

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

**Staff Report
August 2, 2016**

SPR 4:16 Request of Shannon Calzada for approval to build an 820 square foot, one-story addition to the single-family home located at 1803 Barker Drive on Lake Spier.

Shannon Calzada (property owner), is requesting approval to construct an 820 square foot, one-story addition to the single-family home located at 1803 Barker Drive on Lake Spier. The upland area of this lot measures 15,446 square feet, and is currently occupied by a 2,576 square foot, one-story home.

The 820 square foot addition will increase the square footage of the home to 3,396 square feet, which on this lot yields a floor area ratio (FAR) of 22%. Therefore, the proposed home is within the maximum allowed 33% FAR and 50% impervious area.

TREE PRESERVATION: The Code direction on water front lots is "to preserve existing trees to the degree reasonably possible." The location of the addition will not require any trees to be removed from the site.

VIEW FROM THE LAKE: The finish floor elevation of the addition will be at the same elevation as the existing home, and the addition will not drastically change the views from the lake than what exists today.

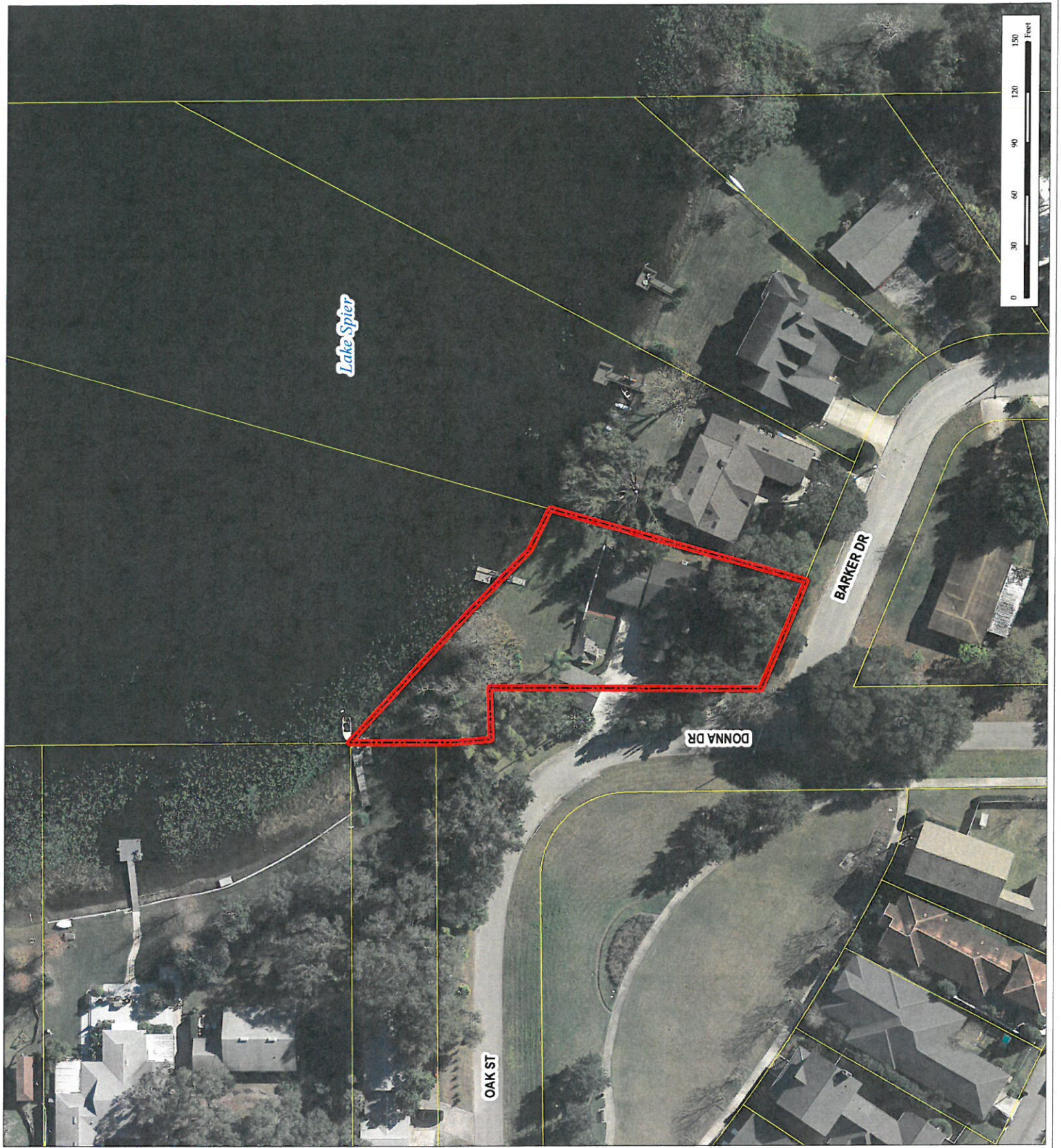
VIEW OF NEIGHBORS: The proposed addition will not affect the views of the lake of the neighboring properties due to the orientation of these homes.

STORM WATER RETENTION: The applicant has not provided details of how they will be handling onsite stormwater retention. However, even with a small addition, the City's zoning code requires incorporation of a swale or berm retention system to retain the first inch of stormwater runoff.

SUMMARY: Overall, the plans meet the intent of the lakefront review criteria. Staff does not see any significant concerns with the proposed home as presented.

STAFF RECOMMENDATION IS FOR APPROVAL with the following condition:

- 1. That the project incorporate a one-foot deep swale along the lakefront to retain the first inch of stormwater runoff.**



1803 BARKER DRIVE
Lakefront Review

City of Winter Park
Florida



Date: 7/19/2016

Property Record - 17-22-30-8164-02-010

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary

Property Name

1803 Barker Dr

Names

Calzada Ricardo II
Calzada Shannon M

Municipality

WP - Winter Park

Property Use

0104 - Single Fam Class IV

Mailing Address

1803 Barker Dr
Winter Park, FL 32789-6201

Physical Address

1803 Barker Dr
Winter Park, FL 32789



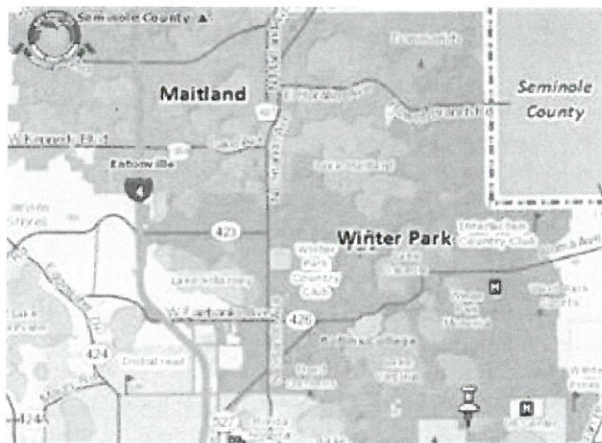
QR Code For Mobile Phone



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302217816402010 03/08/2006



Property Features

Property Description

SOUTH LAKEMONT SHORES U/70 LOT 1 BLK B

Total Land Area

114,051 sqft (+/-) | 2.62 acres (+/-) GIS Calculated

Land (includes working values)

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
0130 - Sfr - Lake Front	R-1A	1 LOT(S)	\$235,000.00	\$235,000	\$0.00		\$235,000

Buildings (includes working values)

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0104 - Single Fam Class IV	BAS - Base Area	675	\$87,089
Building Value	\$336,258	BAS - Base Area	1912	\$246,686
Estimated New Cost	\$375,707	FOP - F/Opn Prch	160	\$5,161
Actual Year Built	1959	UDG - Unf Dt Grg	336	\$17,289
Beds	3	UST - Unf Storag	336	\$19,482
Baths	2.0			
Floors	1			
Gross Area	3419 sqft			
Living Area	2587 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Plastered			

Extra Features (includes working values)

Description	Date Built	Units	Unit Price	XFOB Value
FPL3 - Good Fireplace	01/01/1998	1 Unit(s)	\$6,000.00	\$6,000
BD2 - Boat Dock 2	01/01/1990	1 Unit(s)	\$4,000.00	\$4,400
PT1 - Patio 1	01/01/2001	1 Unit(s)	\$1,000.00	\$1,000

JOHN D. YOUNGMAN
ARCHITECT A/R 9601
 401 S.W. 10TH ST., SUITE 200
 MIAMI, FLORIDA 33135
 PH: 305-371-1111
 FAX: 305-371-1112



GENERAL NOTES AND SCHEDULES
 1. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
 7. ALL MATERIALS SHALL BE STORED PROPERLY ON THE JOB SITE.
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PLAN LEGEND AND NOTES
 1. ROOF MATERIAL PER ELEVATIONS
 2. FIRE-RATED ROOF
 3. INSULATION MIN.
 4. SCATCH BASE COAT ON HIGH RISE
 5. 5/8" DIA. 17' CEILING STP BD

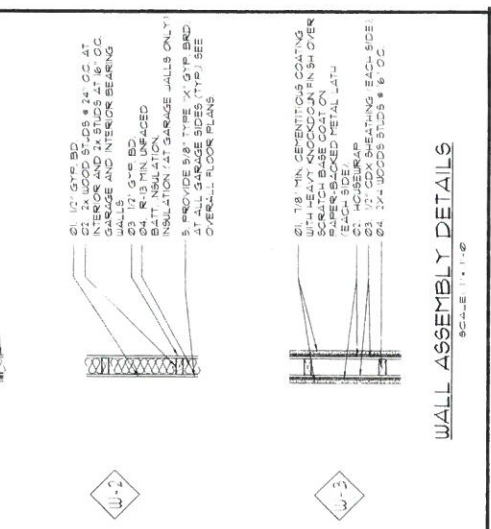
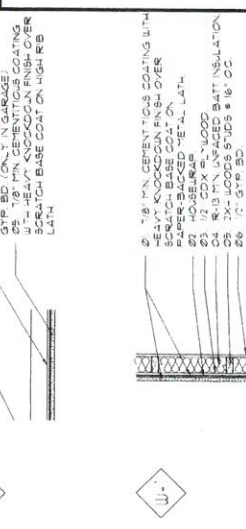
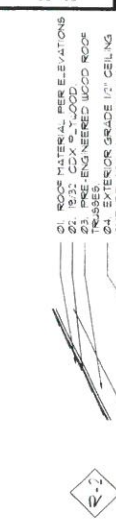
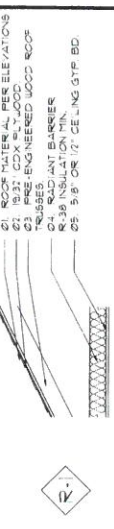


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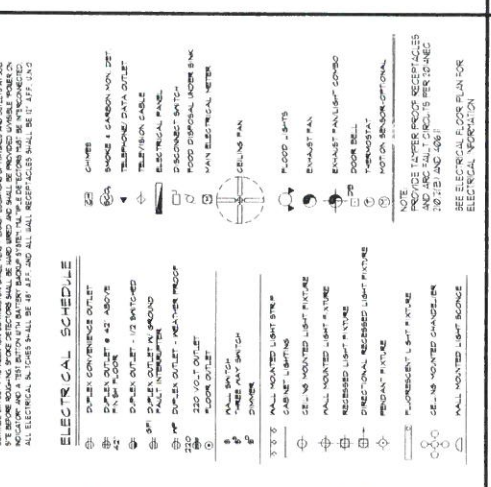
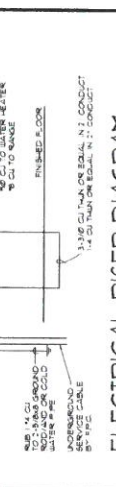
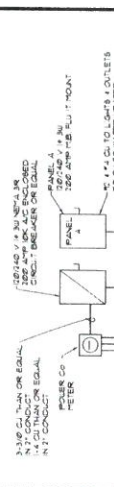
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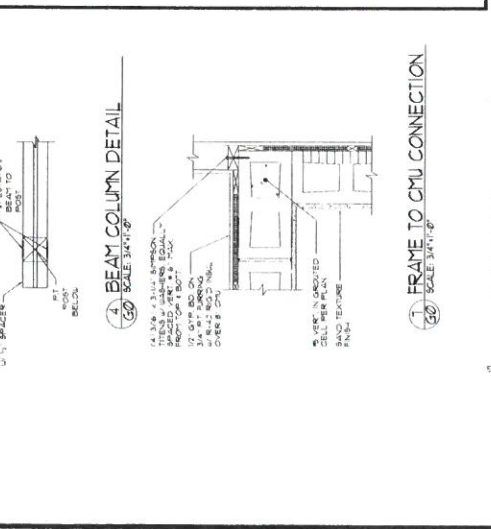
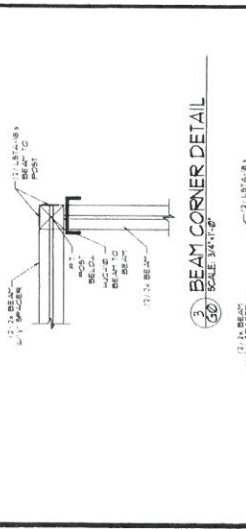
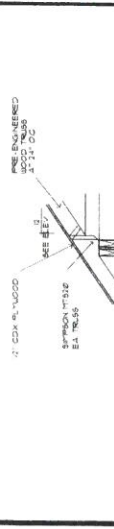
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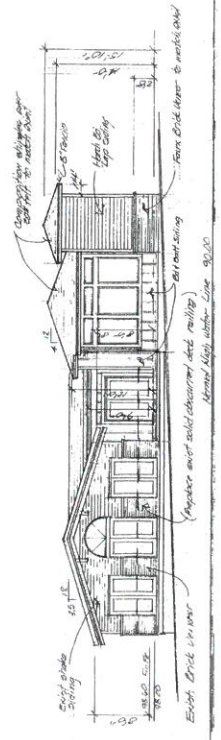


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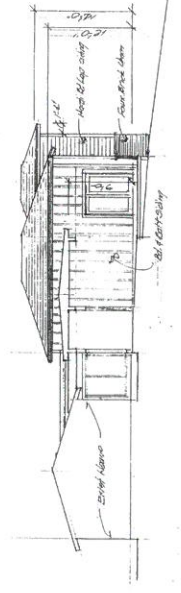
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FRONT ELEVATION
13'10" x 39'0"



REAR ELEVATION
13'10" x 39'0"



RIGHT SIDE ELEVATION

3/11/16

A4

JOHN D. YOUNGMAN
 ARCHITECT AR 9601
 1000 W. UNIVERSITY BLVD. SUITE 100
 AUSTIN, TEXAS 78705
 TEL. 512-477-1000
 FAX. 512-477-1001
 jdy@youngman.com



THIS CONTRACT IS SUBJECT TO THE STANDARD CONTRACT DOCUMENTS OF THE ARCHITECTURAL RECORD OF JOHN D. YOUNGMAN ARCHITECT.

PROJECT: PERMIT CONTRACTOR PRELIMINARY DESIGN PACKAGE APPROVAL

SHEET TITLE: PARTIAL ELECTRICAL PLAN

PROJECT: BOB BARNETT'S
WINTER PARK, FLORIDA

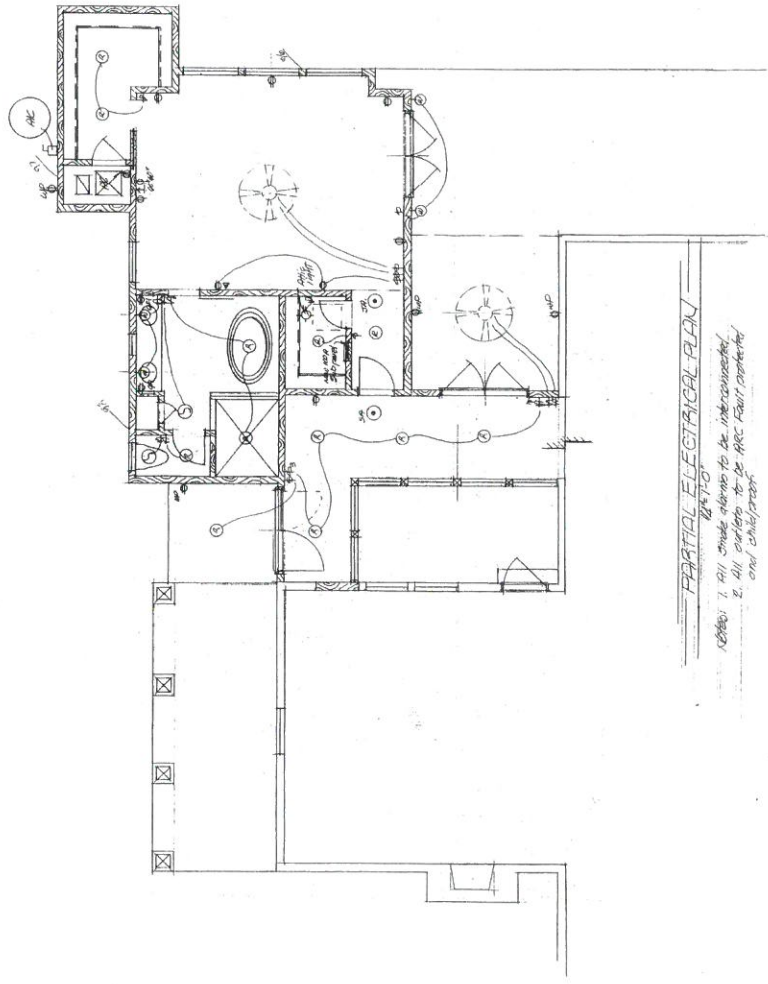
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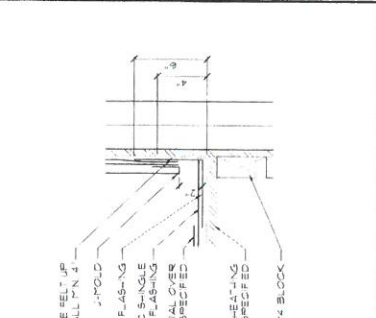
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 DRAWN BY: _____
 CHECKED BY: _____
 TITLE: _____

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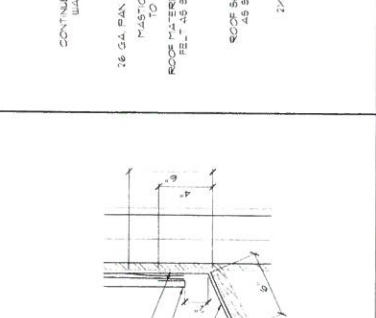


PARTIAL ELECTRICAL PLAN
 12/17/10
 NOTES: 1. All inside elements to be interconnected.
 2. All elements to be AEC (Anti-Explosion) certified and childproof.

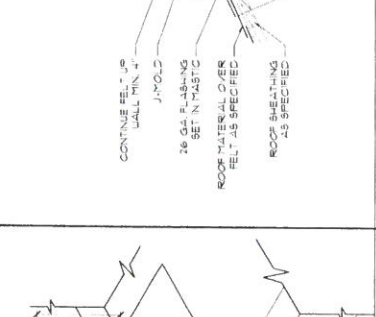
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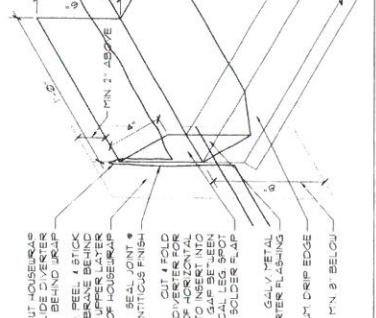
1 EXTERIOR WINDOW HEADER & FRAME
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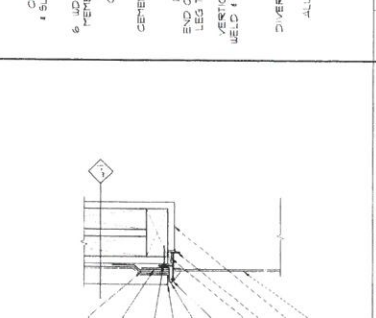
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3 ROOF/WALL DIVERTER FLASHING
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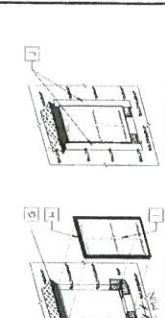
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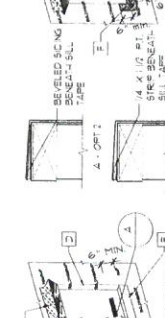
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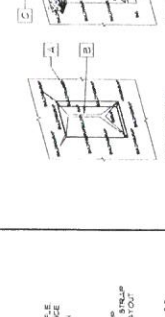
6 WINDOW INSTALLATION / TRIMMING DETAIL & FRAME WALL
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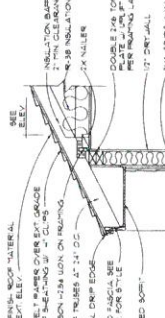
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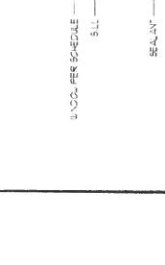
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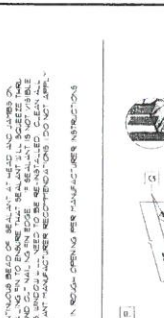
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11 WINDOW INSTALLATION / TRIMMING DETAIL & FRAME WALL
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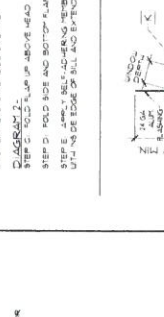
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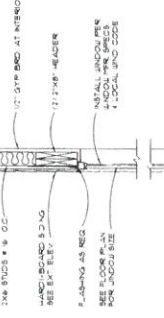
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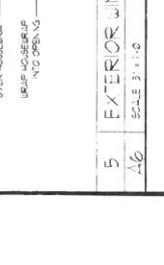
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17 WINDOW INSTALLATION / TRIMMING DETAIL & FRAME WALL
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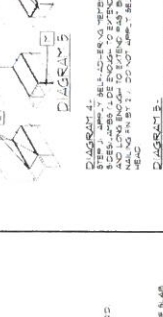
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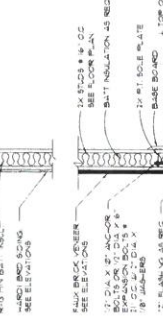
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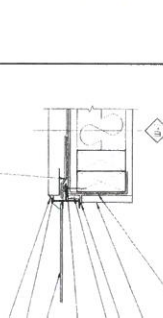
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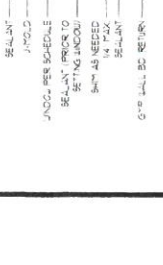
21 WINDOW INSTALLATION / TRIMMING DETAIL & FRAME WALL
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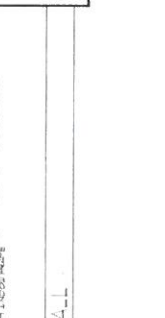
22 WINDOW INSTALLATION / TRIMMING DETAIL & FRAME WALL
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23 WINDOW INSTALLATION / TRIMMING DETAIL & FRAME WALL
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24 WINDOW INSTALLATION / TRIMMING DETAIL & FRAME WALL
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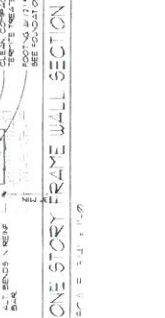
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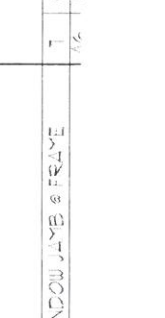
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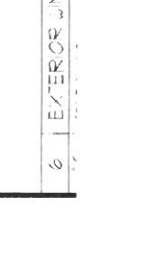
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 SCALE 3/4" = 1'-0"



32 WINDOW INSTALLATION / TRIMMING DETAIL & FRAME WALL
 SCALE 3/4" = 1'-0"



33 WINDOW INSTALLATION / TRIMMING DETAIL & FRAME WALL
 SCALE 3/4" = 1'-0"

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

**Staff Report
August 2, 2016**

REQUEST OF THE INTERLACHEN NORTH PARTNERS, LLC

FOR: CONDITIONAL USE APPROVAL TO REDEVELOP THE PROPERTY AT 503 NORTH INTERLACHEN AVENUE WITH AN EIGHT UNIT, THREE STORY RESIDENTIAL PROJECT OF APPROXIMATELY 23,385 SQUARE FEET IN SIZE, ON PROPERTY ZONED R-3.

