

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

**Staff Report  
April 4, 2017**

**REQUEST OF DESHPANDE, INC. FOR:** SUBDIVISION APPROVAL TO DIVIDE THE PROPERTIES AT 839/841/851 WEST CANTON AVENUE INTO FOUR SINGLE FAMILY LOTS, ZONED R-1A. VARIANCES ARE REQUESTED ON LOT DIMENSIONS FOR TWO OF THE LOTS WITH LOT SIZES LESS THAN THE 8,500 SQUARE FEET REQUIRED AND FOR THE FOUR LOTS WITH FRONTAGES ON WEST CANTON AVENUE SMALLER THAN REQUIRED.

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Deshpande, Inc. (contract purchaser) is requesting subdivision or lot split approval to divide the properties located at 839, 841 and 851 West Canton Avenue into four single-family lots. The zoning of these properties is R-1A. Currently, 851 West Canton Avenue is occupied by one single-family home, which is to be demolished. The other properties are currently undeveloped. At one time in the past, there were three houses on this combined property, as evidenced by the three addresses.

During the City's review process of subdivisions or lot split requests, there are two criteria to review. 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:** The total combined properties of 851/841/839 West Canton is 130 feet wide and measures 32,500 total square feet in size. The applicant has provided two options for subdividing these lots. The first option is two lots in the rear accessed by a 20 foot common driveway parcel at 65 feet wide and 8,825 square feet in size and two lots on the street frontage at 55 feet wide and 7,425 square feet in size. The second option is two lots at on the street frontage of 53.5 feet wide and 6,955 square feet in size, one lot at 60 feet wide and 8,320 square feet in size, and one lot at 60 feet wide and 10,270 square feet in size, accessed by a 20 foot common driveway at the western end of the property.

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, both options do not meet the R-1A lot dimension standards for either frontage/lot width or lot size/land area standards for a majority of the lots within both options, and variances are requested.

**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 75 homes within this neighborhood along Canton, Capen and Symonds Avenues, English Court, and Depugh Street with the same R-1A zoning (see attached map). The average lot width is 56 feet and the average lot area is 5,973 square feet. The median lot width is 52 feet and the median lot area is 5,227 square feet. Thus, these lots do compare favorably to the average and the median lot size and area.

Staff also analyzed the new David Weekley single-family properties to the east of this request, on Canton Avenue, that were subdivided in 2014. The average lot width is 62 feet and the average lot area is 6,816 square feet. The median lot width is 62 feet and the median lot area is 7,070 square feet. Therefore, the proposed lot widths in the first option are three feet larger and seven feet smaller than the David Weekley average. In the second option, the widths are eight feet and two feet smaller than the David Weekley average. But, in either proposed option, the lot areas are larger.

**DEVELOPMENT PLANS:** The applicant will comply with the normal single-family development standards, setbacks, etc. Per our Subdivision Code, the City can condition any approval upon the subsequent submission, review and approval of house plans, as well as place conditions upon this approval. Staff is recommending that if the P&Z Board decides to approve this subdivision request, that a condition be placed that these homes be of varying architecture.

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

**SUMMARY:** Based on the Zoning Test, this request does not meet the minimum R-1A lot dimension standards for either option, and in most scenarios also does not meet the land area standards, and variances are requested. However, the Comprehensive Plan test showed that this request compares favorably to the larger neighborhood.

The variances requested are to achieve a development yield of four homes/lots. Three homes/lots can be achieved with no variances. Attached is a plan that shows how three lots can be achieved with no variances. To the staff, other than the economics for the applicant, there is no compelling reason to support the variances requested.

**In recognition that variances are required to subdivide these properties into four lots, the Staff Recommendation is for Denial.**

**However, if the P&Z Board is inclined to Approve, then staff would suggest the following condition:**

- 1. That the proposed homes be of varying architecture.**

## **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

839/841/851 Canton Avenue

Lot Split Request

City of Winter Park  
Florida

- LEGEND**
- Subject Site
  - R-1A Lots Within
  - 500' of Site (75 total)

