The new proposed two-story home will be 13,639 exclusive of porches, terrace and balconies which on this lot is a FAR of 28.2% within the allotted base 33% FAR. This new home will have impervious lot coverage of 17,286 sq. ft. or 35.8% within the maximum 50%.

TREE PRESERVATION: The lot is largely wide open with one 26 inch oak in the east side setback area to be preserved and a large oak and four cypress trees down by the lakefront that are also to be preserved.

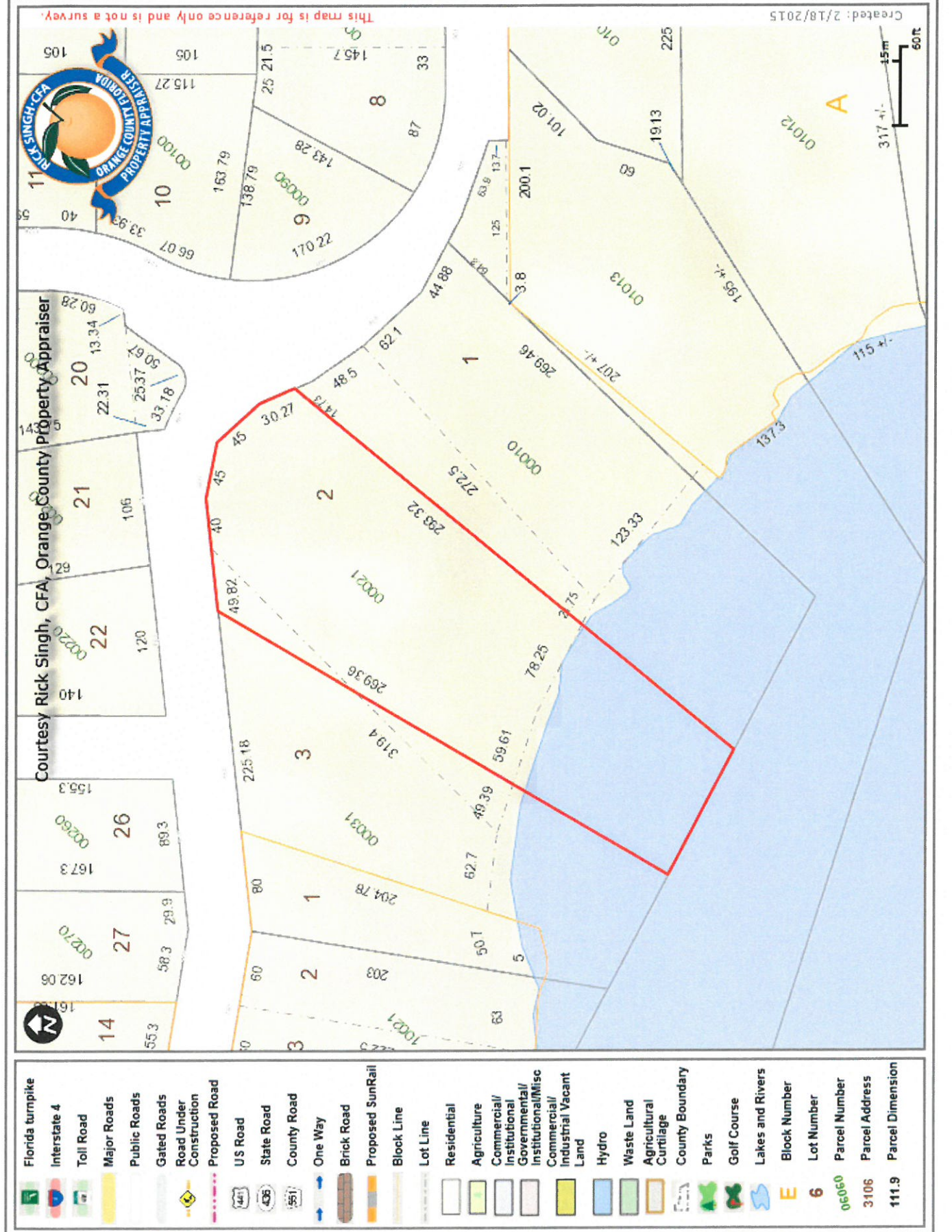
VIEW FROM THE LAKE: This lot has a significant grade drop of 15 feet through the length of the home and swimming pool. On the lakeside, the first floor of the home and swimming pool elevation is about 11 feet above the existing grade. This is exactly the same statistics/conditions that were the design challenges for the adjacent lot to the east at 866 Via Lugano. As a result, the design solution is the same as was approved and is being built at 866 Via Lugano. First, the entire home is built to meet the second story setbacks of 25 feet on the sides. To overcome the grade differential on the lakeside given the zoning code maximum height of three foot walls to patio/pool decks, the design solution is a series of or multi-tiered system of retaining walls. Then with landscaping on these intervening levels we get a tiered landscaped buffered series of walls versus one monolithic wall facing the lake.

VIEW OF NEIGHBORS: The first version of this plan had the proposed home closer to the lake but it was significantly out in front of the neighboring home at 866 Via Lugano. Per staff direction, the home has been moved forward up to the minimum street front setback so that it lines up (more or less) with that adjacent home. You may recall that P&Z moved the adjacent home closer to the street also in order to minimize the visual impact on the lake view of the adjacent home to their eastern side. It is also beneficial because the larger the lakefront setback we can have, the better to accomplish our objective of trying to keep the lakefronts as natural as reasonably possible.

STORM WATER RETENTION: Storm water retention swales are shown on the plan on the lakefront and in the front yard and are sized to meet the city's code requirement. There is a large amount of lakefront area to use for retention so these swales are shallow and as such with the spacing are also far enough away from the lakefront trees for minimal impact.

SUMMARY: Staff does not see any concerns with the new home as presented especially as moved forward on the site as presented. The designers have followed the template that P&Z set for the adjacent home both in the location of the structure and in use of the series of small retaining walls to buffer and screen the retaining walls and grade drop.

STAFF RECOMMENDATION IS FOR APPROVAL



Courtesy Rick Singh, CFA, Orange County Property Appraiser

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

Created: 2/18/2015

- Florida turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- US Road
- State Road
- County Road
- One Way
- Brick Road
- Proposed SunRail
- Block Line
- Lot Line
- Residential
- Agriculture
- Commercial/Institutional
- Governmental/Institutional/Misc
- Commercial/Industrial/Vacant Land
- Hydro
- Waste Land
- Agricultural Curtilage
- County Boundary
- Parks
- Golf Course
- Lakes and Rivers
- Block Number
- Lot Number
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