Interlachen North Partners, LLC are the new owners of the Casa Disena Apartment property at 503 N. Interlachen Avenue, which is zoned R-3. This request is for Conditional Use approval to redevelop this property with eight (8) new residential condominiums with a cumulative project size of up to 23,385 square feet, on this property zoned R-3. This is a Conditional Use because the building size exceeds 10,000 square feet.

Site and Zoning Parameters: This is a 21,165 square foot property (per survey) which based on 17/units per acre maximum density permits the eight units proposed. These eight new units will be condominiums with three units on the first two floors and then two units on the third floor. There are ten apartments in Casa Disena building that will be demolished.

Proposed Project: The project will be three stories in height. The total project size is 23,385 sq. ft. which is a FAR of 110.49% which is within the maximum R-3 FAR. The maximum lot coverage is 40% and the project has 7,860 square feet of building lot coverage which is 37.1%. The maximum impervious coverage is 70% and this project is at 60.8% (12,870 sq. ft.). Building height is shown at 35 feet per code including the parapet elements. There are also some architectural cornice elements added to the roofs for architectural interest that are 2 feet above the 35 foot height, which are permitted as architectural appendages.

The access to these condominiums is the common driveway down a ramp on the north side of the building into the basement parking level. In that below ground parking level are 20 parking spaces that include two spaces per unit and four visitor spaces which meet the parking requirements for 2½ spaces per unit.

Tree Preservation: Attached is the Existing Tree Survey and Tree Removal Plan for 503 N. Interlachen Avenue. All of the existing trees on the site are non-native, invasive trees that are not protected by the City except for the one 8" Weeping Yaupon Holly that is a multi-trunk tree, and one 24" Laurel Oak street tree located in the R.O.W. All of the trees will be removed except for the 24" laurel oak street tree. Based on the species of the larger trees, and size of the Weeping Yaupon, no compensation will be required. Attached also is the Landscape Plan that shows the proposed trees to be planted that include two live oaks, and thirteen holly trees. The perimeter walls will be planted with Fig Vine.

Storm Water Retention: The project intends to meet the storm water code for a 25 year storm event with above ground swales and also potentially a below ground exfiltration system for added volume within the open space green areas of the site. Full engineering of the required storm water retention system is required for the "final" CU review or may be delegated for approval to staff.

Applicable Comprehensive Plan Policies: There are two applicable policies in the Comprehensive Plan that relate to this project which are detailed below. The staff has previously mentioned in other conditional use requests, the Policy 1-3.8.6 from the Comprehensive Plan that "Except within the Central Business District geographical area, multi-family residential development within areas designated medium density residential (R-3) (the project) shall not exceed two stories in height unless approved via conditional use by the City Commission. In addition, such third floors must be entirely contained within a sloping roof having a maximum 12:12 roof slope". This location is within the Central Business District defined area so the vertical walls for the third floor are allowed and the applicant is not asking for an exception to the roof slope requirement.

Policy 1-3.8.6: Promote Appropriate Scale and Height for Medium Density Multi-Family Development. Except within the Central Business District geographical area, multi-family residential development within areas designated medium density residential (R-3) shall not exceed two stories in height unless approved via conditional use by the City Commission. In addition, such third floors must be entirely contained within a sloping roof having a maximum 12:12 roof slope.

Policy 1-3.6.4: Ensure Compatible Size, Form and Function are Achieved in Areas Designated Medium- and High-Density Residential. The City shall apply regulatory measures including, but not limited to, conditional use review process together with floor area ratio regulations within Medium and High-Density Residential designated areas in order to avoid land use compatibility conflicts due to dissimilar building types, size, mass, articulation, height, and other design features or ancillary loss of views, privacy, and access to light, as well as noxious impacts of traffic, noise, adverse changes in drainage patterns, and other negative effects of incompatible development. The conditional use process shall also be applied, together with other regulatory measures in managing land use issues surrounding the compatibility of the potentially negative impacts of transient accommodations on adjacent and nearby permanent residential areas.

Other Considerations: As P&Z is aware, special attention and due diligence is required with the excavation and construction of basement underground parking when in close proximity to other existing neighboring buildings. The staff is aware that this is a special concern of several adjacent neighbors to this project and so that P&Z will be aware, those neighbors have reached a private agreement with the applicants concerning those matters.

Summary: The conditional use request meets all the Comprehensive Plan and Zoning Code requirements and there are no variances or exceptions requested. The project has an attractive architectural appearance with garages/cars totally screened from view.

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

1. That the electric transformer/switch gear and all backflow preventers shall be located where least visible from a public street and shall also be landscaped so as to be effectively screened from view.
2. That a common area be provided (not in the right-of-way) for the placement of the 8 trash carts.
3. That the final storm water design be approved by the Public Works Dept.

OCPA Web Map

- Florida Turnpike
- Interstate 4
- Toll Road
- Major Road
- Public Road
- Gated Road
- 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
- Block Number
- Lot Number
- Parcel Number
- Parcel Address
- Parcel Dimension

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 6/17/2016

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

OCPA Web Map

Major Roads	Proposed Road	Residential	Commercial/Industrial	Parks	6 Lot Number
Florida Turnpike	Brick Road	Agriculture	Agricultural Curtilage	Lakes and Rivers	06060 Parcel Number
Interstate 4	Gated Roads	Commercial/Institutional	Hydro	Building	3106 Parcel Address
Toll Road	Road Under Construction	Governmental/Institutional/Misc.	Waste Land	Block Number	111.9 Parcel Dimension
	Block Line				
	Lot Line				

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 6/17/2016

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

Interlachen North Partners, LLC

3200 S. Hiawasse Rd., Suite 205
Orlando, Florida 32835
{407} 523-2323 ♦ Fax {407} 578-8323
Email: NArossman@NARossman.com

July 14, 2016

Mr. John Beck
457 North Interlachen Avenue
Winter Park, Florida 32789

RE: Construction at 503 North Interlachen Avenue

Dear John:

This letter will supersede and replace the letter I sent to you on June 28, 2016.

Based on our meeting, and after consultation with our own engineer and architect, we are willing to commit to the following precautions to avoid damage to your adjoining property resulting from our proposed redevelopment:

1. We will not seek any variances or special exceptions to allow recreational, entertainment or communal activities on the condominium's roof or, through the rules and regulations of the condominium association, permit such use by the condominium owners.
2. Site surface and subsurface drainage from our development will be managed and maintained to insure, that your yard, patio/wall and home will not be damaged. Project landscaping improvements, including irrigation, will also be installed and maintained in a manner that will not impact/damage your property.
3. Special attention to the southern limits of our project construction will be made to ensure protection of your property against damage and slope instability as a result of demolition, excavating or constructing our underground garage and construction of the eight (8) condominium units. This attention will include, at a minimum, the following:
 - (i) Our contractor, based in part on input from your retained professional consultants, will develop an excavation support and protection system including engineering analysis by a qualified professional engineer. This analysis will include the utilization of sheet piles or similar excavation support techniques to avoid impact/damage on your property.
 - (ii) Measures will be taken to prevent surface water from entering the excavation area by grading, dikes or other means.

- (iii) Sidewalls or other excavation support and protection systems will be constructed as determined by our site engineer, so as not to damage your home, property line wall or patio.
 - (iv) Project compaction will be accomplished using methods other than vibratory compaction. Vibratory rollers will not be used.
4. Prior to commencement of construction we agree to jointly cooperate to obtain photographs and/or videos of existing conditions on both your property and our construction site to better establish a baseline of existing conditions prior to construction.
 5. Prior to construction, our professional land surveyor will include as part of our site survey the location of your residence, patio and property line wall and establish exact elevations at fixed points to act as benchmarks. During construction, your house, patio and wall will be monitored for damage on a weekly basis during garage excavation and construction and on a monthly basis during the eight (8) unit condominium construction above existing grade and continue for two months after Certificate of Occupancy by our surveyor and a registered professional structural engineer. You and your consultants will promptly receive copies of the measurements. Immediate remedial action will be taken in the event of any measured settlement or observed damage occurring to your property.
 6. We agree to maintain coordination with you and your consultants during construction so that during construction you will be able to notify us immediately if you have any concerns and we can then expeditiously and jointly address the best way to resolve your concerns.
 7. We will provide you and your consultants with our construction plans (concurrently with submittal to the City of Winter Park Building Department) and methods prior to commencement of the construction activities described above to confirm that we are following the terms of this letter.
 8. Outside security lights on the north and south side of the building will be installed as "down" lights and other wall mounted or decorative lighting (e.g., coach lights) shall be located so as to eliminate direct glare outside our property lines.

John, we are confident that our project will be an enhancement to the neighborhood and a positive impact on your property value.

We look forward to working with you and continuing to be a good neighbor.

Very truly yours,



Nancy A. Rossman, Manager



June 23, 2016

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

Re: July 5, 2016 Planning and Zoning Board Meeting - 503 North Interlachen

Dear Members of the Planning and Zoning Board:

As a frequent visitor and former resident of Winter Park, I must object to the proposed 3 Story 8 Unit property proposed for 503 North Interlachen. If built as planned, this development will seriously detract from North Interlachen Avenue and surrounding areas. The proposed property would damage the pristine image of the City which my family and I and so many others have loved so much over the years.


I graduated from Winter Park High School in 1967. My parents lived there from 1958 until 1980 (my father's death) and 2013 (when I moved my mother to an assisted living residence in New Jersey). From 1981 to 2013, my mother Marjorie Lenaghan lived at the Cloisters on So. Interlachen where I had the privilege to visit her many times. My parents also were long time members of the nearby St. Margaret Mary's Church. I also have been a regular attendee at WPHS reunions.

After being a long time teacher at Lakemont School, my mother was honored to serve as a docent at the beautiful Morse and Cornell Museums. One of her highlights in life was walking along scenic Interlachen Avenue. Living in Winter Park and visiting my mother also gave me many opportunities to become familiar with the Interlachen area. I have also made several visits to friends who live at the Andalucia condominium at 535 N. Interlachen and played golf many times at Winter Park Country Club.

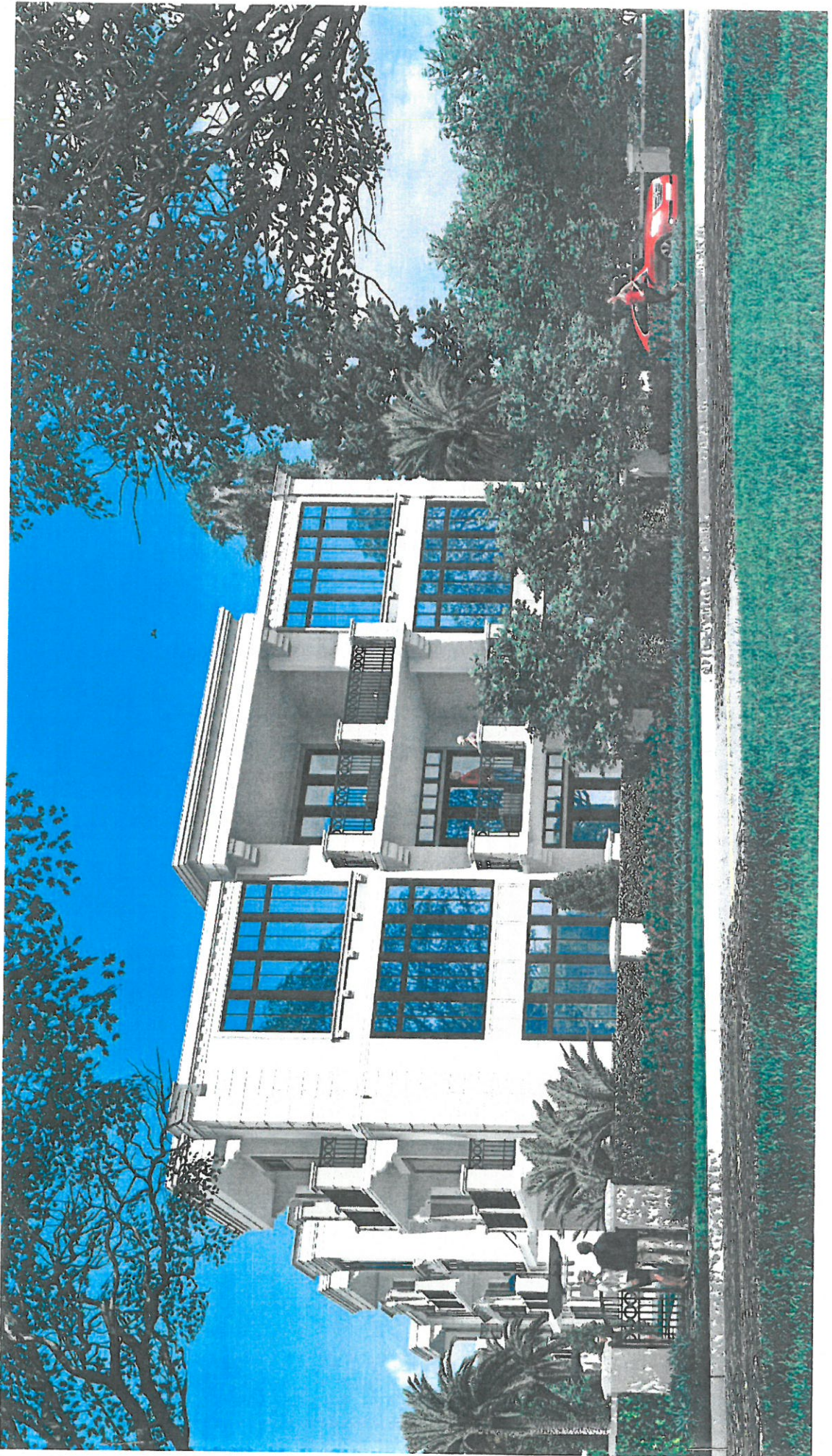
Based on my many visits to the area, I believe that the proposed 3 story 8 unit development would block many of the beautiful and relaxing views. Further, such a building would be a material downgrade to the beauty of Interlachen Avenue and downtown Winter Park generally. It is so important to keep the peaceful nature and tradition of the North Interlachen area fully intact for current and future residents. The proposed development would be detrimental to that goal.

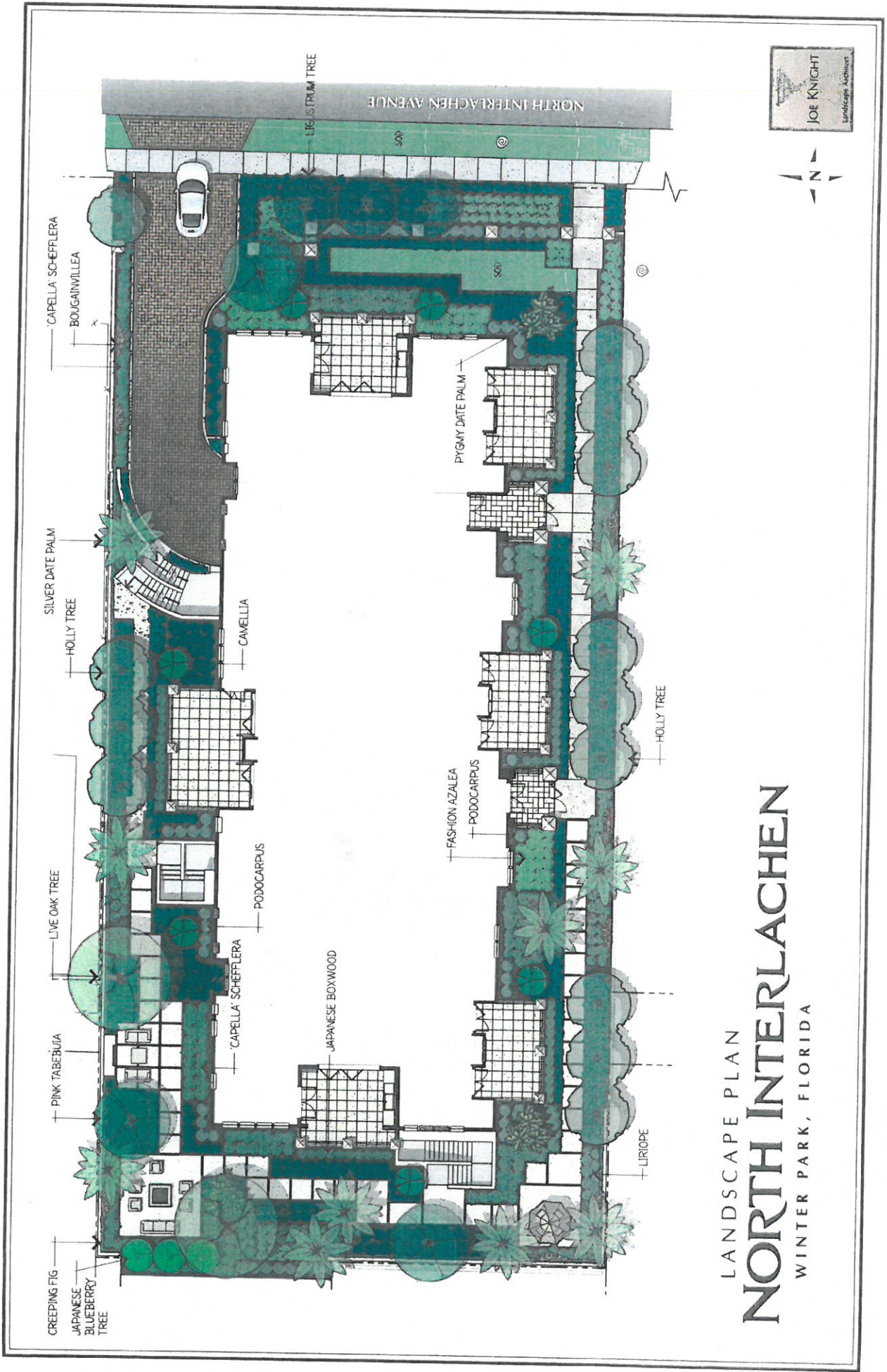
Thank you very much for your consideration of my views.

Sincerely,

A handwritten signature in cursive script that reads "James M. Lenaghan". The signature is written in black ink and is positioned above the typed name.

James M. Lenaghan
315 Tuttle Avenue
Spring Lake, N.J. 07762

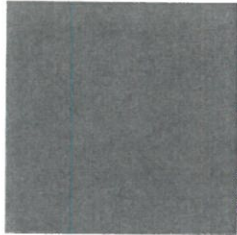




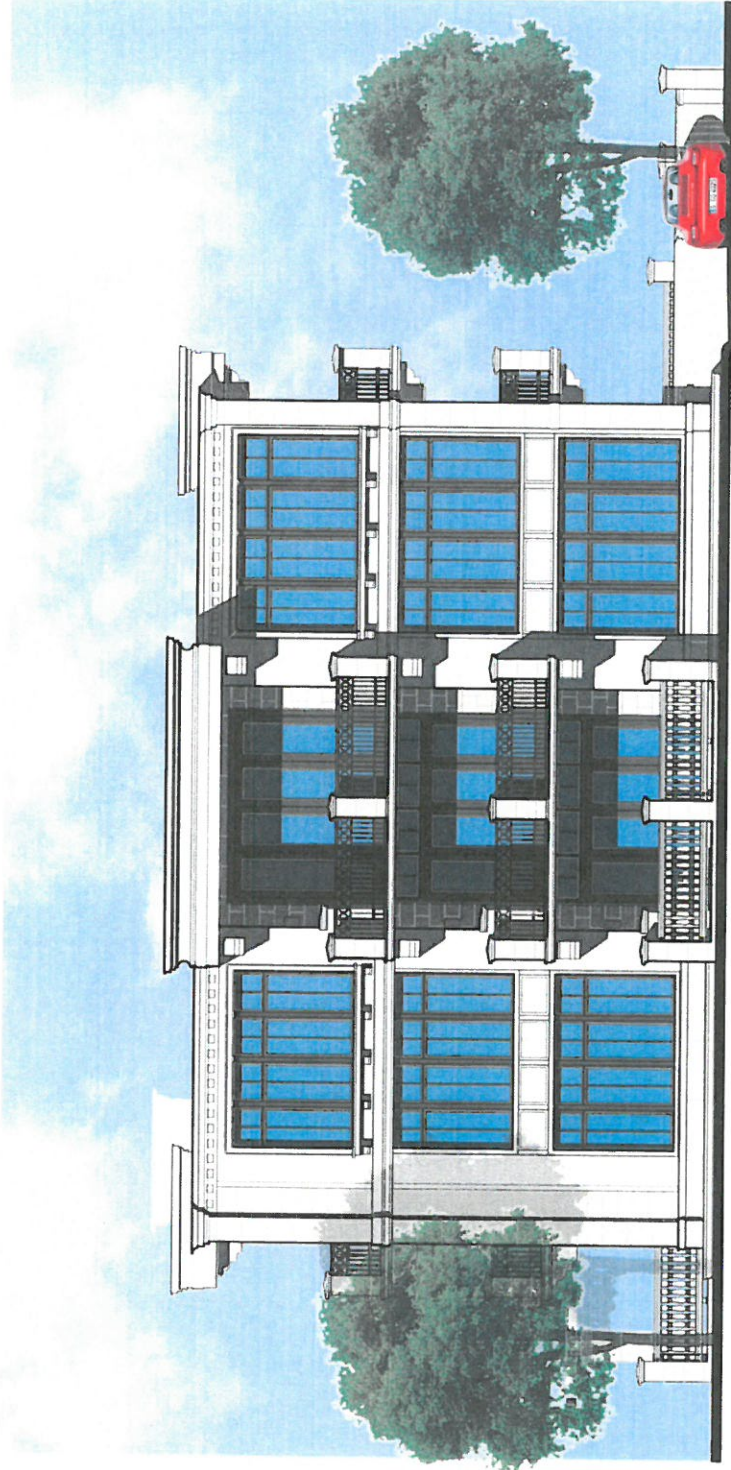
LANDSCAPE PLAN
NORTH INTERLACHEN
 WINTER PARK, FLORIDA

SW7005
PURE WHITE

SW6140
MODERATE
WHITE



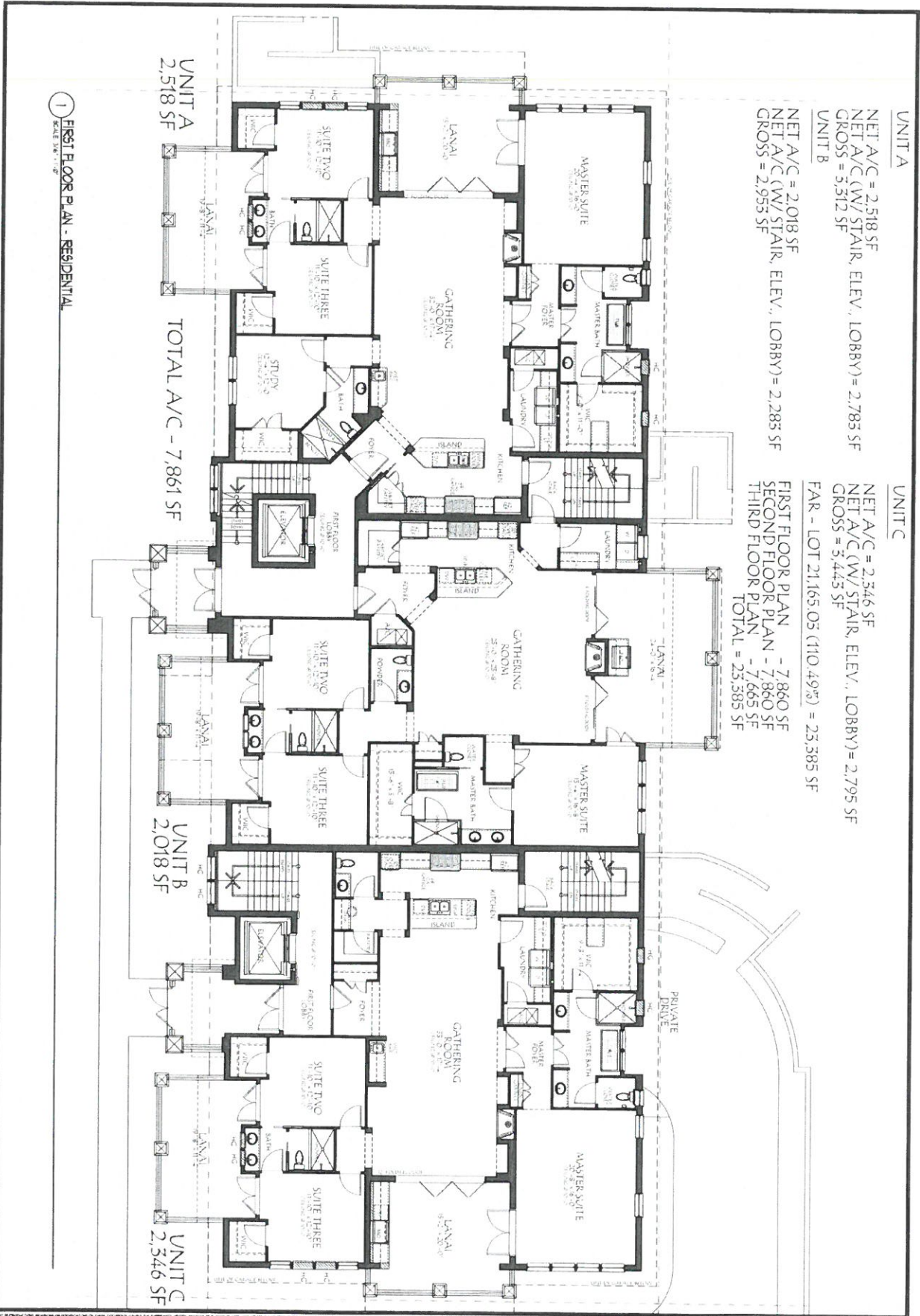
SW7020
BLACK FOX



INTERLACHEN STREET ELEVATION

CONCEPTUAL COLOR ELEVATION
NORTH INTERLACHEN
16-012 6.3.16

NOTE: ALL COLORS BASED ON SHERWIN WILLIAMS.