**NOTES**

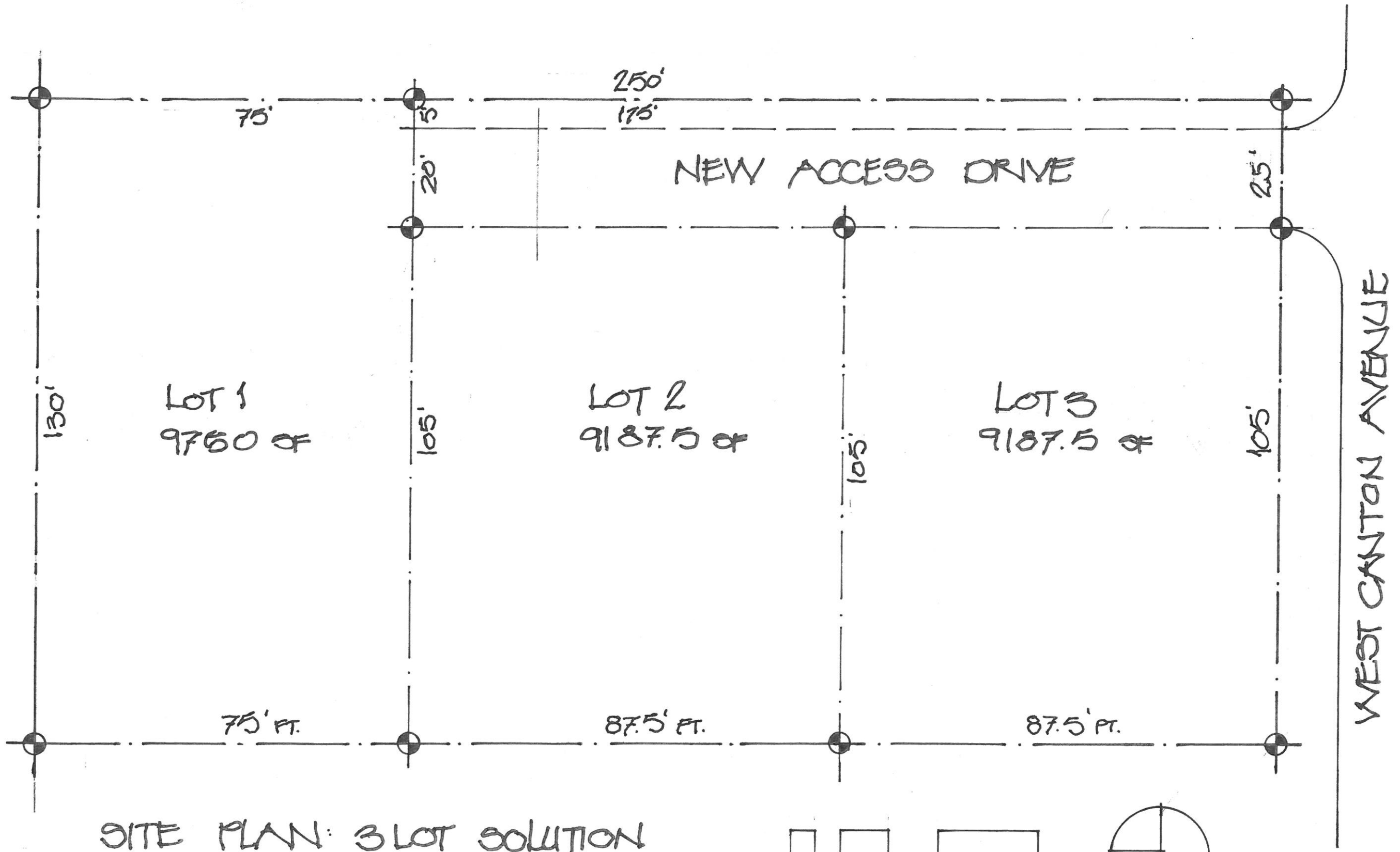
Average Lot Width = 56 feet  
 Median Lot Width = 52 feet  
 Average Lot Size = 5,973 square feet  
 Median Lot Size = 5,227 square feet  
 56 Lots are 55' or Less in Width (75%)  
 19 Lots are Greater than 55' in Width (25%)