UNIT A
 NET A/C = 2,518 SF
 NET A/C (W/ STAIR, ELEV., LOBBY) = 2,783 SF
 GROSS = 5,312 SF

UNIT B
 NET A/C = 2,018 SF
 NET A/C (W/ STAIR, ELEV., LOBBY) = 2,283 SF
 GROSS = 2,953 SF

UNIT C
 NET A/C = 2,546 SF
 NET A/C (W/ STAIR, ELEV., LOBBY) = 2,795 SF
 GROSS = 5,445 SF

FAR - LOT 21,165.05 (110.49%) = 25,385 SF

FIRST FLOOR PLAN - 7,860 SF
 SECOND FLOOR PLAN - 7,860 SF
 THIRD FLOOR PLAN - 7,665 SF
 TOTAL = 23,385 SF

UNIT A 2,518 SF
 TOTAL A/C - 7,861 SF

UNIT B 2,018 SF

UNIT C 2,546 SF

1 FIRST FLOOR PLAN - RESIDENTIAL
 SCALE 1/8" = 1'-0"

A2.2

FIRST FLOOR PLAN - RESIDENTIAL
**INTERLACHEN NORTH
 A CONDOMINIUM**
 503 N. INTERLACHEN AVENUE, WINTER PARK, FLORIDA 32789

**SLOCUM PLATTS
 ARCHITECTS, P.A.**
 RANDALL J. SLOCUM ARCHITECT
 470 N. W. 15th Avenue, Suite 1500, Ft. Lauderdale, FL 33311
 TEL: (954) 566-2019 FAX: (954) 566-2771
 WWW.SLOCUM-PLATTS.COM

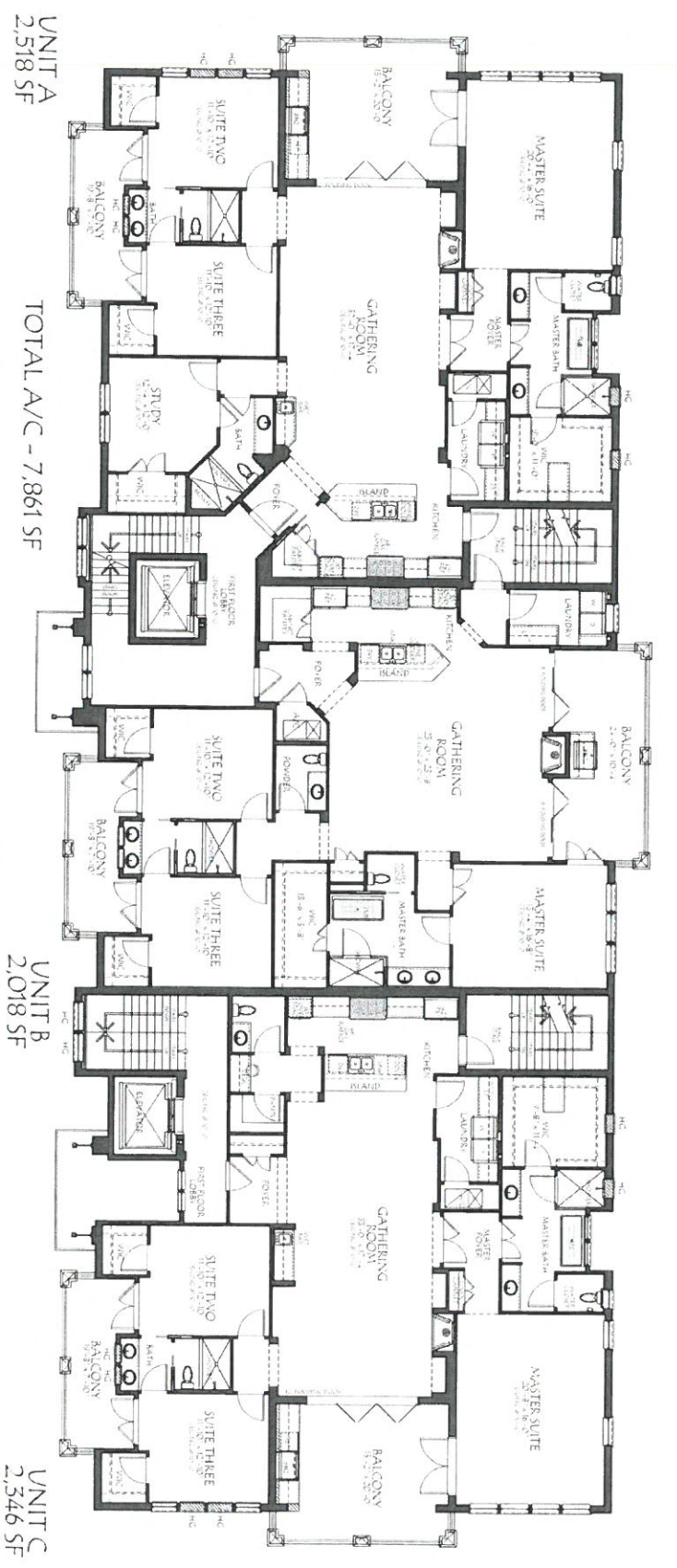
NO. OF SHEETS	
SHEET NO.	
TOTAL SHEETS	

UNIT A
 NET A/C = 2,518 SF
 NET A/C (W/ STAIR, ELEV., LOBBY) = 2,785 SF
 GROSS = 3,312 SF

UNIT C
 NET A/C = 2,346 SF
 NET A/C (W/ STAIR, ELEV., LOBBY) = 2,795 SF
 GROSS = 3,445 SF

UNIT B
 NET A/C = 2,018 SF
 NET A/C (W/ STAIR, ELEV., LOBBY) = 2,285 SF
 GROSS = 2,955 SF

FIRST FLOOR PLAN - 7,860 SF
 SECOND FLOOR PLAN - 7,865 SF
 THIRD FLOOR PLAN - 7,665 SF
 TOTAL = 25,385 SF



UNIT A
 2,518 SF

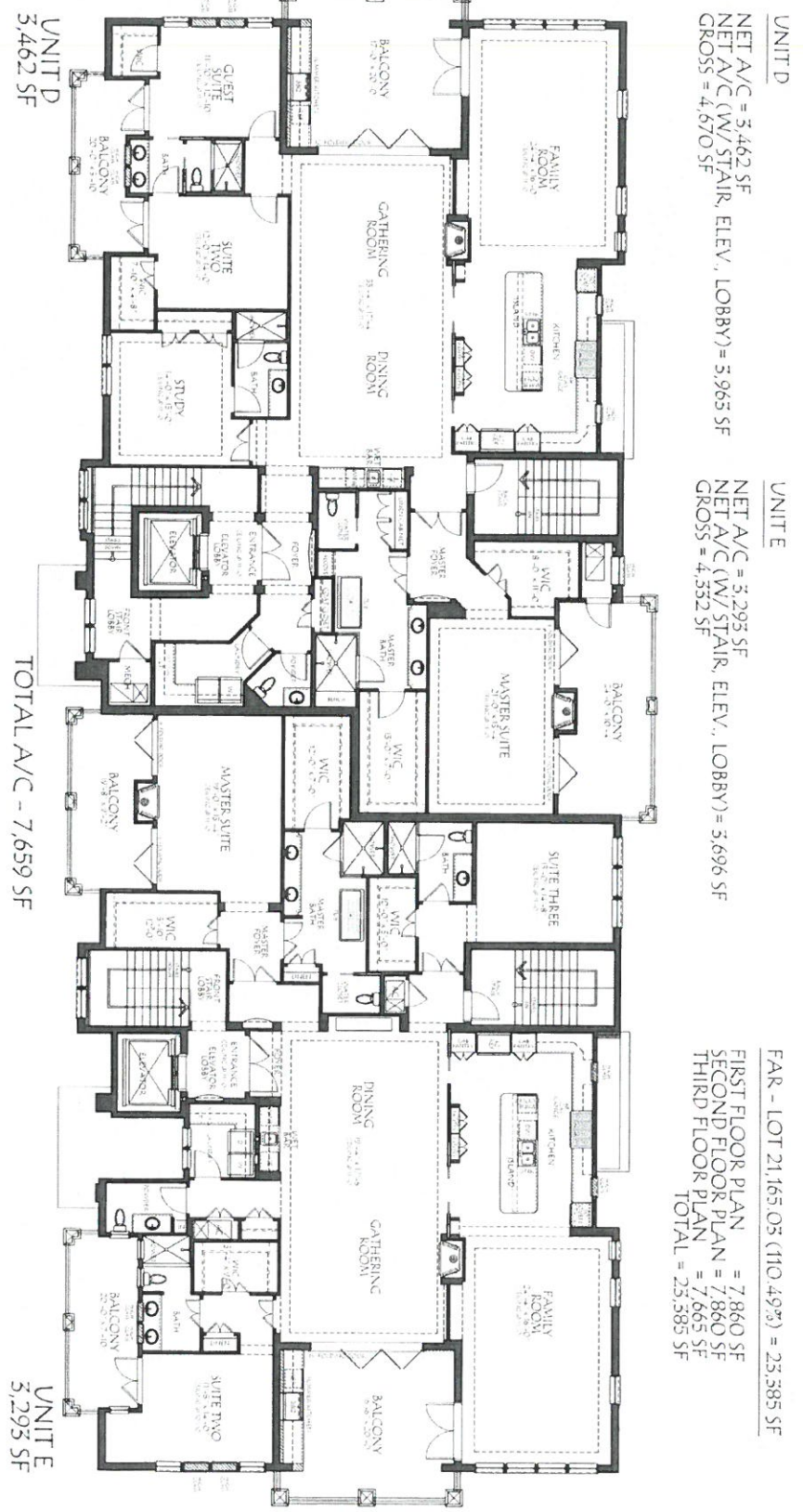
TOTAL A/C - 7,861 SF

UNIT B
 2,018 SF

UNIT C
 2,346 SF

1 SECOND FLOOR PLAN - RESIDENTIAL

REVISIONS NO. DATE 1 02/15/20	SECOND FLOOR PLAN - RESIDENTIAL INTERLACHEN NORTH A CONDOMINIUM 503 N. INTERLACHEN AVENUE, WINTER PARK, FLORIDA 32789	 SLOCUM PLATTS ARCHITECTS, P.A. <small>MANUELL J. SLOCUM AND TERRY WILLIAM P. PLATTS ARE LICENSED ARCHITECTS IN FLORIDA AND REGISTERED PROFESSIONAL ENGINEERS IN FLORIDA AND CALIFORNIA. 400 NORTH GILCHRIST AVENUE, SUITE 1001, WINTER PARK, FL 32789 TEL: (407) 938-3018 FAX: (407) 938-2771 WWW.SLOCUMPLATTS.COM</small>	A2.3
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UNIT D
 NET A/C = 3,462 SF
 NET A/C (W/ STAIR, ELEV., LOBBY) = 3,965 SF
 GROSS = 4,670 SF

UNIT E
 NET A/C = 3,293 SF
 NET A/C (W/ STAIR, ELEV., LOBBY) = 3,696 SF
 GROSS = 4,552 SF

FAR - LOT 21,165.03 (110.49%) = 23,385 SF
 FIRST FLOOR PLAN = 7,860 SF
 SECOND FLOOR PLAN = 7,860 SF
 THIRD FLOOR PLAN = 7,665 SF
 TOTAL = 23,385 SF

UNIT D
 3,462 SF

TOTAL A/C - 7,659 SF

UNIT E
 3,293 SF

① THIRD FLOOR PLAN - RESIDENTIAL PENTHOUSE LEVEL
 SCALE: 3/8" = 1'-0"

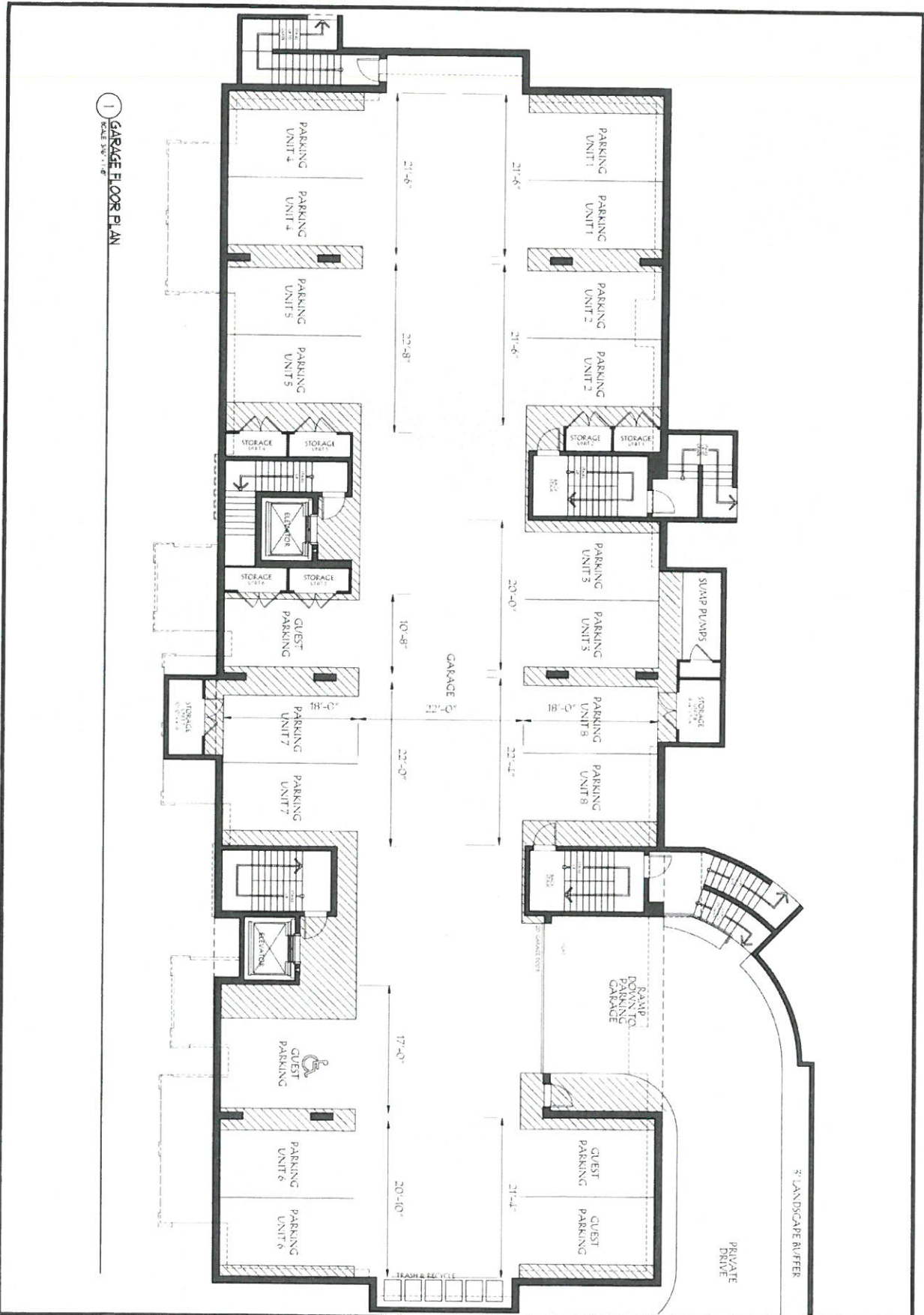
DATE: 03-18-04
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: A24

THIRD FLOOR PLAN - RESIDENTIAL
 INTERLACHEN NORTH
 A CONDOMINIUM
 503 N INTERLACHEN AVENUE, WINTER PARK, FLORIDA 32786



SLOCUM PLATTS
 ARCHITECTS, P.A.
 RANDALL J. SLOCUM ARCHITECTS, P.A. PLATTS ARCHITECTS, P.A.
 476 NORTH ORLAND AVENUE, SUITE 100, WINTER PARK, FLORIDA 32789
 TEL: (407) 844-3879 FAX: (407) 844-3771
 WWW.SLOCUMPLATTS.COM

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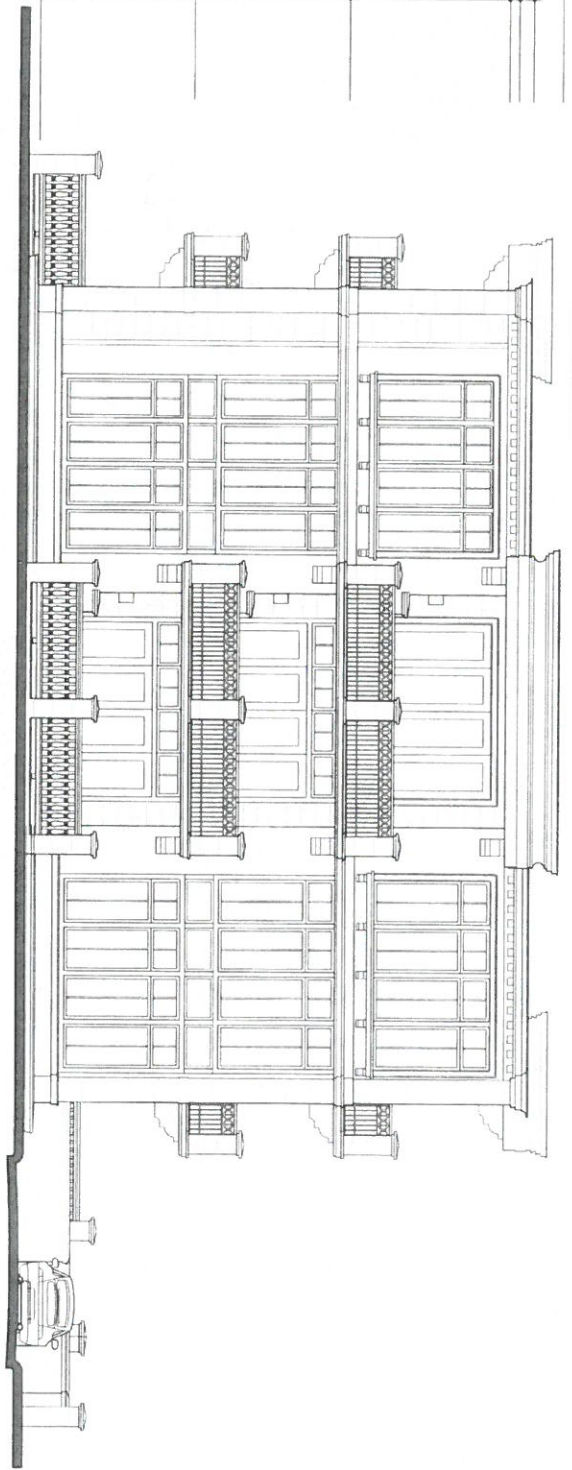


1 GARAGE FLOOR PLAN
SCALE 1/8" = 1'-0"

PROJECT INTERLACHEN NORTH A CONDOMINIUM 500 N. INTERLACHEN AVENUE, WINTER PARK, FLORIDA 32789	SHEET A2.1	SLOCUM PLATTS ARCHITECTS, P.A. <small>RANDALL J. SLOCUM ARCHITECTS, P.A. 13362 WILLIAM P. PLATT ARCHITECTS, P.A. 13362 475 NORTH ORANGE AVENUE, SUITE 100, PALM LANE, FL 32751 TEL: (407) 445-3019 FAX: (407) 445-3771 WWW.SLOCUMPLATTS.COM</small>	REVISIONS NO. DATE BY 1 11/15/10 JRS

11'-0" 10'-8" 10'-8" 11'-0" 8' 1'-0" 35'-0" 2'-0"

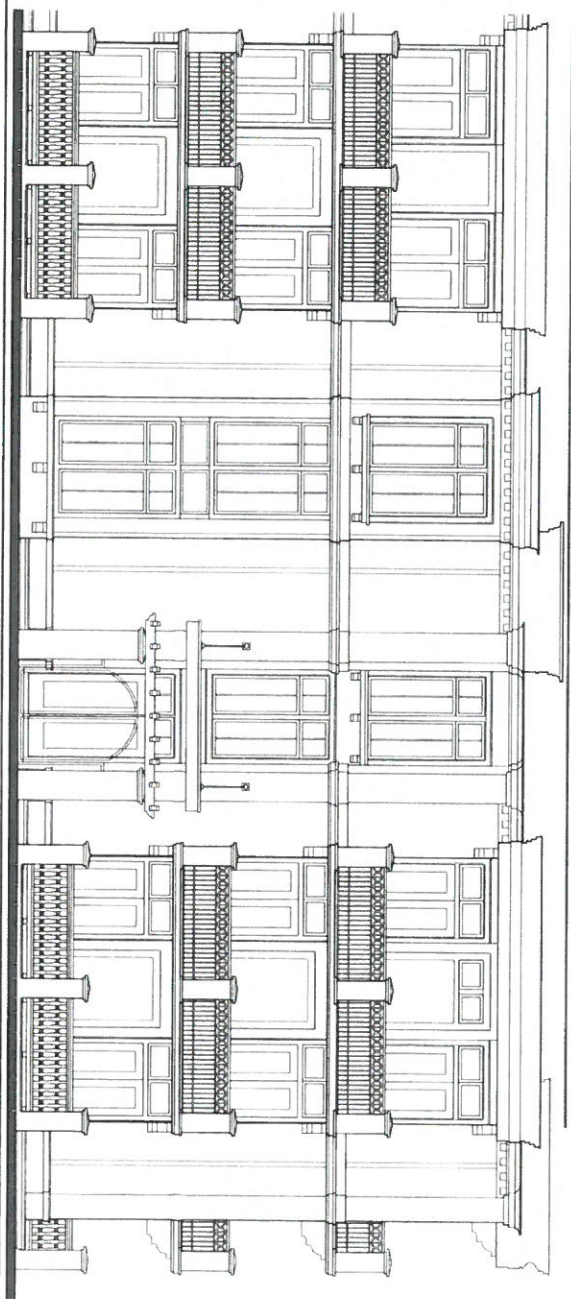
① EAST ELEVATION
SCALE: 1/8" = 1'-0"



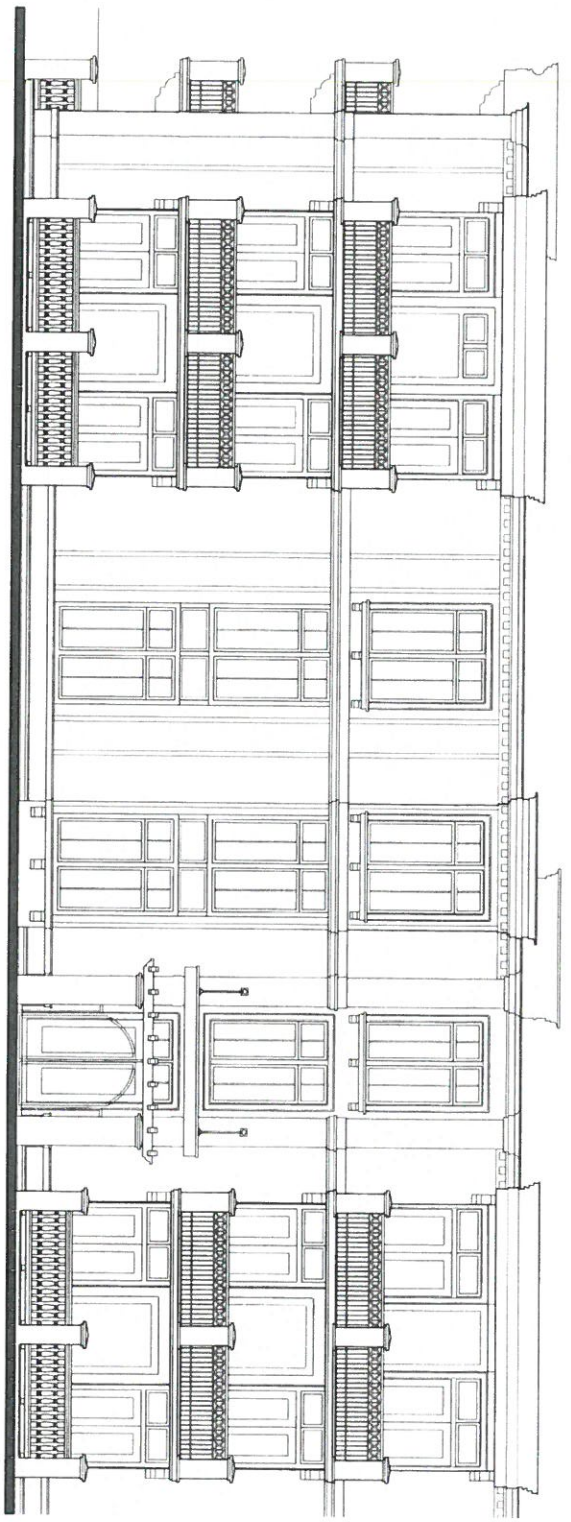
A6.1	<table border="1"> <tr><td>PROJECT</td><td>DATE</td></tr> <tr><td>OWNER</td><td>DATE</td></tr> <tr><td>ARCHITECT</td><td>DATE</td></tr> <tr><td>SCALE</td><td>DATE</td></tr> <tr><td>AS NOTED</td><td></td></tr> <tr><td>1/8" = 1'-0"</td><td></td></tr> <tr><td>SHEET</td><td></td></tr> </table>	PROJECT	DATE	OWNER	DATE	ARCHITECT	DATE	SCALE	DATE	AS NOTED		1/8" = 1'-0"		SHEET		<p>EAST ELEVATION</p> <p>NORTH INTERLACHEN AVE CONDOMINIUMS</p> <p>WINTER PARK FLORIDA</p>	 <p>SLOCUM PLATTS ARCHITECTS, P.A.</p> <p>RANDALL J. SLOCUM, AIA 13850 WILLIAM P. PLATTS, AIA 13222 470 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751 TEL: (407) 944-2019 FAX: (407) 944-2771 WWW.SLOCUMPLATTS.COM</p>	<table border="1"> <tr><td>REVISIONS</td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>	REVISIONS									
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1 SOUTH ELEVATION - RIGHT END
SCALE 1/4" = 1'-0"



1 SOUTH ELEVATION - LEFT END
SCALE 1/4" = 1'-0"



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DATE: 01/10/06
SCALE: AS NOTED
SHEET: A6.2

SOUTH ELEVATION
NORTH INTERLACHEN AVE
CONDOMINIUMS
WINTER PARK FLORIDA

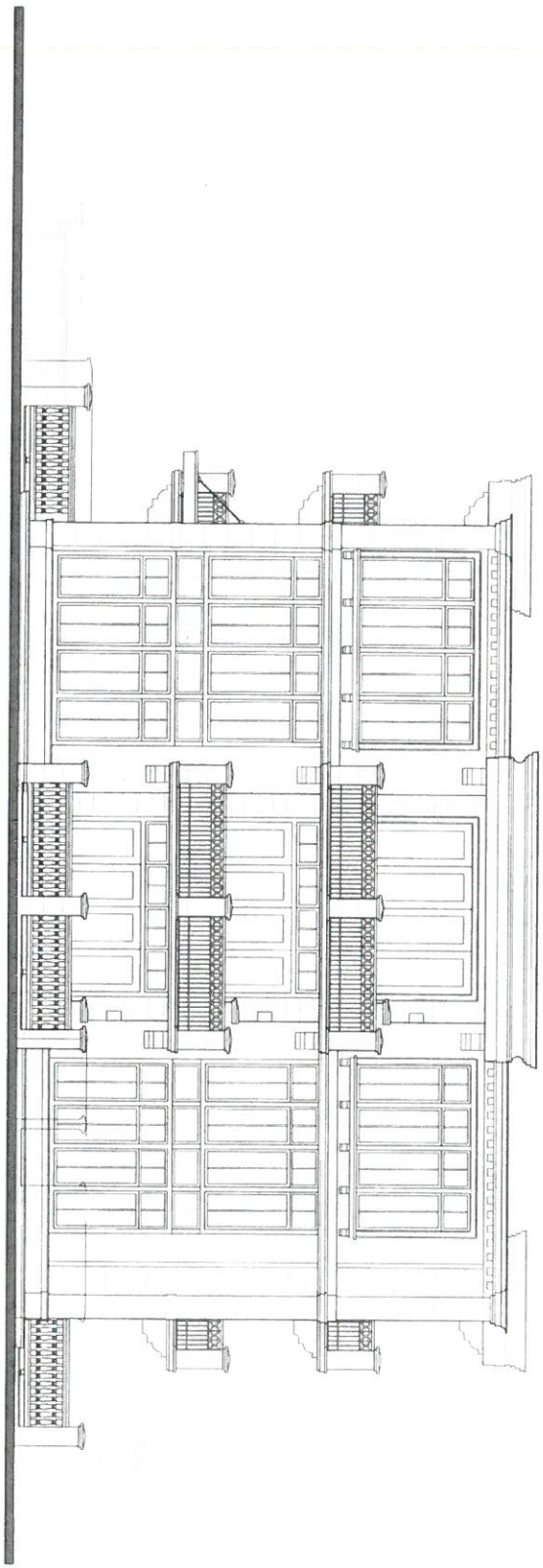
WILLIAM P. PLATTS ARCHITECTS



SLOCUM PLATTS
ARCHITECTS, P.A.
RANDALL J. SLOCUM AR 13282 WILLIAM P. PLATT IS AR 13242
470 NORTH ORLANDO AVENUE, SUITE 1801 MAITLAND, FL 32751
TEL 407345-2019 FAX 407345-2771
WWW.SLOCUMPLATTS.COM

NO.	REVISIONS

1 WEST ELEVATION
SCALE 1/4" = 1'-0"

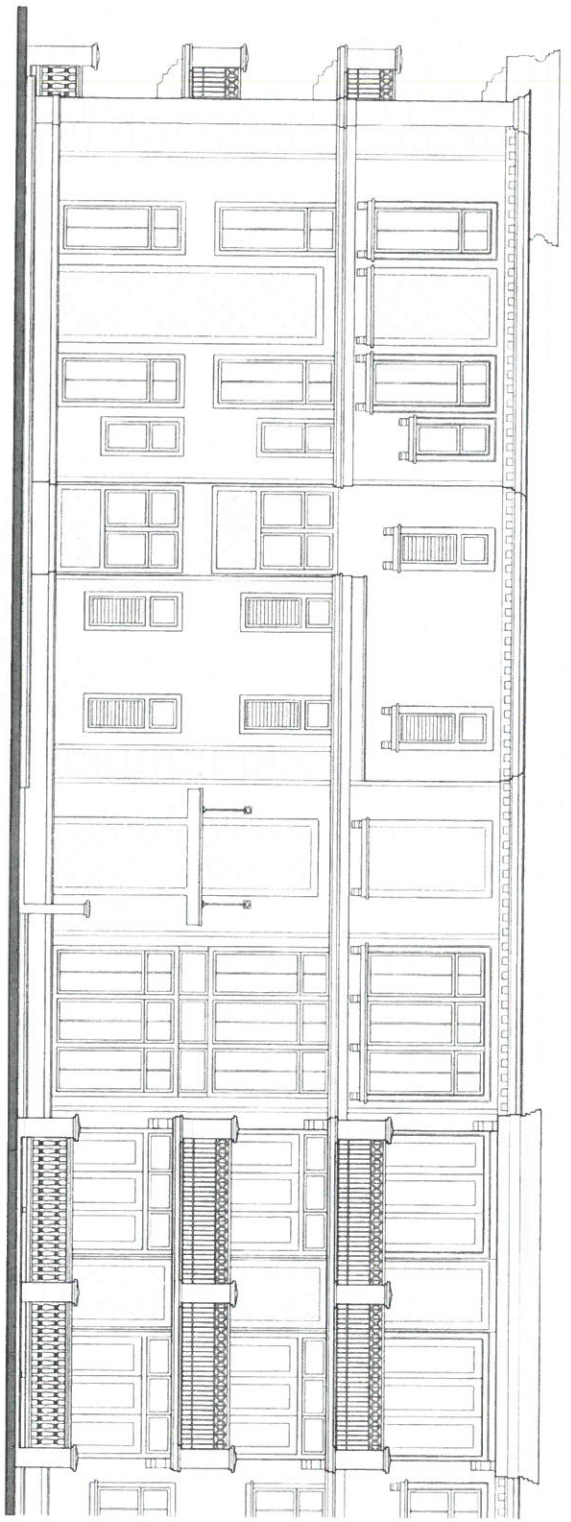


<p>A6.3</p>	DRAWN: [] CHECKED: [] DATE: 01.12.08 SCALE: AS NOTED NO. OF SHEETS: 5 SHEET NO.: 3	<p>WEST ELEVATION</p> <p>NORTH INTERLACHEN AVE CONDOMINIUMS</p> <p>WINTER PARK FLORIDA</p>	 <p>SLOCUM PLATTS ARCHITECTS, P.A.</p> <p>RANDALL J. SLOCUM AR 13330 WILLIAM P. PLATTS AR 12242 670 NORTH ORLANDO AVENUE, SUITE 1021 MAITLAND, FL 32751 TEL 407/848-2019 FAX 407/844-2771 WWW.SLOCUMPLATTS.COM</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; height: 40px;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>								
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1 NORTH ELEVATION - RIGHT END
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION - LEFT END
SCALE: 1/8" = 1'-0"



DATE: 01/10/06
SCALE: AS SHOWN
SHEET: A6.4

SOUTH ELEVATION
NORTH INTERLACHEN AVE
CONDOMINIUMS
WINTER PARK FLORIDA

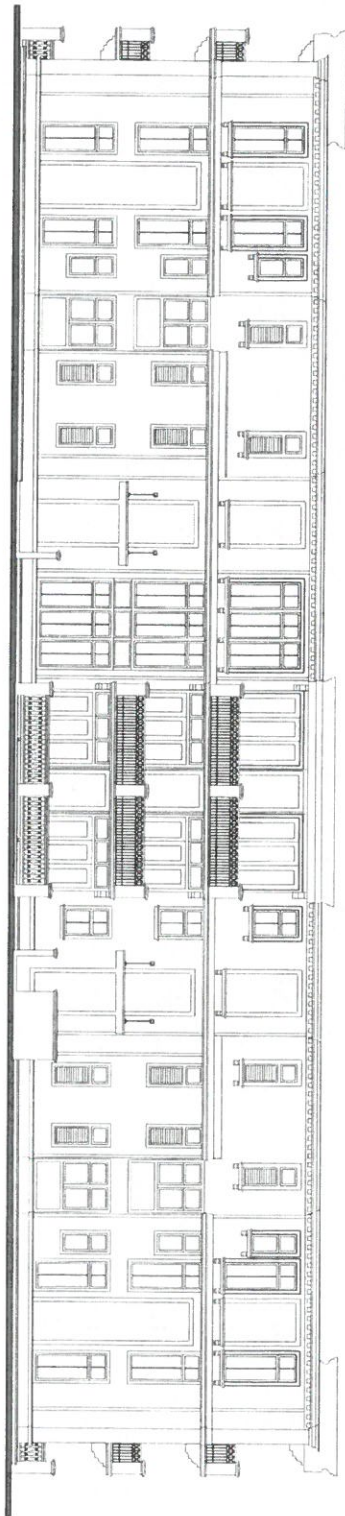


SLOCUM PLATTS
ARCHITECTS, P.A.
RANDALL J. SLOCUM AR 13296 WILLIAM P. PLATTS AR 13247
430 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
TEL 4079445-3019 FAX 4079445-2771
WWW.SLOCUMPLATTS.COM

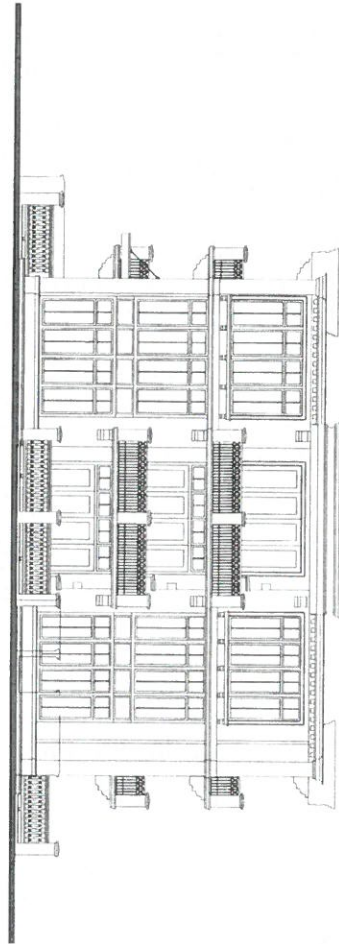
REVISIONS

ANY REPRESENTATION, REVISION OR MODIFICATION OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF SLOCUM PLATTS ARCHITECTS, P.A. IS PROHIBITED BY LAW. THE DESIGN IN THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF SLOCUM PLATTS ARCHITECTS, P.A. THE COPYRIGHT © AND ALL OTHER PROTECTIVE RIGHTS IN THESE DOCUMENTS ARE RESERVED BY SLOCUM PLATTS ARCHITECTS, P.A.

1 NORTH ELEVATION
SCALE 1/8" = 1'-0"



1 WEST ELEVATION
SCALE 1/8" = 1'-0"



A6.5

DATE	DESCRIPTION

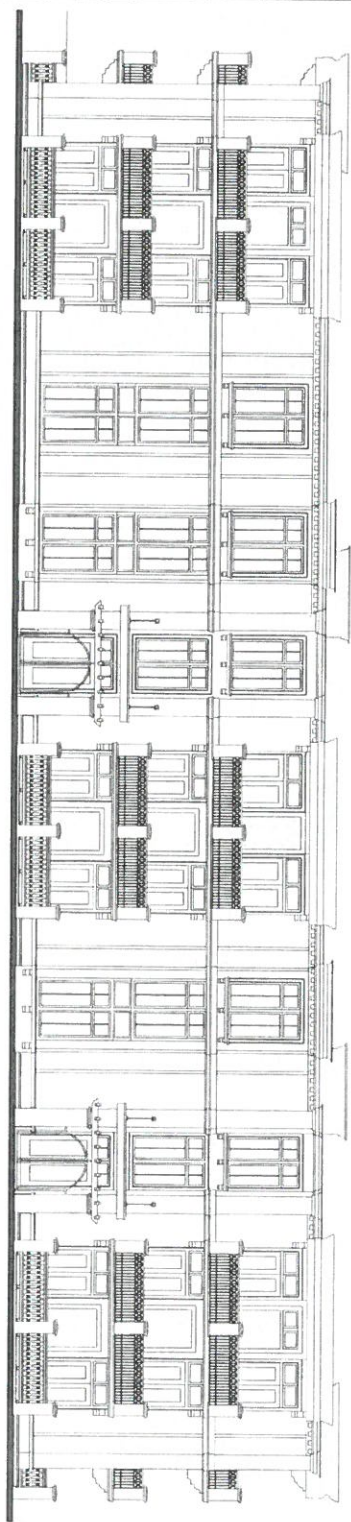
WEST + NORTH ELEVATIONS
NORTH INTERLACHEN AVE.
CONDOMINIUMS
WINTER PARK FLORIDA

SLOCUM PLATT ARCHITECTS, P.A.

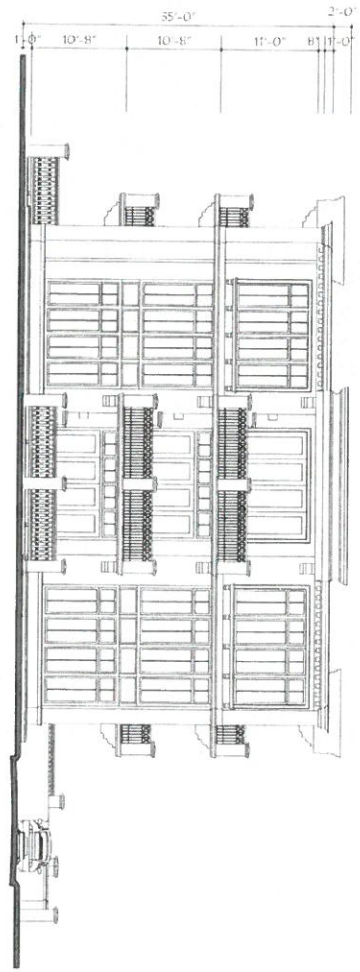


SLOCUM PLATT ARCHITECTS, P.A.
RANDALL J. SLOCUM ARCHITECT 11130 WILLIAM P. PLATT S AR 13262
430 NORTH OCEAN DRIVE SUITE 100 PALM BEACH, FL 33481
TEL: 561-845-3319 FAX: 561-845-2771
WWW.SLOCUMPLATT.COM

1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



1 EAST ELEVATION
SCALE 1/4" = 1'-0"



A6.6

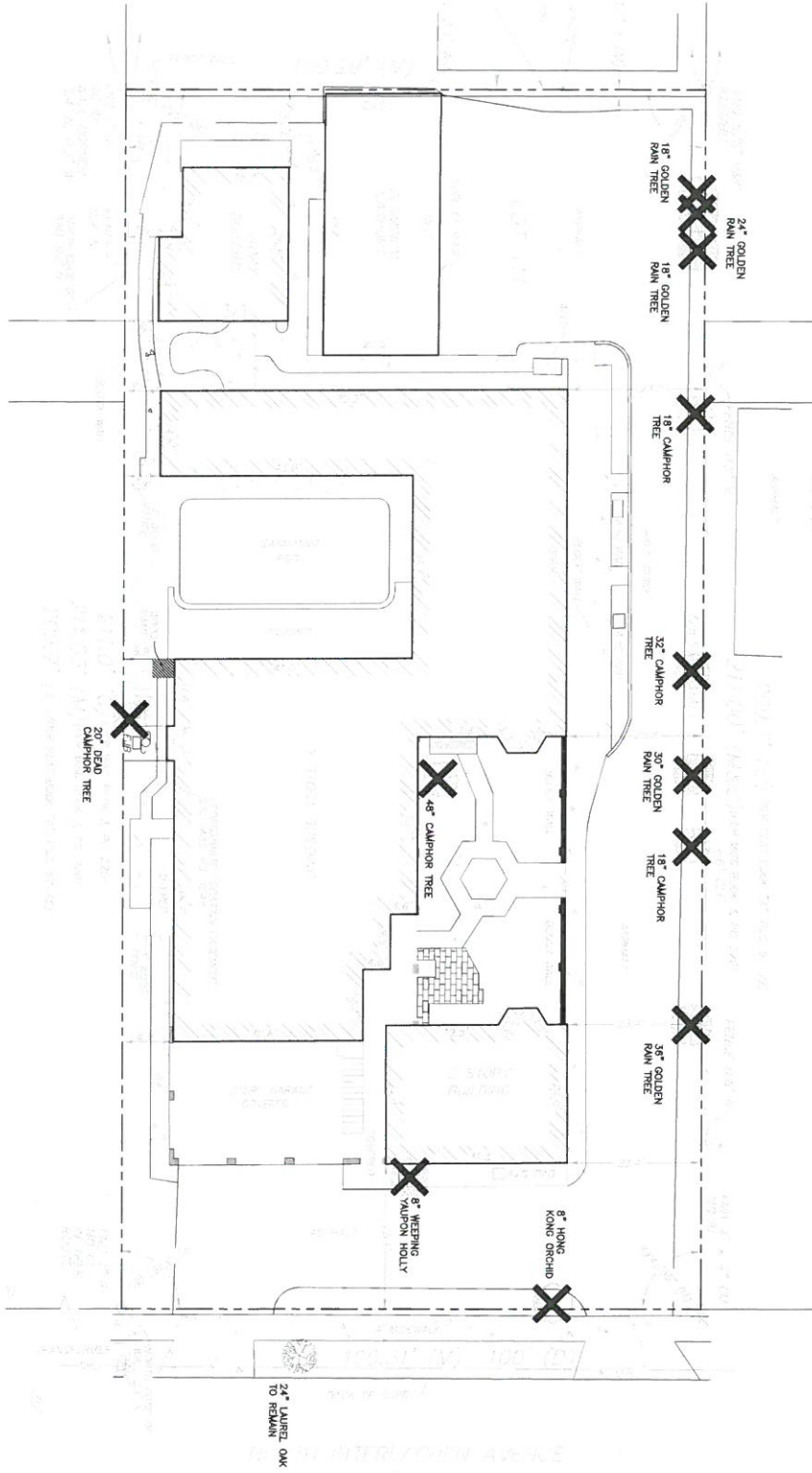
EAST + SOUTH ELEVATIONS
NORTH INTERLACHEN AVE.
CONDOMINIUMS
WINTER PARK

FLORIDA
SLOCUM PLATTS ARCHITECTS, P.A.