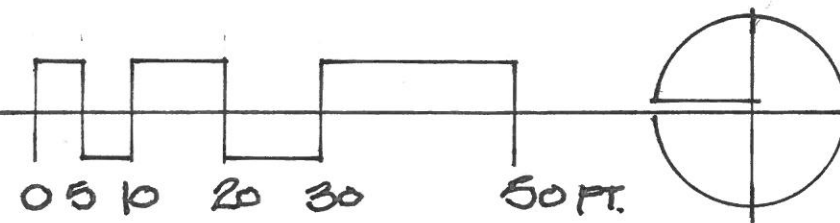
Date: 3/20/2017

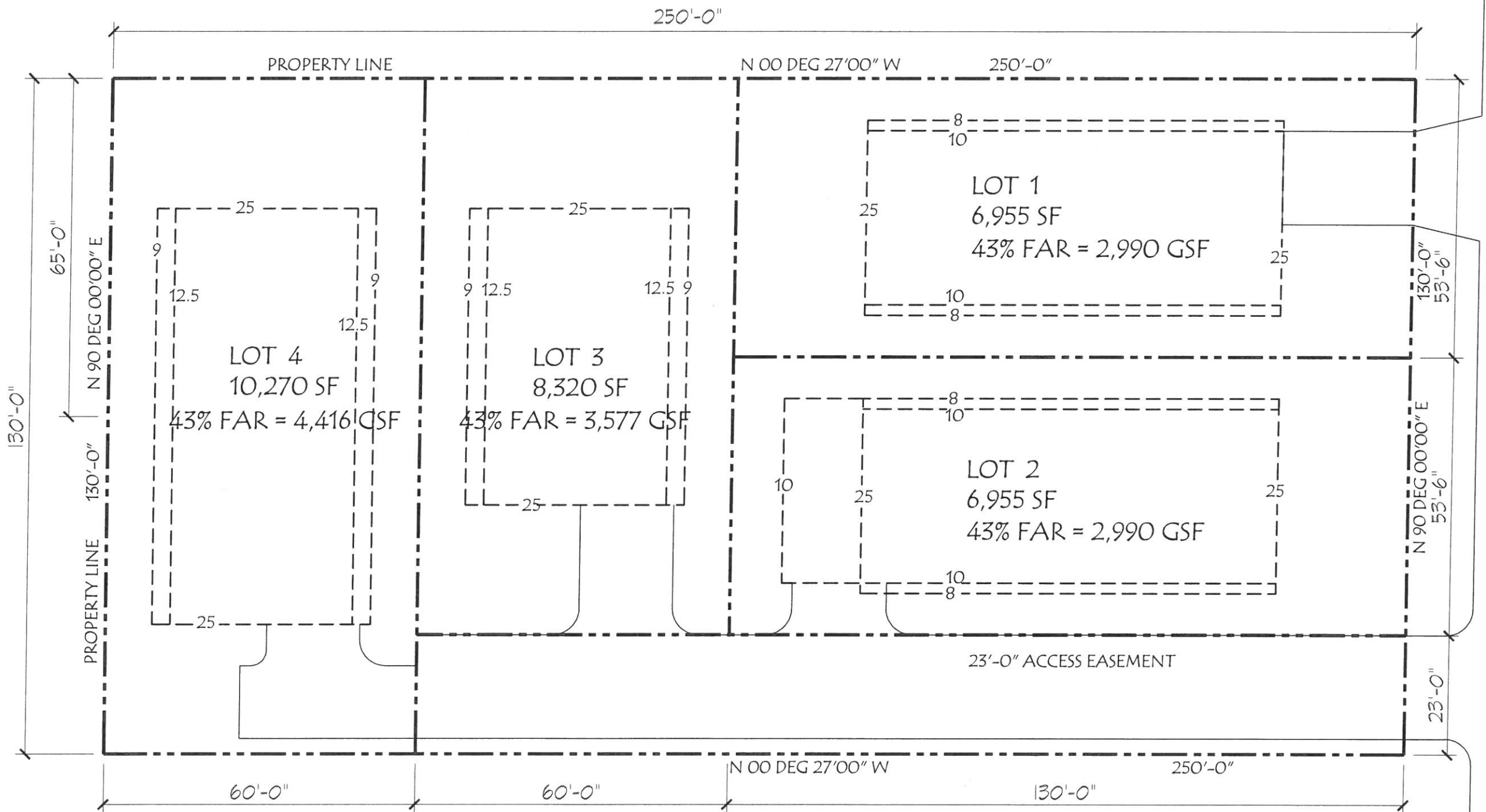






**SITE PLAN: 3 LOT SOLUTION**  
 27 MARCH 2017  
 CITY OF WINTER PARK: PLANNING DEPT.





1 Site Plan (OPTION 2)  
SCALE: 1" = 20'-0"



NO.	DESCRIPTION	DATE