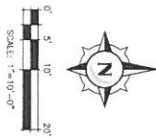
SLOCUM PLATTS
ARCHITECTS, P.A.
RANDALL J. SLOCUM ARCHITECT 13180 WILHELM F. PLATT ARCHITECT
670 NORTH OAKLAND AVENUE SUITE 1001 MELBOURNE, FL 32951
TEL. (407) 943-2618 FAX (407) 943-2771
WWW.SLOCUMPLATTS.COM

DATE	DESCRIPTION



TREE REMOVAL LEGEND

1	40' CAMPHOR TREE
1	32' CAMPHOR TREE
2	32' CAMPHOR TREE
1	30' CAMPHOR TREE
1	30' GOLDEN RAIN TREE
1	30' GOLDEN RAIN TREE
2	18' GOLDEN RAIN TREE
1	18' GOLDEN RAIN TREE
1	8' HONG KONG ORCHID TREE
1	8' WEeping YAUPOIN HOLLY TREE



EXISTING TREE SURVEY & REMOVAL PLAN
NORTH INTERLACHEN AVENUE CONDOMINIUMS
Prepared for: Interlachen North Partners, LLC
Winter Park, Florida

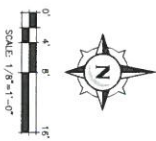
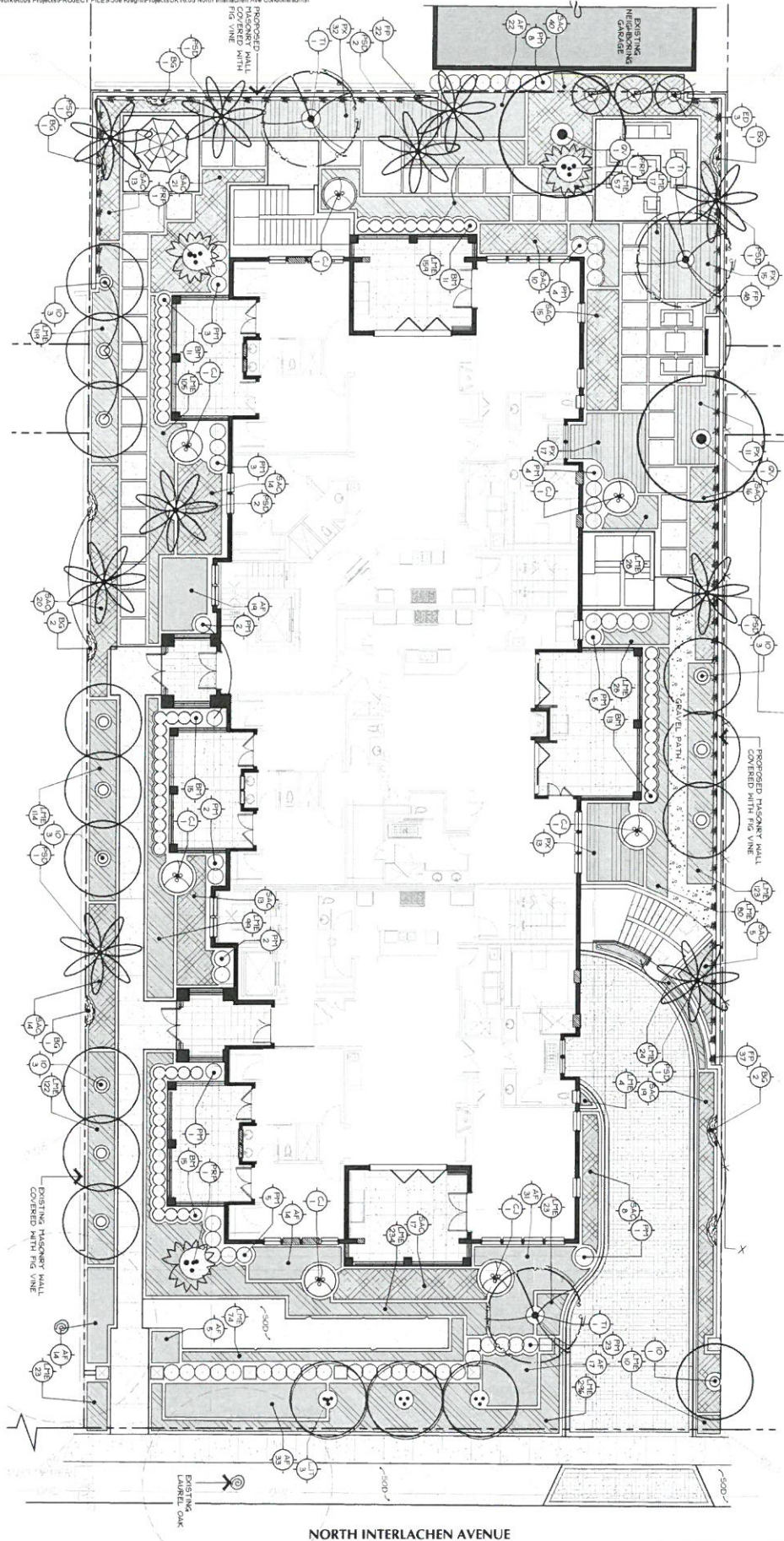
Joe Knight
Landscape Architect
1000 N. W. 11th St.
Winter Park, FL 32789
Phone: 407.713.1310
Fax: 407.713.1311
www.joe-knight.com

Project: J. KNIGHT
Client: R. DOOD
Project No.: JN16.05
Date: 21 APRIL 2016
Scale: 1"=10'-0"

LA-1

of 2 SHEETS





NORTH INTERLACHEN AVENUE

Landscape Plan
NORTH INTERLACHEN AVENUE CONDOMINIUMS

Prepared for: Interlachen North Partners, LLC
Winter Park, Florida

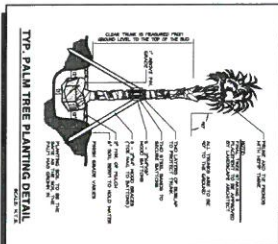
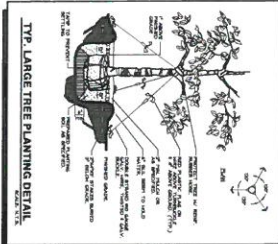
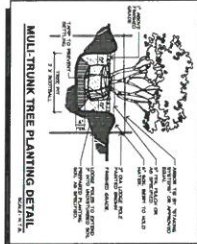
Joe Knight
Landscape Architect
1601 E. 17th Street
Winter Park, FL 32789
Phone: 407.871.7378
Fax: 407.871.7379
www.joe-knight.com

Prepared by: J. KNIGHT
Checked by: R. BOGGS
Project No.: JN16.05
Date: 21 APRIL 2016
Scale: 1/8" = 1'-0"

LA-1



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	20 APR 2016
2	REVISED	20 APR 2016



GENERAL NOTES

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WINTER PARK AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FLORIDA DOT&HS) FOR ANY ROADWAY CROSSINGS. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND IDENTIFY ANY DISCREPANCIES WITH THE PLANS AND NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY.

ALL PLANT MATERIAL SHALL BE TOP DRESSED WITH 1/2" - 2" FINESTRIK MULCH FINE DARK RED OAK. FINE BARK MULCH SHALL BE APPLIED TO ALL PLANT MATERIAL. PLANT MATERIAL SHALL BE A MINIMUM OF 10% ABOVE THE FINISHED GRADE AND SHALL BE PROTECTED FROM DAMAGE BY ALL CONSTRUCTION EQUIPMENT AND VEHICLES. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS.

LANDSCAPE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE STABILITY AND PLANT CONDITION OF ALL PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIAL AND SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PLANT MATERIAL THAT IS DAMAGED OR DESTROYED DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIAL AND SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PLANT MATERIAL THAT IS DAMAGED OR DESTROYED DURING THE COURSE OF CONSTRUCTION.

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EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT AND FINISHINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIAL AND SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PLANT MATERIAL THAT IS DAMAGED OR DESTROYED DURING THE COURSE OF CONSTRUCTION.

THE IRRIGATION SYSTEM WILL PROVIDE EVEN COVERAGE ON ALL LAWN AND LANDSCAPED AREAS, AND WILL MEET ALL CITY REQUIREMENTS.

PLANT LIST

SYM.	QTY.	BOTANICAL	COMMON	OC	SIZE	COMMENTS
ED	3	ELAEAGARUS DECIPENS	JAPANESE BLUEBERRY TREE SYCAMORE	on shown	65 GAL.; 10'-12"x5'-6" SP. 3" X 4" C.T. THIN. FULL SPECIEN FORST	--
10	19	ILEX OPACA 'EAGLESTON'	HOLLY TREE	on shown	16-18" DB at 5' P. 6" x 5" 1/2" CAL. FORST. 3-5' THIN. FULL SPECIEN FORST	--
LIT	3	LIGUSTRUM JAPONICUM	TREE LIGUSTRUM	on shown	24-26" X 1/2" ID SP. 8" CAL. DEV. HEAD	--
OV	2	QUERCUS VIRGINIANA	LIVE OAK	on shown	14" X 7'-8" FULL BELL DEV. HEAD	--
T1	3	TABERNA IMPETIGINOSA	PINK TABERNA	on shown	TRIP E. CROWN SPEC. FULL BELL DEV. CROWN 1 1/4" W/ 3/4" C.T. 1 1/4" W/ 3/4" C.T. 1 1/4" W/ 3/4" C.T.	--
PROP	3	PROPENS ROBELENI	PICNY DATE PALM	on shown	TRIP E. CROWN SPEC. FULL BELL DEV. CROWN 1 1/4" W/ 3/4" C.T. 1 1/4" W/ 3/4" C.T.	--
PRO	10	PROPENS SYLVESTRIS	SILVER DATE PALM	on shown	16" C.T. 1 1/4" W/ 3/4" C.T.	--
ACC	0	BOCCANVILLEA QUARRA	BOCCANVILLEA	on shown	30 GAL. CONT. BUSH FORST ON TRAILING PLANTS	--
CJ	7	CAPPELLA JAPONICA	CAPPELLA	on shown	5' HT X 3' SHRD. FULL SPECIEN TRAILING PLANTS	--
FP	07	FIGUS PAPILLIA	CREeping FIG	on shown	1 GAL. CONT. 3" O.C. LONG TRAILING PLANTS	--
SHRUBS						
AF	05	AZALEA OBTUSIFLORA	FASHION AZALEA	24"	15'-18" O.A. BUSH	--
BH	05	BONUS NIGROPHYLLA	JAPANESE BOWNWOOD	24"	20'-24" O.A. FULL BOUNDED FORST	--
PH	03	PHILODENDRON VANDU	DIAPER PHLODENDRON	30"	4 1/2' - 5' X 3" O.A. FULL PLANTS	--
PK	06	PHILODENDRON VANDU	DIAPER PHLODENDRON	30"	7 GAL. 24" O.A.	--
SC	28	SCOFFLEIA 'CAPPELLA'	VAREGATED 'CAPPELLA' SCOFFLEIA	30"	20'-24" O.A. FULL AND BUSH	--
GROUND COVERS						
LVE	179	LIRIODEN DORIS	LINOPE	12"	1 GAL. FULL PLANTS	--
500		ST. AUGUSTINE SEVILLE				

Landcape Details & Notes
NORTH INTERLACHEN AVENUE CONDOMINIUMS
Prepared for: Interlachen North Partners, LLC
Winter Park, Florida

Joe Knight
Landscape Architect
21 April 2016
AS NOTED

LA-2

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

**Staff Report
August 2, 2016**

REQUEST OF WALTER RAY 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 2281 NAIRN DRIVE.

REQUEST OF WALTER RAY FOR: CONDITIONAL USE APPROVAL UNDER THE CLUSTER HOUSING PROVISIONS OF R-2 ZONING TO BUILD A THREE UNIT CLUSTER HOUSING PROJECT OF TWO-STORY TOWNHOUSES AT 2281 NAIRN DRIVE, ON PROPERTY TO BE ZONED R-2, PROVIDING FOR CERTAIN EXCEPTIONS AND FOR A DEVELOPMENT AGREEMENT, IF REQUIRED.

Walter Ray (contract purchaser) is requesting the following:

1. To change the zoning from Single-Family (R-1A) to Low-Density Residential (R-2) on the property located at 2281 Nairn Drive; and
2. Conditional Use approval for a three-unit cluster housing project of two-story townhomes, on the plans submitted.

The property is 75 feet wide along Nairn Drive and widens out towards the rear of the property. The undeveloped property measures 15,046 square feet in size.

Property Future Land Use and Zoning Characteristics: The Comprehensive Plan Future Land Use for this property and surrounding area designates this neighborhood as Office Professional. This was adopted in 1992 when the City annexed this area. Orange County had already agreed in their Comprehensive Plan to allow this neighborhood to evolve from single-family residential to office or multi-family. Both types of buildings (offices and townhomes/apartments) are permitted by the Office Future Land Use designation, however the residential component must be located on the second floor or above. The City of Winter Park adopted the same Office Future Land Use category in our Comprehensive Plan upon annexation. Therefore, staff feels that changing the Future Land Use designation is not necessary.

In 2003 the City approved a rezoning to R-2 on 2232 Hawick Lane, which is to the northwest of this property, and now holds four townhomes. Also, in 2005 the City approved a rezoning to R-2 on 2241 and 2251 Nairn Drive, which also holds four townhomes. Additionally, the three other properties along Nairn Drive were rezoned to R-2.

Request for Conditional Use Approval: When an R-2 zoned property abuts an R-1A single-family zoned property, there are restrictions on the R-2 property to limit it to 45% floor area ratio (FAR) versus the 55% normally permitted. The proposed three-unit, two-story townhomes will be 2,192 square feet each, which equals a total project square footage of 6,576 square feet, and a FAR of 43.7%. The maximum impervious coverage is 65%, and the project is proposing 45.75%. Building height of these townhomes are proposed at less than the Code permits at 27 feet.

The project is meeting or exceeding the required setbacks with the exception of the rear second-story setback. The Code requirement is 25 feet to the first story and 35 feet to the second story when an R-2 property is abutting a single-family home. Unit 3, which is located in the rear of the property has a second story component that is 34 feet and 11 inches from the rear property line. Therefore, the applicant is requesting a variance to be one inch closer than the required 35 foot second story setback. Due to the unusual configuration of the lot to the east of the property, depicted on the attached site map, the variance does not make the proposed second story component closer to a buildable area since this lot has a triangle portion that jets out to the rear of the property in question.

Furthermore, to save the 42" cedar tree located in the western portion of the site, the applicant is also requesting a variance to allow the drive aisle to be one and a half feet from the property in lieu of the required two feet. The drive aisle would curve around either side of the tree to create a landscape island to save the cedar tree. The City's Urban Forestry department has stated that the cedar tree is not in the best condition, and would likely not survive the site construction. The applicant has agreed that if the cedar tree does not survive, they will replace the island with landscaping. The applicant did not provide a final landscape plan, but these plans can be administratively approved.

Onsite storm water retention is proposed in the rear portion of the site. At this preliminary stage, that plan has not been engineered but will be located in the rear (north) portion of the property. There is ample area in this portion of the property to accomplish the required retention.

The parking required for this project is seven parking spots. The applicant is proposing three one-car garages for each unit, three parking spots in the rear of the property, and one parking spot in front of unit number one's garage. There is enough space in this area to accommodate the City's standard nine feet by eighteen feet sized parking spot.

Planning Staff Analysis: The key element in these conditional use reviews for cluster housing is compatibility with the scale and character of the surroundings. As previously mentioned, there are several townhome projects within this neighborhood. The layout of this particular project has the front unit facing Nairn Drive, which gives it the appearance of a single-family home, and has the other two units directly behind. Since this eastern side of the neighborhood has not seen any townhouse construction, the architectural style and building layout is intended to blend in more with the surrounding single-family homes.

Special attention needs to be paid to the placement of the necessary sanitary lift station for the project. Currently, the plans show the lift station to the east of unit two and three which cannot be viewed from the street. Also, a landscape hedge is proposed to surround the lift station. As these plans are not final engineering drawings, if these items were to be moved to a location where they were visible from the street or adjacent properties, this would quickly diminish the visual appeal of the development. There are conditions recommended to address these circumstances.

Summary: This particular project appears to be in harmony with the neighborhood. It will also permit the continuation of this type of redevelopment scenario we have already began to see along Nairn Drive and Hawick Lane. Overall, the project meets all the development standards of the R-2 zoning district, and will have an architectural appearance that is compatible with the surrounding residential properties.

STAFF RECOMMENDATION IS AS FOLLOWS:

- 1. APPROVAL of the request to change the zoning on the property located at 2281 Nairn Drive from Single-Family Residential (R-1A) to Low-Density Residential (R-2).**
- 2. APPROVAL of the Conditional Use request together with the variances requested, pursuant to the sanitary lift station be located where not visible from a public street or adjacent properties, and shall also be landscaped so as to be effectively screened from view.**



2281 NAIRN DRIVE
Property Location
City of Winter Park
Florida



Date: 7/14/2016





2281 NAIRN DRIVE
Zoning Designation
City of Winter Park
Florida

- Legend**
- O-2
 - PR
 - R-1A
 - R-2
 - R-3



Date: 7/14/2016



CADY WAY COTTAGES, 2281 NAIRN DR.

WINTER PARK, FLORIDA
July 8, 2016

PRELIMINARY CONDITIONAL USE SUBMITTAL



PROJECT TEAM AND SERVICE INFORMATION

ARCHITECT:
AAR DIXSON, INC.
1000 W. 17th St.
SUITE 202
WINTER PARK, FLORIDA 32792
PH: 407.262.1177

GEOTECHNICAL:
IDDS, LLC
1506 MAIN HOOKS ROAD
GROVELAND, FLORIDA 32736
PH: 866.574.4347

STRUCTURE:
V.A.S. SURVEYING, INC.
2011 S. PALM BLVD.
SUITE 100
WINTER PARK, FLORIDA 32789
PH: 407.342.1310

CITY OF WINTER PARK
WATER, WASTEWATER, ELECTRIC
1409 HOWELL BRANCH ROAD
PH: 407.328.8638

VICINITY MAP



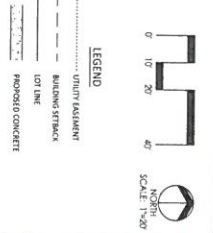
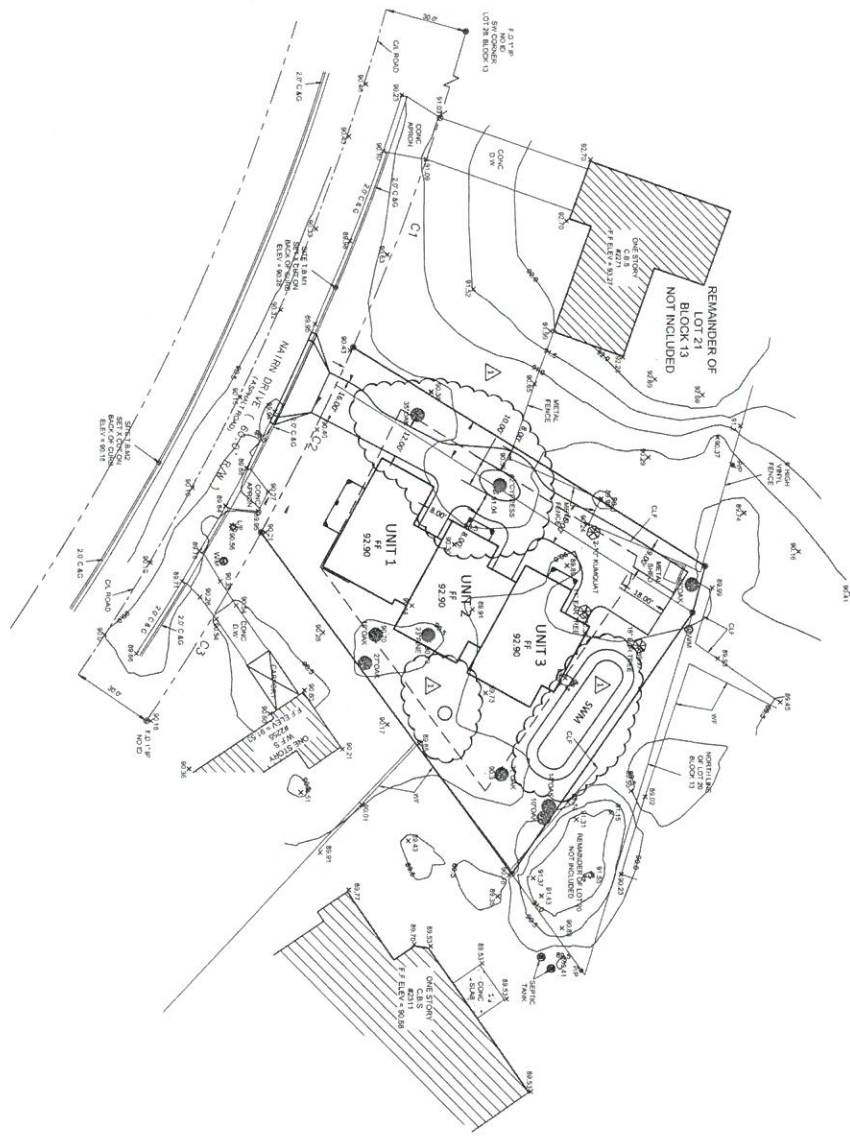
SHEET INDEX

Sheet Number	Sheet Title
100	COVER
101	GENERAL NOTES
102	GENERAL NOTES
103	GENERAL NOTES
104	UTILITY SET PLAN

LEGAL DESCRIPTION

LOT 20, BLOCK 13, ALOMA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK O PAGE 51, ORANGE COUNTY, FLORIDA, LESS BEGIN AT THE NORTHWEST CORNER OF SAID LOT 20, 153.00 FEET ALONG THE NORTH LINE OF LOT 20 TO A POINT WHERE IT RUNS 17.4 FEET SOUTHWESTERLY 45 FEET ALONG THE NORTHWEST LINE OF LOT 17 AND 18, THENCE NORTHWESTERLY TO THE POINT OF BEGINNING, ALSO THAT PART OF LOT 21 DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 21, BLOCK 13, ALOMA, AS RECORDED IN PLAT BOOK O, PAGE 51, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE WESTERLY 17.4 FEET ALONG THE NORTH LINE THEREOF, THENCE SOUTHERLY 150.8 FEET MORE OR LESS TO A POINT 15 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 21 AND ON THE SOUTHWESTERLY LINE THEREOF THENCE EASTERLY 15.00 FEET ALONG SAID SOUTH LINE TO THE SOUTH LINE CORNER OF SAID LOT 1, THENCE NORTHERLY 153.00 FEET TO THE POINT OF BEGINNING.

PROJECT NO.:	1079.000
DATE:	JUL 8, 2016
DESIGNED BY:	BOYD CIVIL ENGINEERING
CHECKED BY:	BOYD CIVIL ENGINEERING
SCALE:	1.00



LEGEND

- OUTLET DRAINAGE
- BUILDING SETBACK
- LOT LINE
- REINFORCED CONCRETE

SETBACKS:

FRONT	BUILDING	MIN. 25 FEET
SIDE	BUILDING	MIN. 10 FEET
REAR	BUILDING	MIN. 25 FEET

LAND USE:

TYPE	SQUARE FEET	ACRES
BUILDING COVERAGE	390,128	0.90
PARKING	48,272	0.11
TOTAL	438,400	1.01

MIN. 25 FEET FRONT, MIN. 25 FEET REAR FROM
MIN. 25 FEET REAR FROM
MIN. 25 FEET REAR FROM

MIN. 25 FEET FRONT, MIN. 25 FEET REAR FROM
MIN. 25 FEET REAR FROM
MIN. 25 FEET REAR FROM

MIN. 25 FEET FRONT, MIN. 25 FEET REAR FROM
MIN. 25 FEET REAR FROM
MIN. 25 FEET REAR FROM

SHEET NO.
2.00

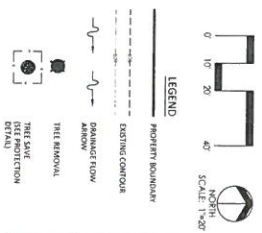
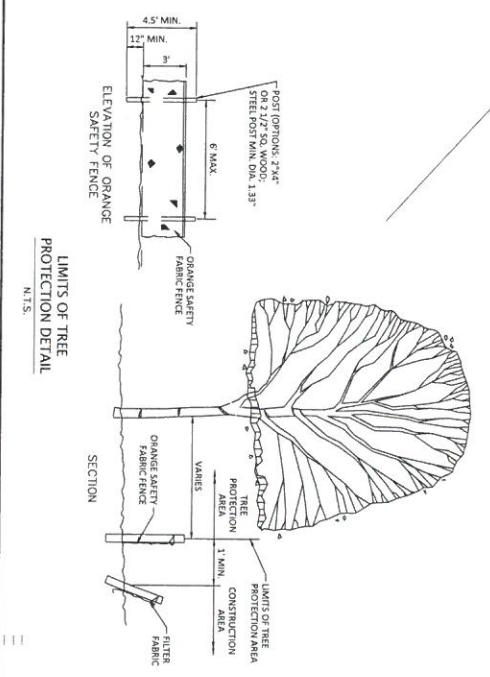
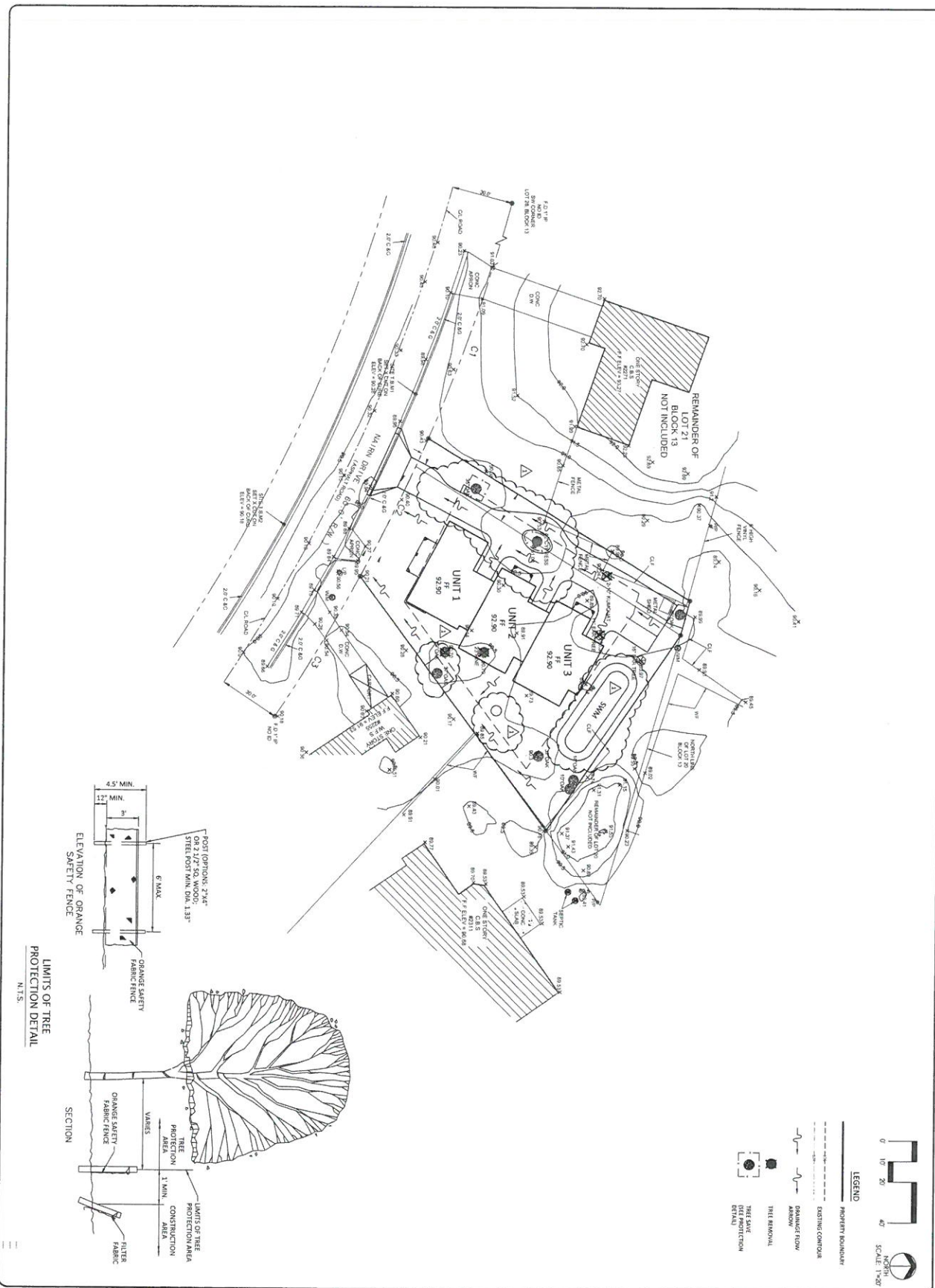
CADWAY COTTAGES, 2281 NAIRN DR.
WINTER PARK, FLORIDA
PREPARED FOR:
GEOMETRY SITE PLAN

DATE	7/8/2016	BY	SCOTT S. SHOWN
DATE	10/9/2000	BY	DAVID W. KREW
DATE		BY	WALTER W. KREW
DATE		BY	CHRISTOPHER KREW

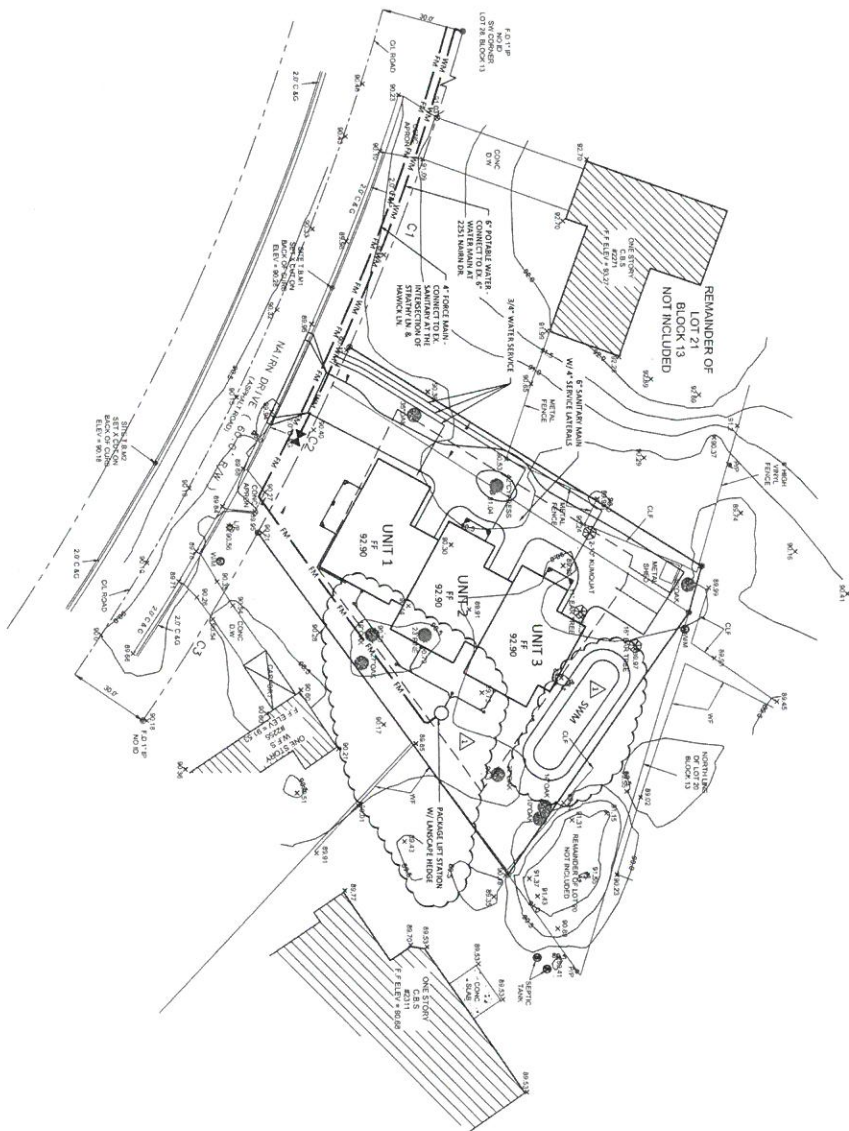
Civil Engineer
KABIR J. GUERRICAGOTIA, P.E.
License No. 51951

BOYD CIVIL ENGINEERING
6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407) 494-2693
Certificate of Auth. 23791

2:\PROJECTS\1079.000 - Slide - Cadway Cottages\Plan\CADWAY CADWAY COTTAGES - SITE PLAN.dwg



SHEET NO. 3.00	CADY WAY COTTAGES, 2281 NAIRN DR. WINTER PARK, FLORIDA PREPARED FOR:		Civil Engineer KABIER J. GUERRICAGOTIA, P.E.
	DRAINAGE SITE PLAN		License No. 51951
DATE: 7/8/2016 SCALE: AS SHOWN TORQUE: 1079.000 DRAWN BY: [Name] CHECKED BY: [Name]	1 7/7/16 REV. LIFT STATION LOCATION, DRIVEWAY & TREE REMOVAL ADDED TO DRAINAGE	KJS	License No. 51951



0' 10' 20' 40' 80' 160'

NSR 1"=80'

LEGEND

- PROPERTY BOUNDARY
- S- PROPOSED SANITARY SERVICE
- UTILITY ADJUSTMENT
- FM --- PROPOSED 6" FORCE MAIN
- WMA --- PROPOSED 6" POTENTIAL WATER MAIN
- G.V. M --- GATE VALVE

SHEET NO.
4.00

DATE: 7/8/2016
 SCALE: AS SHOWN
 THICK: 1.079, 0.000
 DESIGNER: WJW
 CHECKED: XGJ

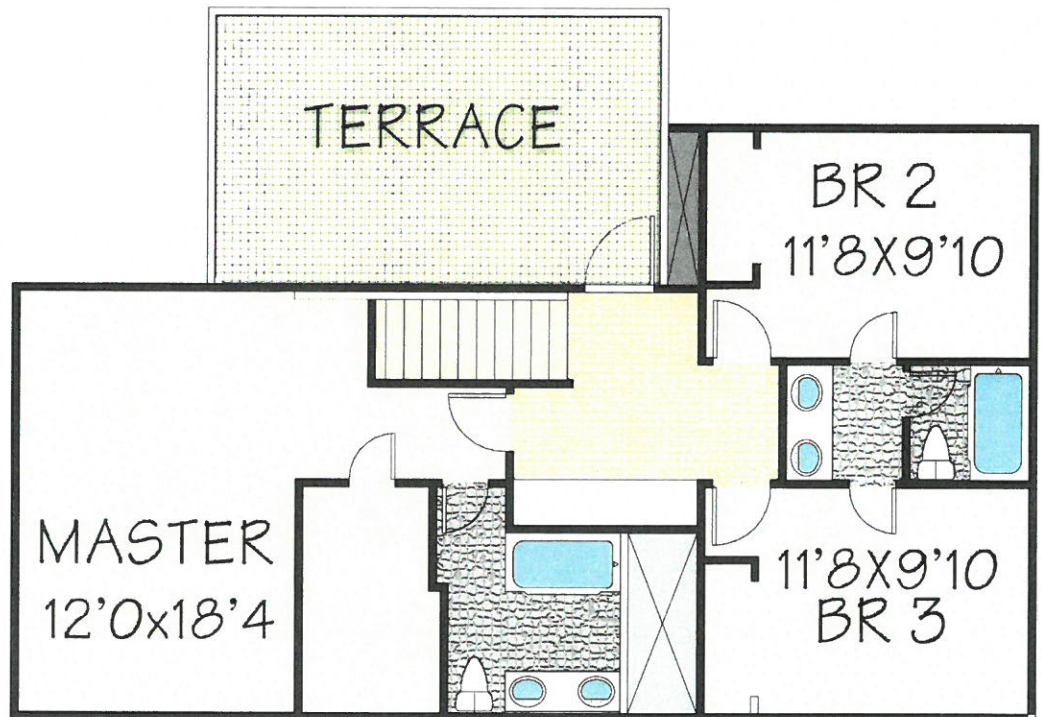
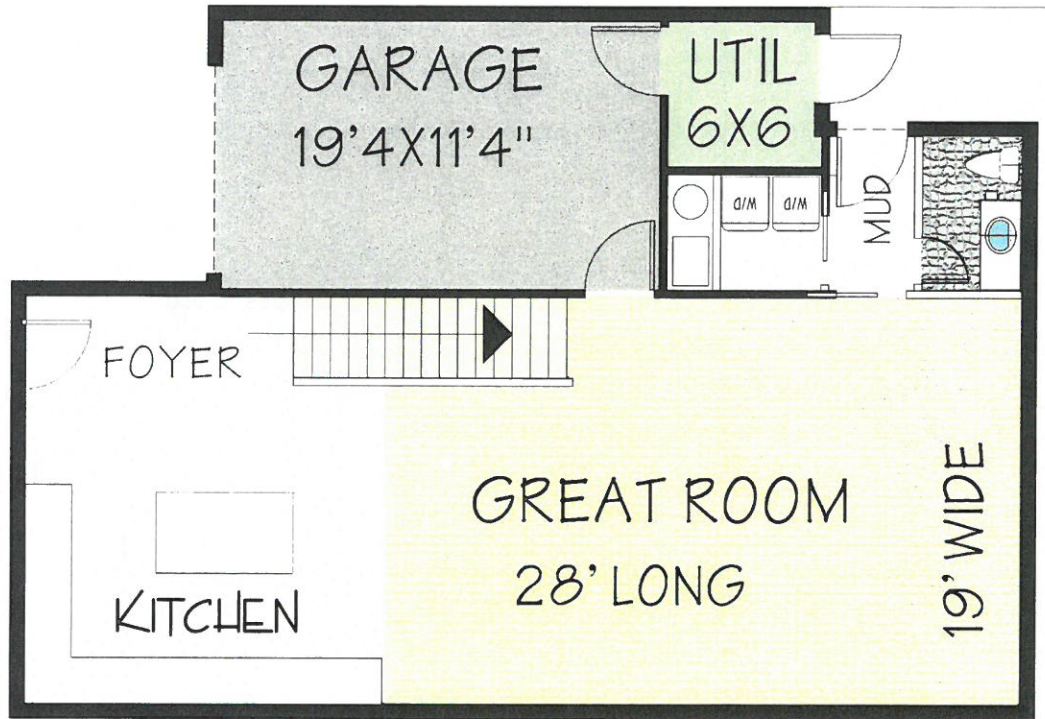
CADWAY COTTAGES, 2281 NAIRN DR.
 WINTER PARK, FLORIDA
 PREPARED FOR:
UTILITY SITE PLAN

Rev.	Date	Description	Chk By
1	7/7/16	REV LIFT STATION LOCATION, FM AND SAN SYSTEM ACROSS SWM	KJS

Civil Engineer
XABIER J. GUERRICAGOTIA, P.E.
 License No. 51951

BOYD CIVIL ENGINEERING
 4814 Hanging Moss Road
 Orlando, Florida 32807
 Office: (407) 494-2493
 Certificate of Auth. 33791





BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOT 20, BLOCK 13, ALOMA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK O, PAGE 51, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LESS BEGIN AT THE NORTHWEST CORNER OF SAID LOT 20, RUN SOUTHEASTERLY 137.3 FEET ALONG THE NORTH LINE OF LOT 20 TO A POINT WHERE IT JOINS LOT 17, THENCE SOUTHWESTERLY 45 FEET ALONG THE NORTHWEST LINE OF LOT 17 AND 18, THENCE NORTHWESTERLY TO THE POINT OF BEGINNING. ALSO THAT PART OF LOT 21 DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 21, BLOCK 13, ALOMA, AS RECORDED IN PLAT BOOK O, PAGE 51, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE WESTERLY 17.4 FEET ALONG THE NORTH LINE THEREOF, THENCE SOUTHERLY 150.8 FEET MORE OR LESS TO A POINT 15 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 21 AND ON THE SOUTH LINE THEREOF; THENCE EASTERLY 15.00 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY 153.00 FEET TO THE POINT OF BEGINNING.

Bearings shown hereon are based on the Chord Bearing of the North R/W line of Naim Dr being assumed as S 82°32'56" E.

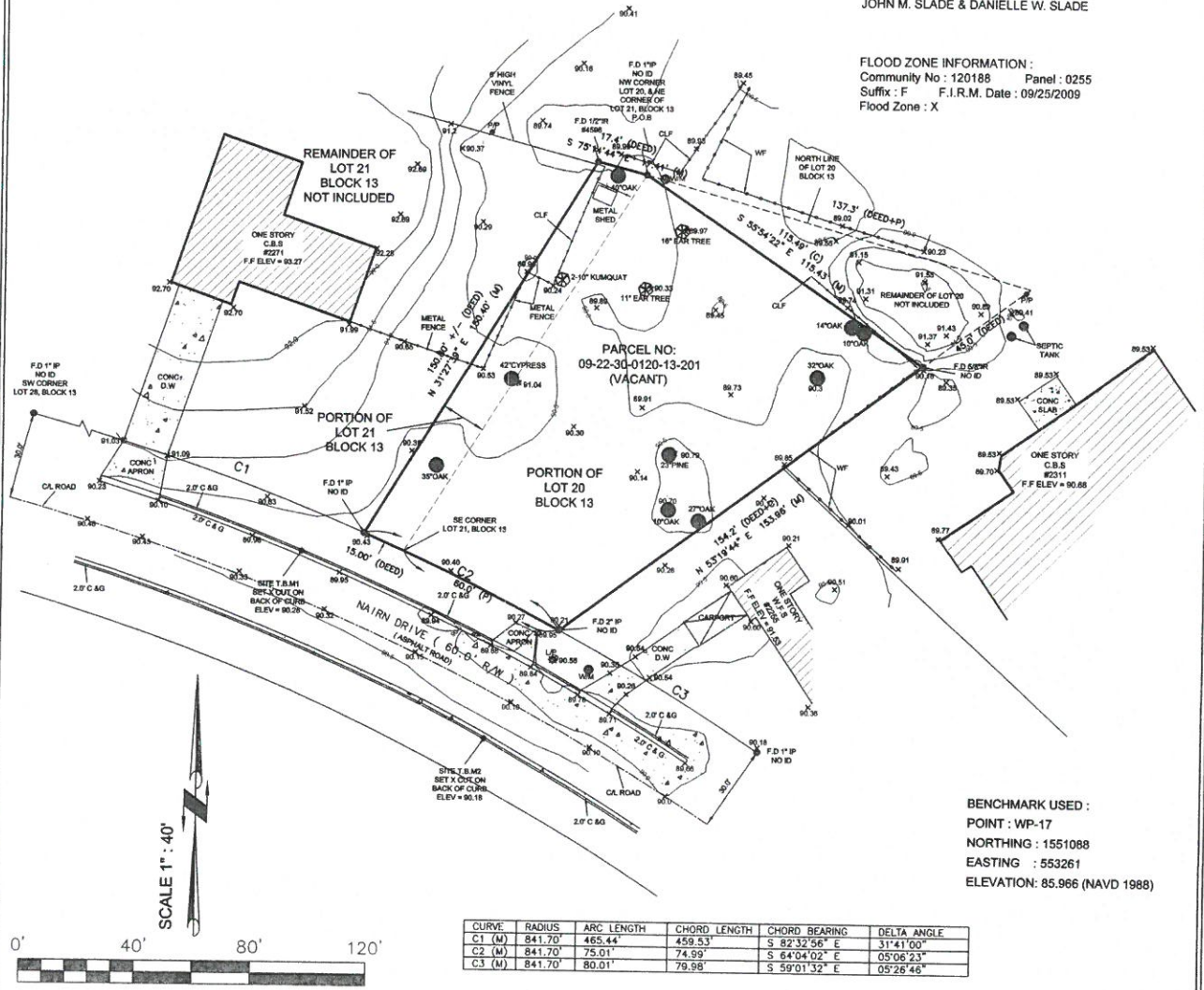
Field Date : 05/05/16
Date Completed : 05/06/16

PROPERTY ADDRESS :
2281 NAIRN DRIVE,
WINTER PARK, FLORIDA 32792

SURVEY NO : VS 1902

Certified To :
JOHN M. SLADE & DANIELLE W. SLADE

FLOOD ZONE INFORMATION :
Community No : 120188 Panel : 0255
Suffix : F F.I.R.M. Date : 09/25/2009
Flood Zone : X



BENCHMARK USED :
POINT : WP-17
NORTHING : 1551088
EASTING : 553261
ELEVATION: 85.966 (NAVD 1988)

LEGEND

CONC	Concrete	TRANS	Transformer	A	Arc Length	PROP	Proposed	B.R	Bearing Reference
CLF	Chain Link Fence	E.O.P	Edge of Pavement	Δ	Delta	D.F	Drainfield	W.F.S	Wood Framed Structure
WF	Wood Fence	CL	Centerline	C.M	Concrete Monument	S.T	Septic Tank	S.W.E	Sidewalk Easement
C&G	Curb and Gutter	U.E	Utility Easement	N+D	Nail and Disc	O.H.L	Overhead Lines	L.A.E	Limited Access Easement
CATV	Cable TV Riser	D.E	Drainage Easement	IR	Iron Rod	C.B.S	Concrete Block Structure	N.T.S	Not to Scale
TEL	Telephone Riser	P.R.M	Permanent Reference Marker	IP	Iron Pipe	F.F	Finish Floor	O.R	Official Record
LP	Light Pole	P.O.C	Point of Commencement	F.D	Found	P	Plat	O.R.B	Official Record Book
PP	Power Pole	P.R.C	Point of Reverse Curve	R/W	Right of Way	C	Calculated	R.O.E	Roof Overhang Easement
MH	Manhole	P.T	Point of Tangency	B.M	Bench Mark	R.P	Radius Point	S.I.R	Set Iron Rod #7772
SAW	Sidewalk	P.I	Point of Intersection	Pg	Page	N.R	Non Radial	T.B.M	Temporary Bench Mark
WM	Water Meter	P.C.P	Permanent Control Point	EL	Elevation	RAD	Radial	T.O.B	Top of Bank
FH	Fire Hydrant	P.O.L	Point on Line	F	Field	R	Radius	E.O.W	Edge of Water
A/C	Air Condition	C.B	Chord Bearing	M	Measured	B.S	Building Setback	X 98.50	Spot Elevation
TYP	Typical	P.C	Point of Curvature	D/W	Driveway	L	Length	NHWE	Normal High Water Elevation

Surveyor's Notes

- This survey is based on the legal description as provided by the Client.
- This Surveyor has not abstracted the land shown hereon for easements rights of way or restrictions of records which may affect the title or use of the land.
- No underground improvements or installations have been located unless noted. Only visible utilities located.
- Elevations if shown hereon are based on NAVD 1988 unless otherwise stated.
- Dimensions shown for the location of improvements hereon should not be used to reconstruct boundary lines.
- Dimensions and bearings shown are plat and measured only unless otherwise noted.
- Attention is directed to the fact that this plan may have altered in size by reproduction. This must be considered when obtaining scaled data.
- Features shown by symbols as indicated in legend may not be to scale.
- Wall lines are to face of wall.
- Only visible utilities and encroachment located.
- This survey is valid for 90 days from the completed date or receipt date.

This survey is not valid without the signature and the original raised embossed seal of a Florida licensed Surveyor and Mapper

I certify that this survey was made under my direction and that it meets the minimum technical standards set forth by the Board of Professional Land Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472-027, Florida Statutes.

LB 7772

Harry H. Sobhraj Professional Surveyor and Mapper No. 5342

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

**Staff Report
August 2, 2016**

REQUEST OF RON SCARPA AND BOB WALKER FOR: SUBDIVISION OR LOT SPLIT APPROVAL TO DIVIDE THE PROPERTY AT 2098 EAST END AVENUE, ZONED R-1A, INTO TWO SINGLE FAMILY BUILDING LOTS. LOT DIMENSION VARIANCES ARE REQUESTED FOR THESE LOT DIMENSIONS THAT ARE LESS THAN THE 75 FEET OF LOT WIDTH AND 8,500 SQUARE FEET OF LOT AREA REQUIRED IN THE R-1A ZONING. A VARIANCE IS ALSO REQUESTED TO ALLOW THE EXISTING HOME AT 2098 EAST END AVENUE TO HAVE A FIVE FOOT SIDE SETBACK.

Mr. Ron Scarpa and Mr. Bob Walker (contract purchasers) are requesting subdivision or lot split approval to divide the property located at 2098 Eat End Avenue into two single-family lots. The zoning of this property is R-1A. The property is currently occupied by one single-family home on the north or corner lot, which the applicants plan to remodel. Then they would build a new home on the southern platted lot.

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 103.5 feet wide on East End Avenue and 14,386-square feet in size. The subdivided lots are proposed to be 53.5 feet wide for the corner lot and 50 feet wide for the interior lot, with lot areas of 7,297, and 6,950-square feet in size, respectively. The R-1A zoning requires a minimum of 75 feet of lot width, and a minimum of 8,500-square feet of land area. Thus, this request does not meet the R-1A lot dimension or land area standards, and variances are requested. The applicants are also asking for a side setback variance for the existing home on the corner lot in order to keep it at the current nonconforming five foot side setback, rather than demolish that home.

COMPREHENSIVE PLAN TEST: There are many neighborhoods in the City that are zoned R-1AA or R-1A, but the existing character may be significantly different than the zoning code minimums. In some cases the typical lots are smaller or larger. The Comprehensive Plan test, or comparison, is a door that swings both ways. In some cases, it can substantiate a relaxation of the minimum lot dimensions, and in other cases it can require larger lot sizes than the minimums.

As a result, the practice outlined in the Comprehensive Plan and the Subdivision Code (attached) is to look at the surrounding neighborhood to compare the standard lot sizes. The Code dictates that the review area is within a 500-foot radius of the subject property, and limited to those in the same zoning.