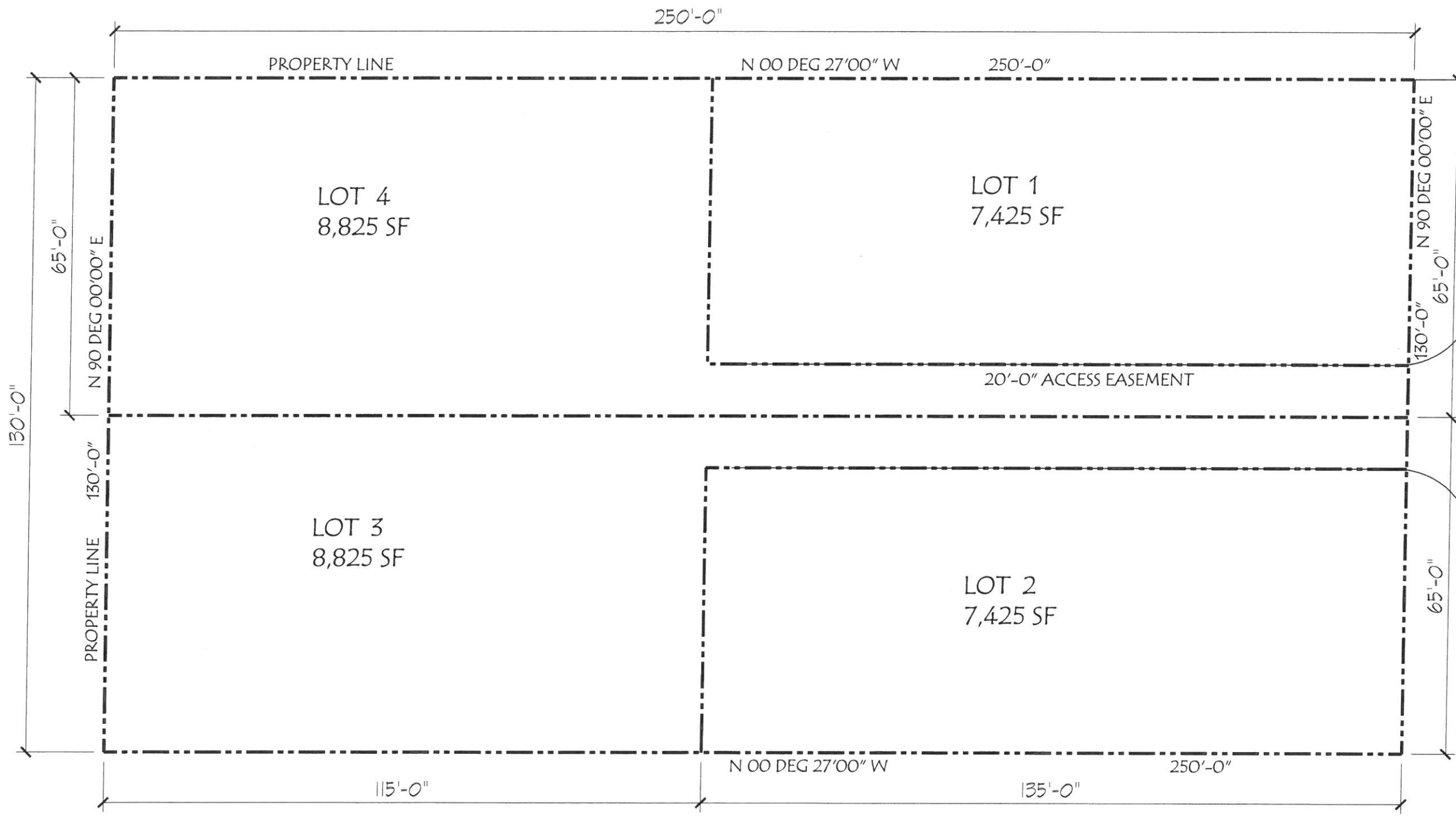
**SLOCUM PLATTS ARCHITECTS, P.A.**  
 RANDALL J. SLOCUM AR 13390 WILLIAM P. PLATTS AR 13262  
 670 NORTH ORLANDO AVENUE, SUITE 1001 MAULANA, FL 32751  
 TEL: (407)645-3819 FAX (407)645-3771  
 WWW.SLOCUMPLATTS.COM

**ARCHITECTURAL SITE PLAN**  
**WEST CANTON AVE.**  
**SINGLE FAMILY LOTS**  
 WINTER PARK FLORIDA  
 WILLIAM P. PLATTS AR0362

DRAWN	CAD
CHECKED	WPP
DATE	3 16 11
SCALE	AS NOTED
JOB NO.	16-062
SHEET	A1.0

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1 Site Plan  
SCALE: 1" = 20'-0"



REVISIONS

**SLOCUM PLATTS ARCHITECTS, P.A.**  
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 WWW.SLOCUMPLATTS.COM

WILLIAM P. PLATTS ARD962

**ARCHITECTURAL SITE PLAN**  
**WEST CANTON AVE.**  
**SINGLE FAMILY LOTS**  
 WINTER PARK FLORIDA

DRAWN	CAD
CHECKED	WFF
DATE	3 16 11
SCALE	AS NOTED
JOB NO.	16-062
SHEET	A1.0

A1.0

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

**Staff Report  
April 4, 2017**

**SPR 1:17** Request of Charles Clayton Construction for approval to build a new two-story, single-family home located at 2072 Venetian Way on Lake Maitland.

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Charles Clayton Construction is requesting approval to construct a new two-story, single-family home located at 2072 Venetian Way on Lake Maitland. This 20,343 square foot lot is currently vacant, with the exception of a boat house at the lakefront that is to remain and be renovated.

The proposed two-story home will be 6,702 square feet in size, which on this lot yields a floor area ratio (FAR) of 33%, which is the maximum allowed FAR. The proposed home will have impervious lot coverage of 10,171 square feet, or 50%, which is the maximum impervious ratio.

**TREE PRESERVATION:** The Code direction on water front lots is "to preserve existing trees to the degree reasonably possible." There are two trees located within the building footprint. The trees not located within the footprint are being preserved. The applicant met with the City's Urban Forestry department and confirmed that they would approve the removal of these trees.

**VIEW FROM THE LAKE:** This lot has almost no grade drop, and is relatively flat. Thus, the issues that we typically deal with about grades and retaining walls are not present in this case. The swimming pool and deck will be less than three feet in height from the existing grade of the lot.

**VIEW OF NEIGHBORS:** The proposed home generally follows the curvature of the lake and the building lines of the two adjacent homes, so it will not impede the views of neighboring properties.

**STORM WATER RETENTION:** The applicant is proposing two stormwater retention areas in the southern portion of the site, and is sized to meet the City's code requirement.