There are 102 homes within this neighborhood along Parkland Drive, Winter Park Road, and Eastern Parkway, Woodside, Hammerlin and East End Avenues with the R-1A zoning (see attached map). The average lot width is 62.9 feet.

Using the average method is unfair to the applicant in some cases. In this case, the smallest lot size is 50 feet, and the largest lot size is 104 feet. When lot widths double the size of the smallest lot width are averaged, it makes it almost impossible to come up with an average of 50 feet. Another way to compare the lot widths is by looking at the median lot width. From this 102 home survey, the median lot width is 65 feet, and 39% of the homes have lots less than 55 feet. Thus, the proposed lot widths of 50-53.5 feet compares favorably to 39% of the neighborhood.

The average lot area from this 102 home survey is 8,025-square feet, and the median lot area is 7,579-square feet. Thus, the proposed lot areas (6,950 to 7,297-square feet each) compares favorably to the median lot area of the neighborhood.

APPLICABLE CODES: The applicable Comprehensive Plan policy and Subdivision Code section governing lot splits are on the following page.

DEVELOPMENT PLANS: The applicant has provided a generalized front elevation for the type of home that they plan to build on the vacant southern lot, and a general site plan for the layout of the proposed new home. On the northern corner lot the existing home will be renovated. On this vacant lot, the applicants will comply with the normal single-family development standards, setbacks, etc.

The new home they plan to build will also require removal of a 49" laurel oak and a 22" live oak that the City's Urban Forestry department states are healthy, and should be preserved.

PREVIOUS LOT SPLITS: The P&Z Board will remember back in January, 2016 when the Board had a similar lot split request at 2715 Woodside Avenue, which was approved by P&Z and the City Commission. Those lots were each 52 feet wide and 7,800 square feet in lot area. The staff, at that time, indicated that this property at 2098 East End Avenue as well as at 2700 Winter Park Road and 2737 Woodside were similar cases that could be decide to apply for similar lot split variances.

SUMMARY: Based on the advice from the City Attorney, the staff will no longer make recommendations for "approval" of lot splits with variances. The issue is that if staff says that the applicants meet the criteria for a variance, then it effectively ties the hands of the P&Z Board to make a differing recommendation.

However, the same criteria still exists in the Comprehensive Plan and Subdivision Code regulations that the P&Z can base their recommendation on the Comprehensive Plan Test of the comparison with lot sizes in the immediate neighborhood. The Planning and Zoning (P&Z) Board then has the factual justification for approval or denial based on those statistical comparisons.

In recognition that variances are required and based on the recommendations of the Urban Forestry Department, the Staff Recommendation is for Denial.

RELEVANT COMPREHENSIVE PLAN POLICY:

Policy 1-3.6.8: Subdivision of Land and Lot Splits for Non-Lakefront Single Family and Low Density Multi-Family Property. The City shall consider approving subdivision and lot split applications, which are not lakefront properties and which are not estate lots in areas designated single family, low density or multi-family residential, when the proposed new lots are designed at size and density consistent with the existing conditions in the surrounding neighborhood within a radius of five hundred (500) feet.

ARTICLE VI. - SUBDIVISION AND LOT CONSOLIDATION REGULATIONS

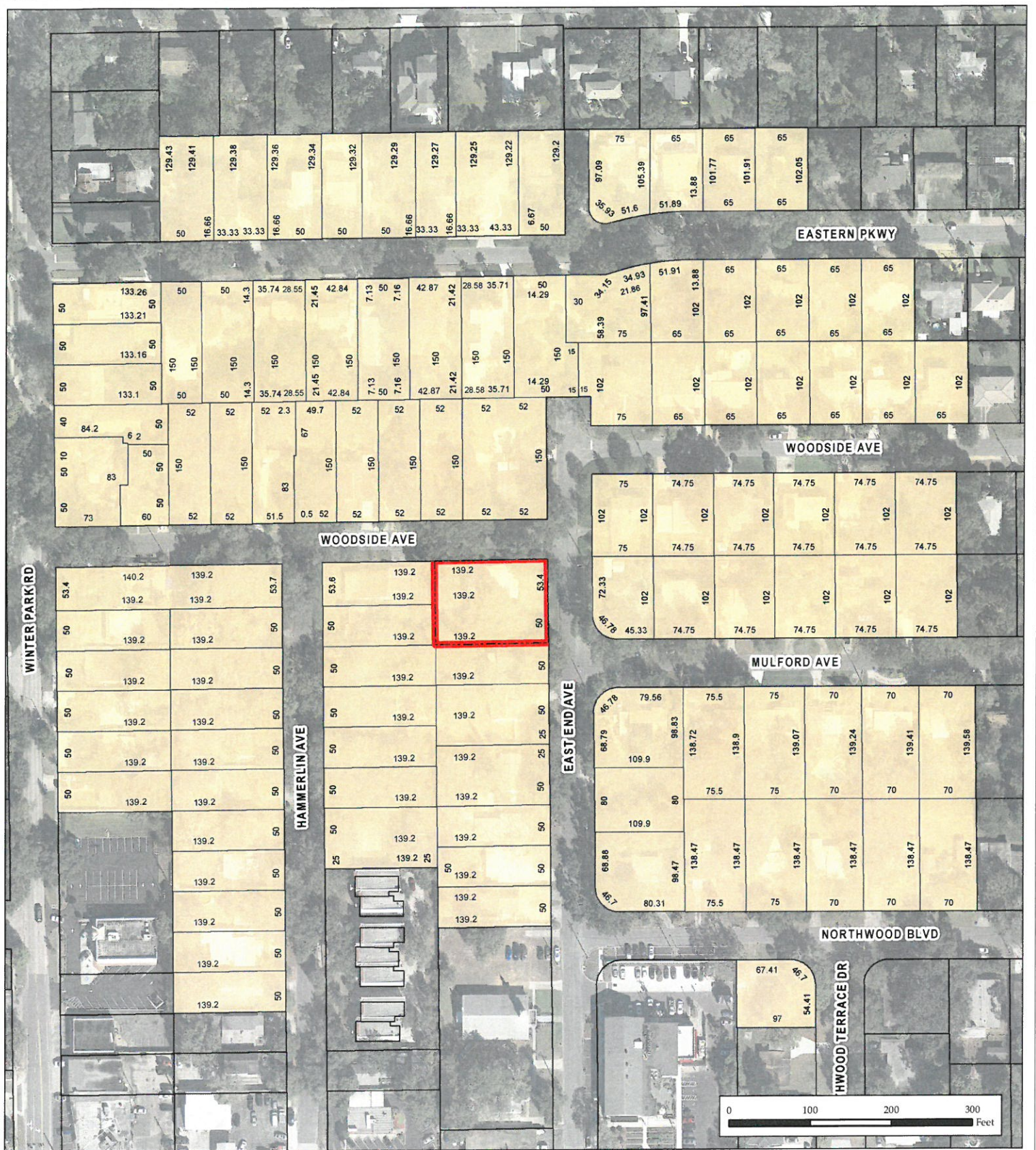
Sec. 58-377. - Conformance to the comprehensive plan.

(a) In the City of Winter Park, as a substantially developed community, the review of lot splits, lot consolidations, plats, replats or subdivisions within developed areas of the city shall insure conformance with the adopted policies of the comprehensive plan as a precedent to the conformance with other technical standards or code requirements.

(b) In existing developed areas and neighborhoods, all proposed lots shall conform to the existing area of neighborhood density and layout. The proposed lot sizes, widths, depths, shape, access arrangement, buildable areas and orientation shall conform to the neighborhood standards and existing conditions. This provision is specifically intended to allow the denial or revision by the city of proposed lot splits, lot consolidations, plats, replats or subdivisions when those are not in conformance with the existing neighborhood density or standards, even if the proposed lots meet the minimum technical requirements of the zoning regulations.

(c) In determining the existing area or neighborhood density and standards, for the consideration of lot splits, plats, replats or subdivision of other than estate lots or lakefront lots, the planning and zoning commission and city commission shall consider the frontage and square foot area of home sites and vacant properties with comparable zoning within an area of 500-foot radius from the proposed subdivision.

(d) In order to implement the policies of the comprehensive plan, the city commission may also impose restrictions on the size, scale, and style of proposed building, structures, or other improvements. This provision shall enable the city commission to impose restrictions on the size, height, setback, lot coverage, impervious area or right-of-way access such that proposed building and other improvements match the dimension and character of the surrounding area or neighborhood.



Comprehensive Plan Test

2098 East End Avenue

Lot Split Request

Date: July 2016



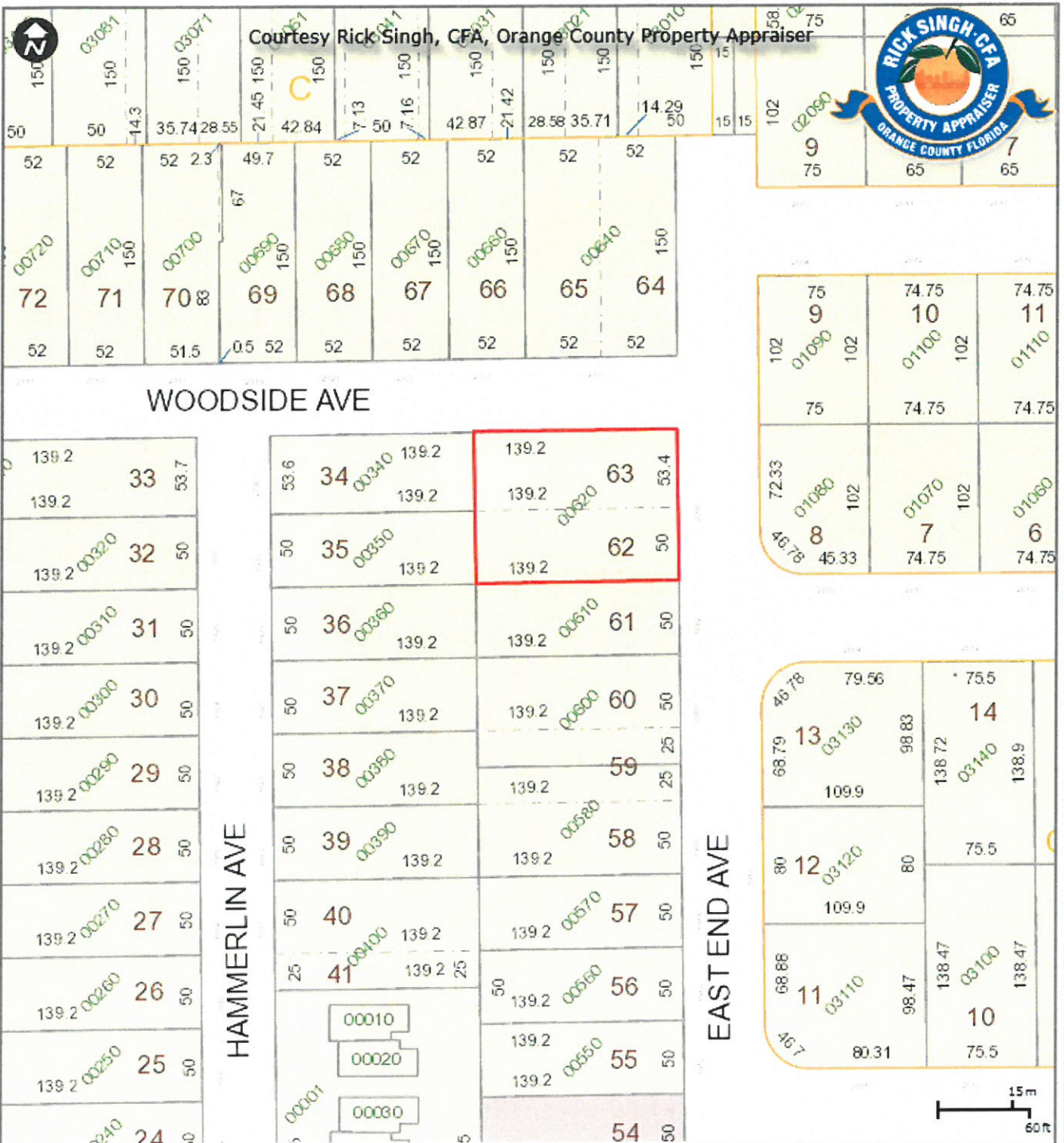
Subject Site
 Average Lot Width = 62.9 feet
 Average Lot Size = 8,025 square feet
 40 Lots are 55' or Less in Width (39%)

NOTES

R-1A Lots Within 500' of Site
 Median Lot Width = 65 feet
 Median Lot Size = 7,579 square feet
 62 Lots are Greater than 55' in Width (61%)

Parcel Report for 18-22-30-2444-00-620

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 7/14/2016

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

OCA Web Map		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks		Lot Number	
	Public Roads		Brick Road						Lakes and Rivers		6 Lot Number
	Gated Roads		Block Line				3106 Parcel Address		Building		111.9 Parcel Dimension
	Road Under Construction		Lot Line				E Block Number		Waste Land		

July 14, 2016

Dear Neighbors,

My name is Ron Scarpa. I am a custom home builder (Barefoot Brothers) and a Winter Park resident for the past 12 years having built homes nearby on Winter Park Road and on Parkland Drive.

I recently acquired the property located at 2098 East End Ave (Mrs. Stephenson's former home). with my business partner, Bob Walker. We plan on keeping the home and updating it.

As a courtesy we wanted to let you know we will be applying for a lot split with the City of Winter Park to subdivide this parcel and eventually build a single family residence on the lot to the south.

In our estimation, the new home will be compatible with the neighborhood and surrounding homes. Please find the attached drawings of a concept that we are considering for our future build. If you have any questions or concerns regarding this matter, please do not hesitate to call me. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Ron Scarpa". The signature is written in a cursive, flowing style with a long horizontal stroke extending to the right.

Ron Scarpa
863-287-1061
407-960-4834



www.barefootbrothers.net

City of Winter Park
Jeff Briggs

6/30/16

Jeff,

Please find the attached application for subdivision on the property that Bob Walker and I have purchased located at 2098 East End Ave. We are requesting to subdivide lot 62 into a separate 50ft lot in order to build a future single family residence on the site. Elevations and plans will follow. As you can see from the current survey, the front of the house is approximately 5ft from the future 50ft lot. I think this probably conformed to what was and is still acceptable in the city of Orlando in which this property was formerly located. We would like to keep the current home on the north side of the property in tact with just minor modifications to some of the paver stones that cross over into the south lot. If you have any questions or concerns regarding the lot split, please let us know. Once I have the elevations with survey I will walk the neighborhood and share the concept with the adjacent property owners.

Sincerely,



Ron Scarpa

BOUNDARY SURVEY

Legal Description:

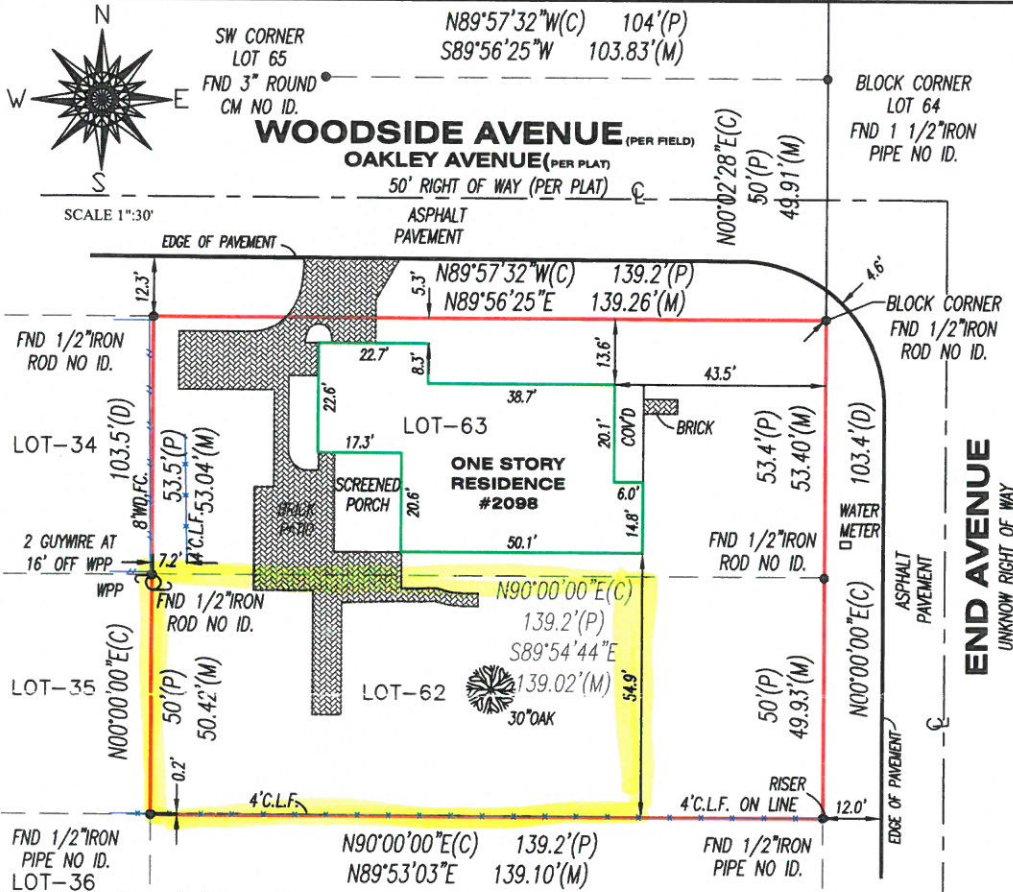
Lots 62 and 63, EDGEWOOD SUBDIVISION, according to the plat thereof as recorded in Plat Book K, Page 57, of the Public Records of Orange County, Florida.



Leading Edge Title
LEADING YOU HOME

Flood Insurance Rate Map:

Community Number: 120195 Panel: 0255
Suffix F Flood Insurance Rate Map
Dated September 25, 2009 Flood Zone: "X"



Certified to/ for the exclusive use of:

Ron Scarpa/Robert Walker
Leading Edge Title
Fidelity National Title Insurance Company

LOT-61

Address: 2098 E. End Avenue, Winter Park, FL 32789

LEB/ON GROUP
LAND SURVEYING AND MAPPING CORP.
2236 Winter Woods Blvd Suite 1000 Winter Park Florida 32792
Phone (407) 781-9329 Fax (407) 517-4393
Website WWW.LEBRONGROUP.COM
Email info@lebrongroup.com

Legend:

- 6.0" WOOD FENCE
- 4.0" CHAIN LINK FENCE
- TELEPHONE RISER
- WOOD POWER POLE
- 1/2" I.R. LB 7615
- WOOD DOCK
- COVERED AREA
- CONCRETE

Abbreviations:

D = DEED	P.C. = POINT OF CURVATURE
P = PLAT	R.C. = IRON ROD AND CAP
R = RADIUS	CL.F. = CHAIN LINK FENCE
L = ARC LENGTH	CL.F.C. = CONCRETE MONUMENT
Δ = CENTRAL ANGLE	CP = PERMANENT CONTROL POINT
B.L.K. = BLOCK	P.O.B. = POINT OF BEGINNING
I.P. = IRON PIPE	P.R.M. = PERMANENT REFERENCE MONUMENT
I.R. = IRON ROD	C.B. = CONCRETE BLOCK
M = MEASURE	U.E. = UTILITY EASEMENT
COVD = COVERED	
O.H.L. = OVERHEAD LINES	
CATV = CABLE TV RISER	
C.L.O.F. = CENTER LINE	
N.A.D. = NAIL AND DISK	
R.O.W. = RIGHT OF WAY	
R/W = RIGHT OF WAY	
ESMT. = EASEMENT	
DRANK = DRAINAGE	
UTIL. = UTILITY	
D/W = DRIVEWAY	
F.D. = FOUND	
FND = FOUND	
P.G. = PAGES	
P.B. = PLAT BOOK	
N.R. = NON RADIAL	
W.P. = WITNESS POINT	
CONC. = CONCRETE	
DESC. = DESCRIPTION	
CX. = CONCRETE CORNER	
NO.F.C. = WOOD FENCE	
LB. = LICENSES BUSINESS	
B.B. = BEARING BASE	
P.T. = POINT OF TANGENCY	
G.R. = OFFICIAL RECORD	
ENCR. = ENROACHMENT	
ID. = IDENTIFICATION	

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 53-17 BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.02(7) OF THE FLORIDA STATUTES.

JOSE RAUL NEGRON
LICENSE NUMBER
L.S. 6850
PROFESSIONAL SURVEYOR AND MAPPER

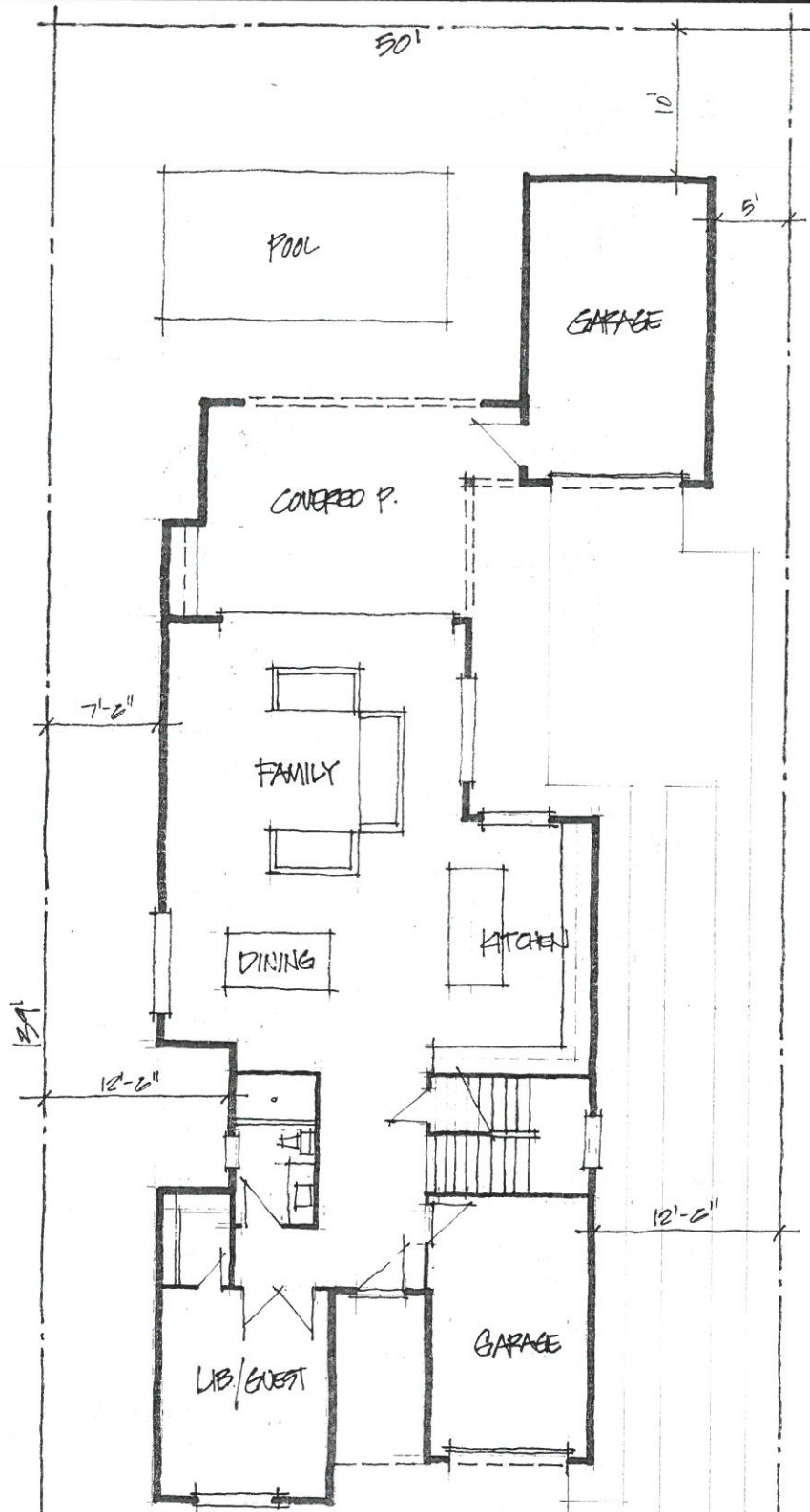
- Surveyor's Notes:**
- Legal Description provided by others.
 - The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the Plat.
 - Underground portions of footings, foundations or other improvements were not located.
 - Wall ties are to the face of the wall and are not to be used to reconstruct boundary lines.
 - Only visible encroachments located.
 - No identification found on property corners unless otherwise shown.
 - Dimensions shown are Plat and Measured unless otherwise shown.
 - Fence ownership not determined.
 - This survey depicted here forms a closed geometric figure.
 - No underground improvements or visible installations have been located other than shown.
 - This survey is prepared for the exclusive use and benefit of the parties listed hereon liability to third parties may not be transferred or assigned.
 - Notice this drawing may not be made to electronic transfer.
 - This survey does not reflect or determine ownership.
 - Fence corner and building corners are witness monuments to obstructed corner, dimensions are as shown.
 - Subject to any dedication, limitations, restrictions reservations, and/or easement of record no examination of Title made by Surveyor.
 - This Survey is not an ALTA/ACSM Land Title Survey.
 - This Survey was prepared without the benefit of a commitment for Title Insurance.