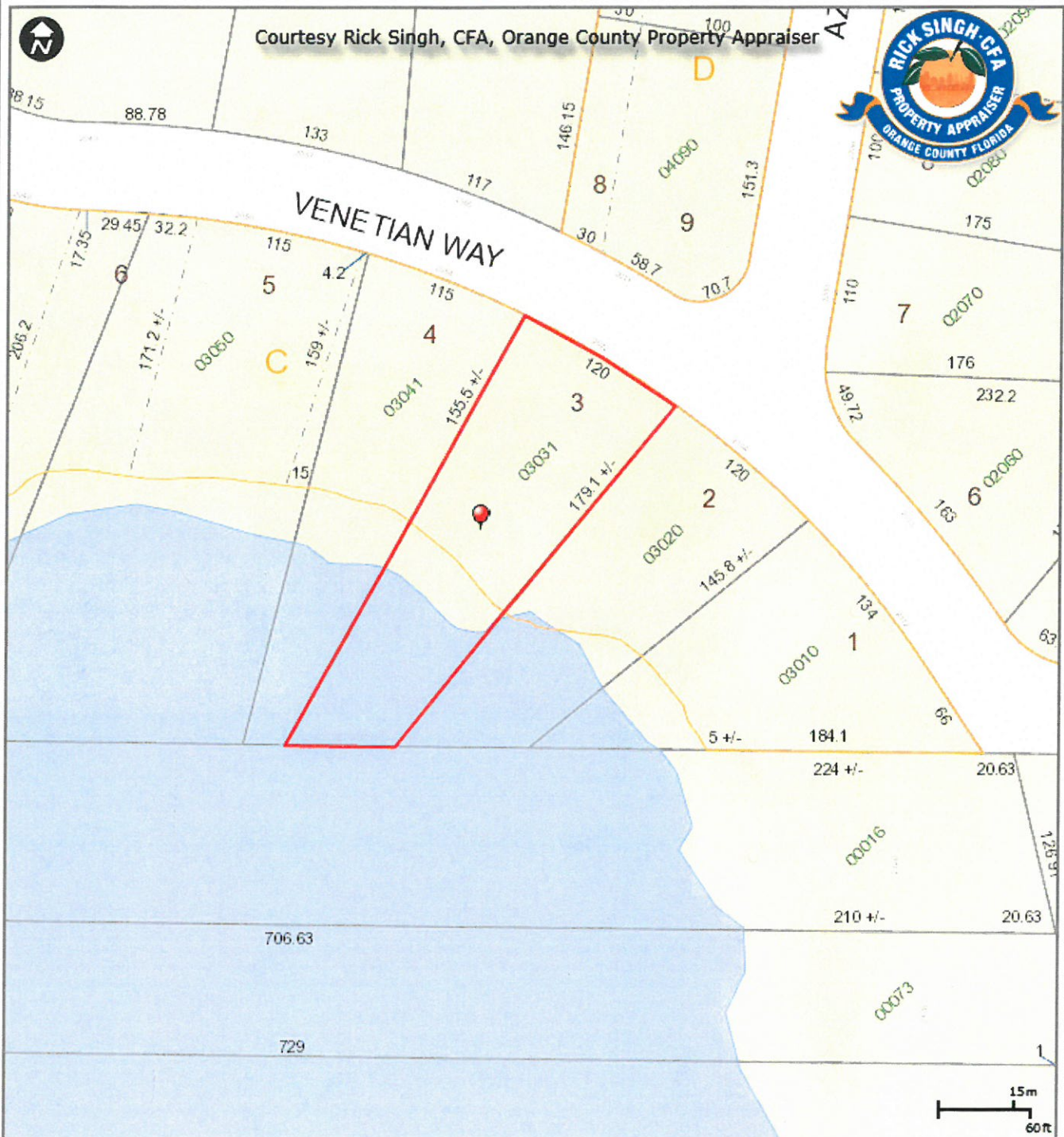
**SUMMARY:** Overall, the plans meet the intent of the lakefront review criteria. Staff does not see any significant concerns with the proposed home as presented.

**STAFF RECOMMENDATION IS FOR APPROVAL**



# Parcel Report for 32-21-30-5476-03-031

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 3/20/2017

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

OCA Web Map		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks		6 Lot Number	
	Major Roads		Public Roads								Parcel Number
	Public Roads		Gated Roads								Parcel Address
	Block Lines		Road Under Construction								Parcel Dimension
	Lot Lines										



# Parcel Report for 32-21-30-5476-03-031

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 3/20/2017

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

## OCPA Web Map

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



C1(M)  
 R=700.00'  
 L=122.02'  
 Delta=009°59'14"  
 Chord Bearing=N58°57'02"W  
 Chord=121.86'

C1 (P)  
 R=700.00'  
 L=120'

C2 (C)  
 R=700.00'  
 L=254.00'  
 Delta=020°47'25"  
 Chord Bearing=N43°33'43"W  
 Chord=252.61'

C2 (P)  
 R=700.00'  
 L=254.00'

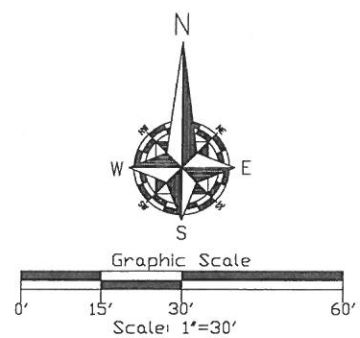
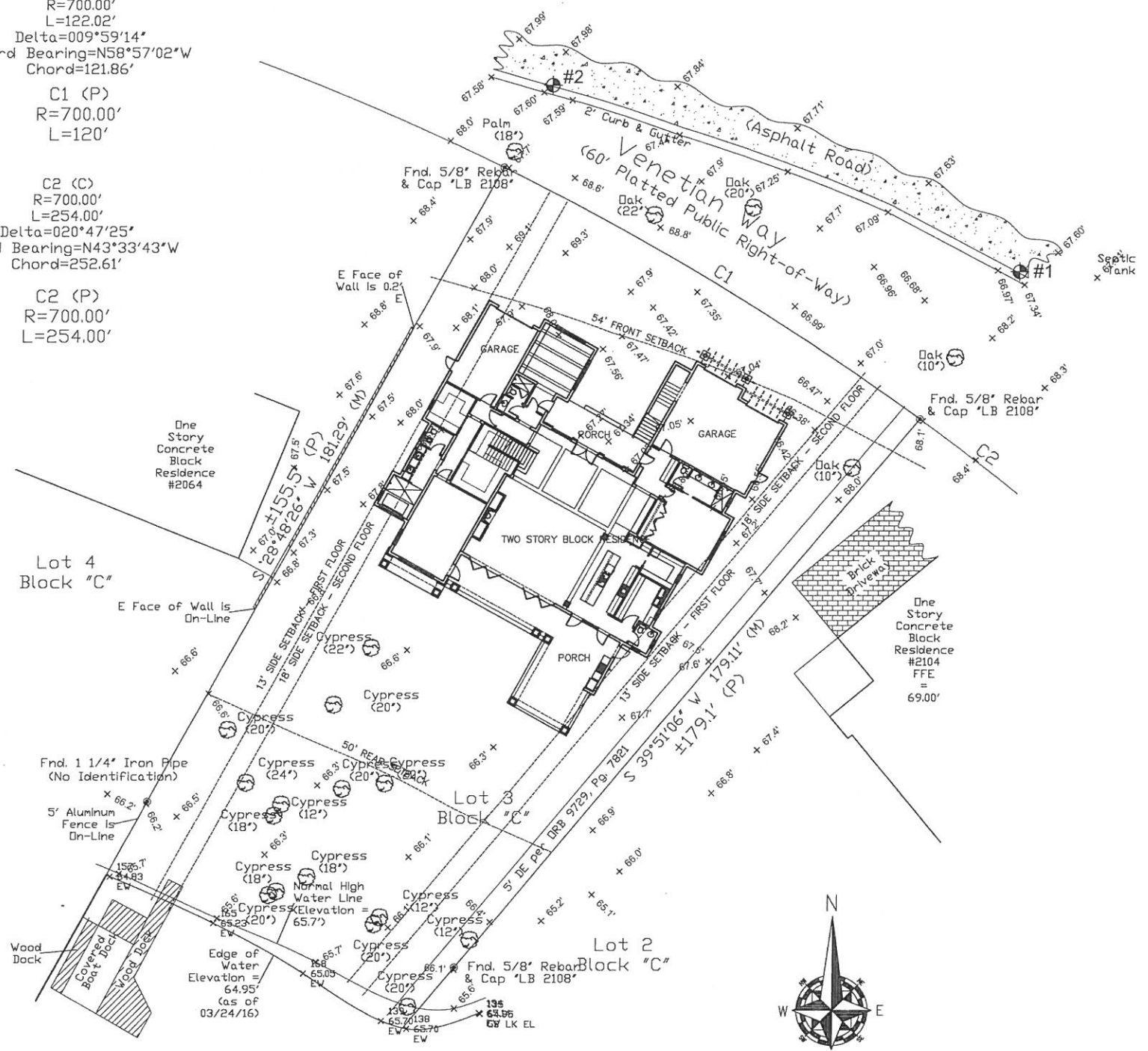
**-Site Benchmark Information-**

#1  
 Set Nail & Disk "LB  
 7623" in edge of  
 pavement.  
 Elevation: 66.99'

#2  
 Set Nail & Disk "LB  
 7623" in edge of  
 pavement.  
 Elevation: 67.54'

**-Benchmark Information-**

Orange County Datum Elevation: 66.77'  
 Orange County BM # R130006  
 (Elevations are based upon NAVD 88  
 Datum)



**SITE PLAN**  
 SCALE 1/16" = 1'-0"

**Boundary Survey**

**Legal Description:**

Lot 3, Block C, MAITLAND SHORES  
 according to the Plat thereof as  
 recorded in Plat Book R, Page 150,  
 Public Records of Orange County,  
 Florida.  
 Flood Zone: AE

**SQUARE FOOTAGE CALCULATIONS**

LOT WIDTH = 105'

FIRST FLOOR LIVING AREA	3646 A.C.S.F.
SECOND FLOOR LIVING AREA	1257 A.C.S.F.
GUEST APARTMENT	628 A.C.S.F.
TOTAL LIVING - MAIN HOUSE	5531 A.C.S.F.
GARAGE 1	615 S.F.
GARAGE 2	325 S.F.
FRONT PORCH	206 S.F.
BACK PORCHES	731 S.F.
TOTAL UNDER ROOF	7408 S.F.
HOUSE FOOTPRINT	5523 S.F.