Basis of Bearing:
Bearings shown hereon are based on the SOUTH line of Lot 62, being N90°00'00"E Assumed.

THE FLOOD DATA PROVIDED IS FOR INFORMATIONAL PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

CODE:2008EASTDAVONUE88818 DATE: 06/21/2016
HECTOR LEBRON, PSM #6634 JOSE RAUL NEGRON, PSM #6850
Florida Professional Surveyor and Mapper Florida Professional Surveyor and Mapper
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

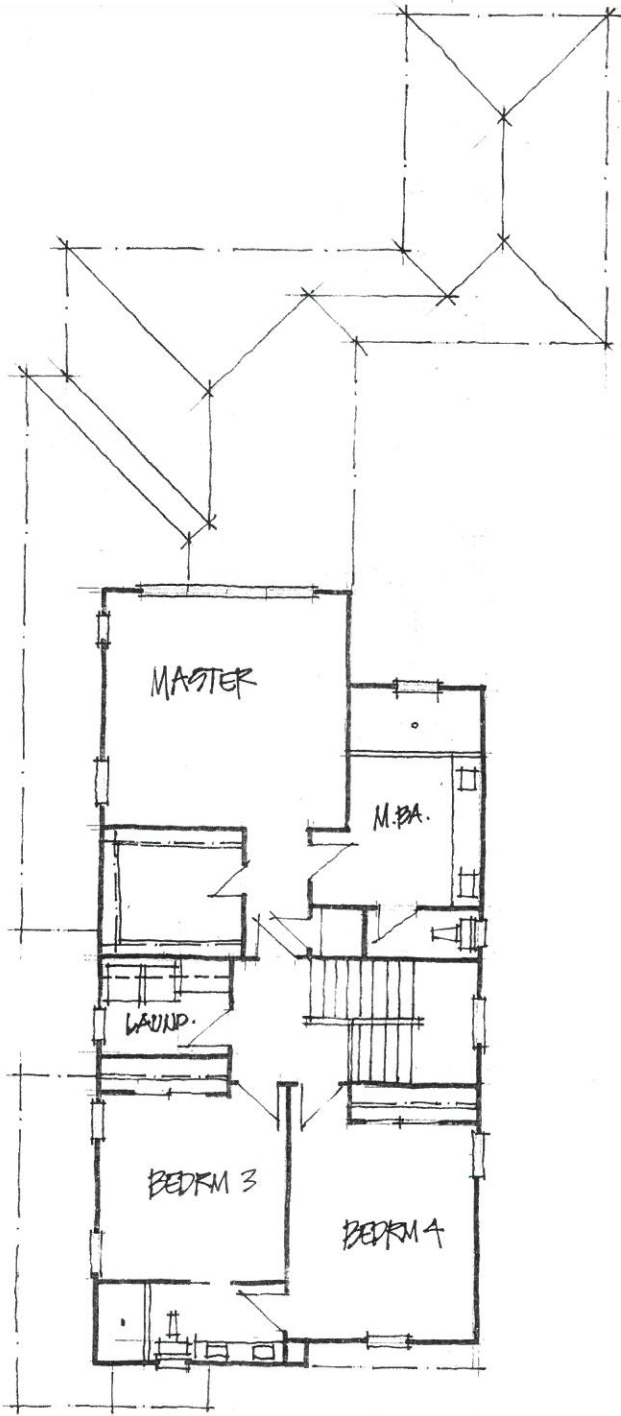
This Survey is intended for mortgage or refinance purposes only. Exclusively for this used by those to whom it is certified. This Survey is not to be used for Construction, permitting, design, or any other use without the written consent of LEBRON GROUP SURVEYING AND MAPPING CORP. PHOTOCOPIING FORBIDDEN. COPYRIGHTED MATERIAL ©	
SURVEY NO. : 688-2016	SHEET NO.:
FIELD DATE: 06/20/2016	1
REVIEWED BY: H.L.A.	
SURVEYED BY: J.R.N.	
DRAWN BY: F.C.	



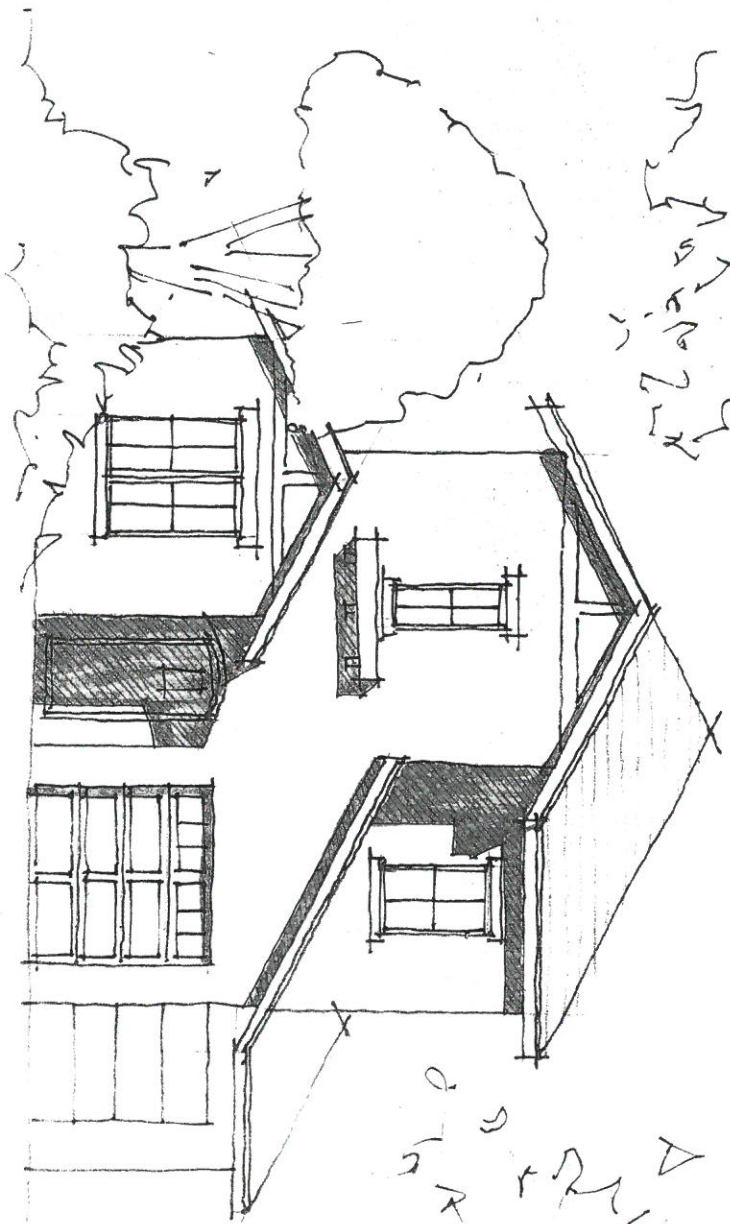
EAST END AVE.
 6150 SQ. FT. LOT
 F.A.R. AT 43% = 2988 SQ. FT.
 HOUSE AS SHOWN W/ GARAGES = 2981 SQ. FT.

BAREFOOT BROTHERS, BLDG.
 HYATT DESIGN

SCALE: 1/8" = 1'-0"



EAST END AVE.



Handwritten notes in the upper right corner, possibly indicating a date or project name, including "1/21/17" and "17".

Handwritten notes in the lower right corner, including "A. R. R. R." and "17".

BRADBOOT BROOKERS - WYATT DESIGN

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

**Staff Report
August 2, 2016**

REQUEST OF Z PROPERTIES FOR: TO COMPLY WITH THE CONDITION OF APPROVAL BY THE CITY COMMISSION ON APRIL 25, 2016 FOR THE SUBDIVISION OR LOT SPLIT OF 360 BELOIT AVENUE INTO TWO LOTS; SUBJECT TO THE FINAL ELEVATIONS AND FLOOR PLANS OF THE TWO NEW HOMES (WHICH MUST BE ORIENTED TO FACE BELOIT AVENUE) BE APPROVED BY THE PLANNING AND ZONING BOARD FOLLOWING DISTRIBUTION OF SUCH PLANS TO THE PROPERTY OWNERS WITHIN 500 FEET OF SAID PROPERTY.

Z Properties, Inc. received subdivision or lot split approval to divide the property at 360 Beloit Avenue into two (2) single-family lots from the City Commission on April 25, 2016. That approval by the City Commission was made with a condition that the approval was "subject to the final elevations and floor plans of the two new homes (which must be oriented to face Beloit Avenue) be approved by the Planning and Zoning Board following distribution of such plans to the property owners within 500 feet of said property.

The plans for the two proposed homes are attached. The plans submitted include the first floor plan layout as this part is critical to the direction provided to the applicants to redesign the homes so that they fronted onto Beloit Avenue. The submission does not include the second floor plan layout as this is not essential to the directions provided by the Planning Board and the City Commission.

The house plans including elevations and floor plans have been significantly changed with respect to front doors and interior floor plans since the original submittals. The plans now comply with the requests of the neighbors and the City Commission that the new homes "front" on Beloit Avenue in both form and function. There is only one front door, which faces Beloit Avenue and both homes have front walkways leading to the front door from the sidewalk along Beloit Avenue. The residents can also enter via the garage but for any visitors or service workers, the front door on Beloit Avenue is clearly the main entrance and method of entering the home. This is similar to the access arrangement and appearance of the homes on the north side of Beloit Avenue.

Also to make the image similar to the north side of Beloit Avenue, a low front yard wall is proposed for both homes that also help to define Beloit Avenue as the front of the homes. These plans now subject to the revisions that have occurred, comply with the design direction that they "front" on Beloit Avenue.

Staff Recommendation is for Approval.

an acceptable agreement with Rollins College because of the financing of Rollins paying the City monies each year for the use for a 10 year period with a \$500,000 upfront cost to help defray the cost for installing the new turf.

The background of this issue and the original agreement was summarized as well as the commitment of Rollins College for a usage fee of \$120,000 yearly as well as a \$500,000 loan to the City that will be used against the usage fee to help the city re-turf Showalter East and for the stadium itself. Mayor Leary spoke about the City wanting more control over the stadium and that it needs to be improved. Commissioner Sprinkel addressed the requirements that OCPS must follow for their capital outlay. Upon questioning, Attorney Ardaman clarified the terms of the agreement and recommended that this agreement be approved contingent upon reaching an acceptable agreement with Rollins College that will also come back to the Commission for approval. Concerns were expressed with signing the OCPS agreement before the Rollins agreement because of the Rollins funding.

Scott Howell, Orange County Schools, explained their upcoming meetings scheduled to approve this agreement, asked that this not be postponed too long, and that they can work around the concerns of the City with the Rollins agreement not being executed. Mayor Leary expressed concerns with the City promising a turf field and at this time we do not have Rollins participation that puts the City on the hook for a \$500,000 capital investment that we do not currently have in our plan.

Commissioner Sprinkel spoke about the OCPS agreement that specifies Rollins providing those funds. Attorney Ardaman explained the agreement does not require Rollins to participate but references Rollins because that is what the City expects to do a separate deal with. Mr. Howell stated they have understood all along that Rollins is a partner with the City on this project.

Commissioner Weldon stated that he is excited about the agreement for everyone concerned but would like to see the deal come together in full because of the concerns of the Rollins funding. Attorney Ardaman confirmed that if our deal with Rollins does not proceed, the City would not be in default of contract with OCPS if the City does not turf the field. He stated we have a right to construct the turf field but there is no obligation and can approve this without that caveat.

Motion made by Mayor Leary to approve the agreement with no caveat relevant to Rollins timing although I am hopeful given discussions that we are close on; seconded by Commissioner Sprinkel. No public comments were made. Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel and Cooper voted yes. Commissioner Weldon voted no. The motion carried with a 4-1 vote.

Public Hearings:

- a. Request of Z Properties: Subdivision or lot split approval to divide the property at 360 Beloit Avenue, zoned R-1A, into two single family building lots

This item was tabled at the April 11, 2016 meeting. Planning Manager Jeff Briggs explained this is coming before the Commission with a Planning and Zoning Board condition that this is a plan specific approval and if this is approved this evening the applicant cannot build anything different.

Motion made by Commissioner Sprinkel to approve the request including all the conditions of P&Z, seconded by Commissioner Seidel.

Mayor Leary expressed concerns with it changing the makeup of the north side of the street facing the Beloit homes on the north side. Commissioner Cooper expressed concerns with not maintaining the integrity of the two cul-de-sacs and creating non-conforming lots. Commissioner Seidel spoke that this has been coordinated with the neighbors to address as many concerns as possible and to fit the structure in.

Commissioner Weldon proposed conditions that he wanted met in order for him to approve this request: 1) that the FAR be reduced to 38% or lower; 2) that the homes be oriented to face Beloit; 3) that the elevations and floor plans that result be required to be reviewed and approved by the P&Z Board; and 4) that the applicant distribute the revised elevations and floor plans to the owners of record on Beloit and Waterfall Lane at least 7 days prior to the P&Z Board consideration of the revised floor plans and elevations.

Applicant Zane Williams addressed the floor plans and that they believed they were charged with providing updated elevations to confirm that the doors will be in the front which they submitted on Friday. He stated since then they submitted updated floor plans on how the doors actually open into the homes that was provided in today's packet which he believed to be a misunderstanding. Mr. Williams agreed with Commissioner Weldon's conditions except for number 1. Upon discussion regarding the FAR, Mr. Williams explained that the elevation does not change and is only taking away livable square footage and won't change the massing.


Wayne Jones, 455 Beloit Avenue, agreed with the new elevation.

Carolyn Bird, 361 Beloit Avenue, opposed but if passes, to impose the conditions that the wall between the two front doors is as high as zoning requires but not above zoning; would like to see a hedge put in; and that the front entrances face Beloit and the garage entrances be on the side.

Richard Gregor, 380 Waterfall Lane, opposed because of being out of character with the neighborhood.

After discussion, Commissioner Weldon agreed with Mr. Williams that there is no visible difference between 43% and 38% and that he is now okay with the 43%.

 **Motion amended by Commissioner Weldon to add three conditions: that the homes are oriented to face Beloit (already contemplated by developer)**



that includes the interior design; that the elevations and floor plans require approval by the Planning and Zoning Board of the final construction plans; that the applicant is to distribute the revised elevations and floor plans to the owners of record on both Beloit and Waterfall Lane at least 7 days prior to the P&Z meeting during which the revised plans will be reconsidered; seconded by Commissioner Seidel.

Motion amended by Commissioner Seidel that a screening of 8' be added near the wall. Motion failed for lack of a second.

Ira Kitograd, Mr. Williams' business partner, asked for clarification that the meeting with P&Z is only to review and approve the final plans.

Upon a roll call on the amendment (including three conditions), Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The amendment carried unanimously with a 5-0 vote.

Upon a roll call on the main motion, Commissioners Seidel, Sprinkel and Weldon voted yes. Mayor Leary and Commissioner Cooper voted no. The main motion carried with a 3-2 vote.

Public Comments (items not on the agenda)

David Utrich, 1368 Hibiscus Avenue, spoke in opposition to the proposed development at 1385 Hibiscus Avenue.

The following spoke in favor of allowing chickens in Winter Park:
Kimberly Murphy, 1835 Bryan Avenue/1770 Goodrich Avenue
Megan Mascenik, 1930 Summerfield Road
Shelby Caslow, 1420 Border Drive
Jackson Goukas, 1835 Bryan Avenue/1770 Goodrich Avenue
Sally Flynn, 1400 Highland Avenue (asked to reconsider approval)

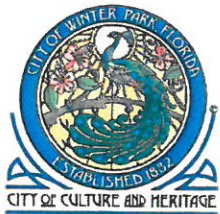
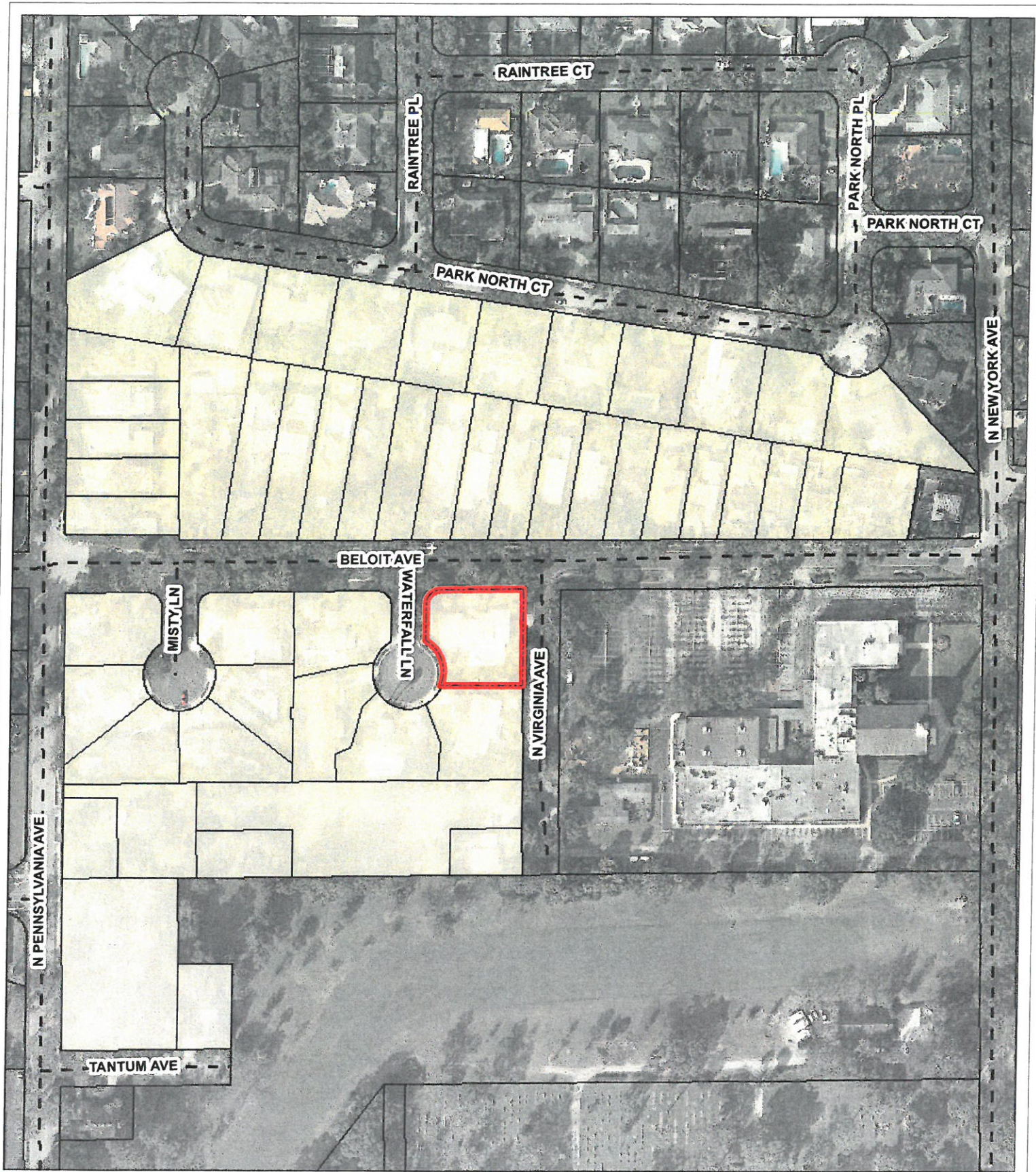
Recess

A recess was taken from 5:30-5:45 p.m.

PUBLIC HEARINGS (Continued)

- b. AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA VACATING AND ABANDONING UTILITY EASEMENTS FOR LOTS 5, 6, 7, 10 11, 14, 15 and 16 OF BLOCK 41, TOWN OF WINTER PARK SUBDIVISION, BOUNDED BY NEW ENGLAND AVENUE, VIRGINIA AVENUE, WELBOURNE AVE AND HANNIBAL SQUARE EAST First Reading

Attorney Ardaman read the ordinance by title. Public Works Director Troy Attaway explained the request.



Comprehensive Plan Test

360 Beloit Avenue Lot Split



Date: January 2016

NOTES

360 Beloit Avenue
 Average Lot Width = 65.8 feet
 Average Lot Size = 11,333 square feet

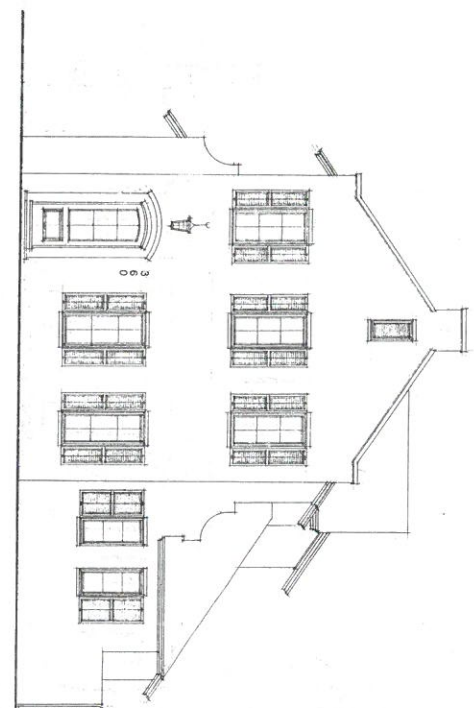
R-1A Lots Within 500' of Site
 Median Lot Width = 53.1 feet
 Median Lot Size = 11,322 square feet



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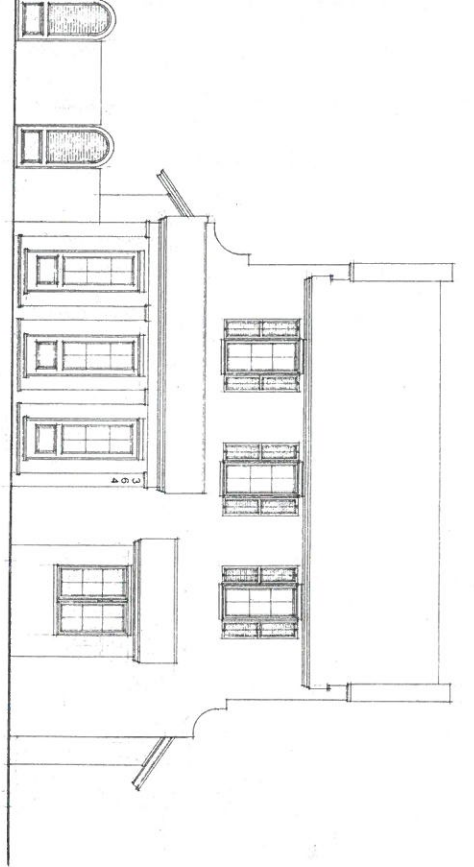
FRONT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"



SHEET
CS

DATE
JULY 8 2016

JOB NUMBER
23/016

REVISIONS

DESIGNER
RgH
CHECKED

BELOIT COTTAGES
WINTER PARK, FLORIDA

WINTER PARK DESIGN

371 ORCHARD DRIVE
WINTER PARK, FL 32781
PHONE: 407.844.9988
FAX: 407.844.7606