LOT AREA	20,343 S.F.
MAXIMUM ALLOWED	
F.A.R. 33%	6,713 S.F. 6,702 S.F.
IMPERVIOUS LOT COVERAGE 50%	10,171 S.F. X S.F.

**Jeana Golden Burt**

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SEAL

*Venetian Vista*  
 Winter Park, FL  
 2072 Venetian Way

**REVISIONS**


PROJECT NO  
 16011

DATE  
 3-8-17

SHEET NO  
**CS**

Home Colors  
 Base- White  
 Roof- Concrete Tile  
 "Wood Shake Color"  
 Windows/Doors- Dark Bronze  
 Brick Details- White"

COLOR SELECTIONS:	
STUCCO AND BRICK:	WHITE
WOOD BRACKETS:	DARK BROWN
ROOF:	BROWN
GARAGE DOORS:	DARK BROWN
DOORS:	BLACK (METAL)
WINDOWS:	WHITE
METAL RAILING:	BLACK



**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**RIGHT SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"

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SEAL

*Venetian Vista*  
 Winter Park, FL  
 2012 Venetian Way

REVISIONS

PROJECT NO  
 16011

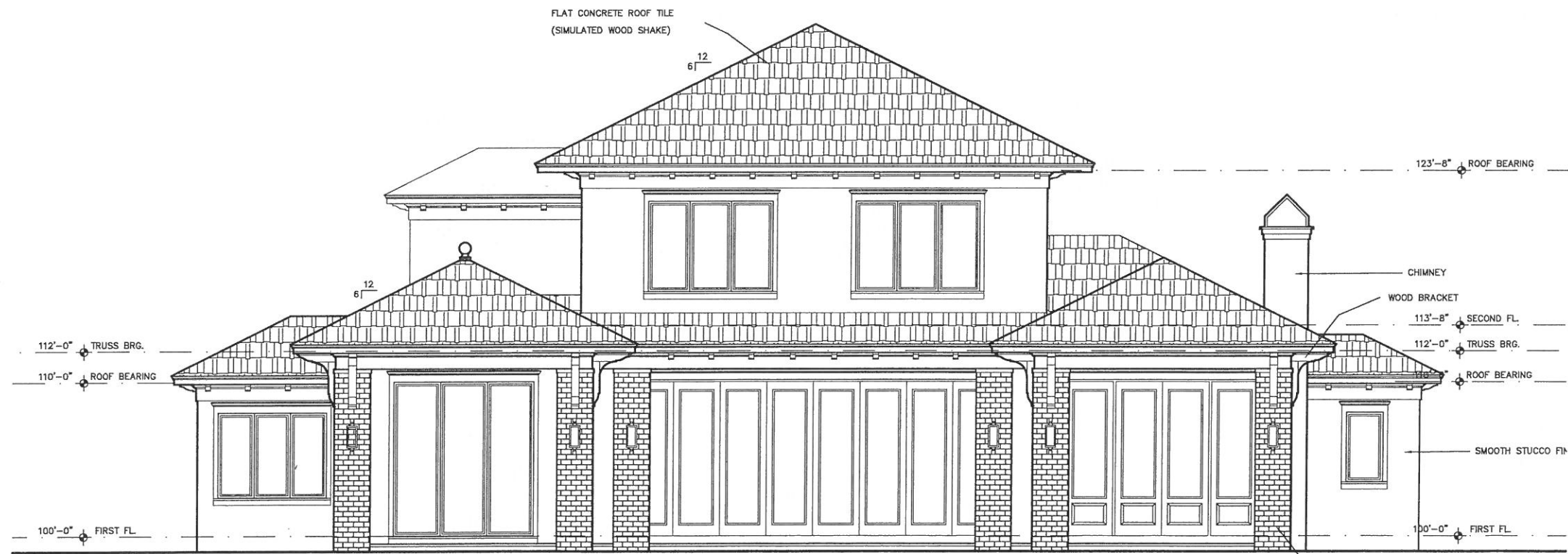
DATE  
 3-8-17

SHEET NO  
**A3**



**LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**REAR ELEVATION**

SCALE: 1/4" = 1'-0"

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SEAL

WOOD

*Venetian Vista*  
Winter Park, FL  
2012 Venetian Way

REVISIONS

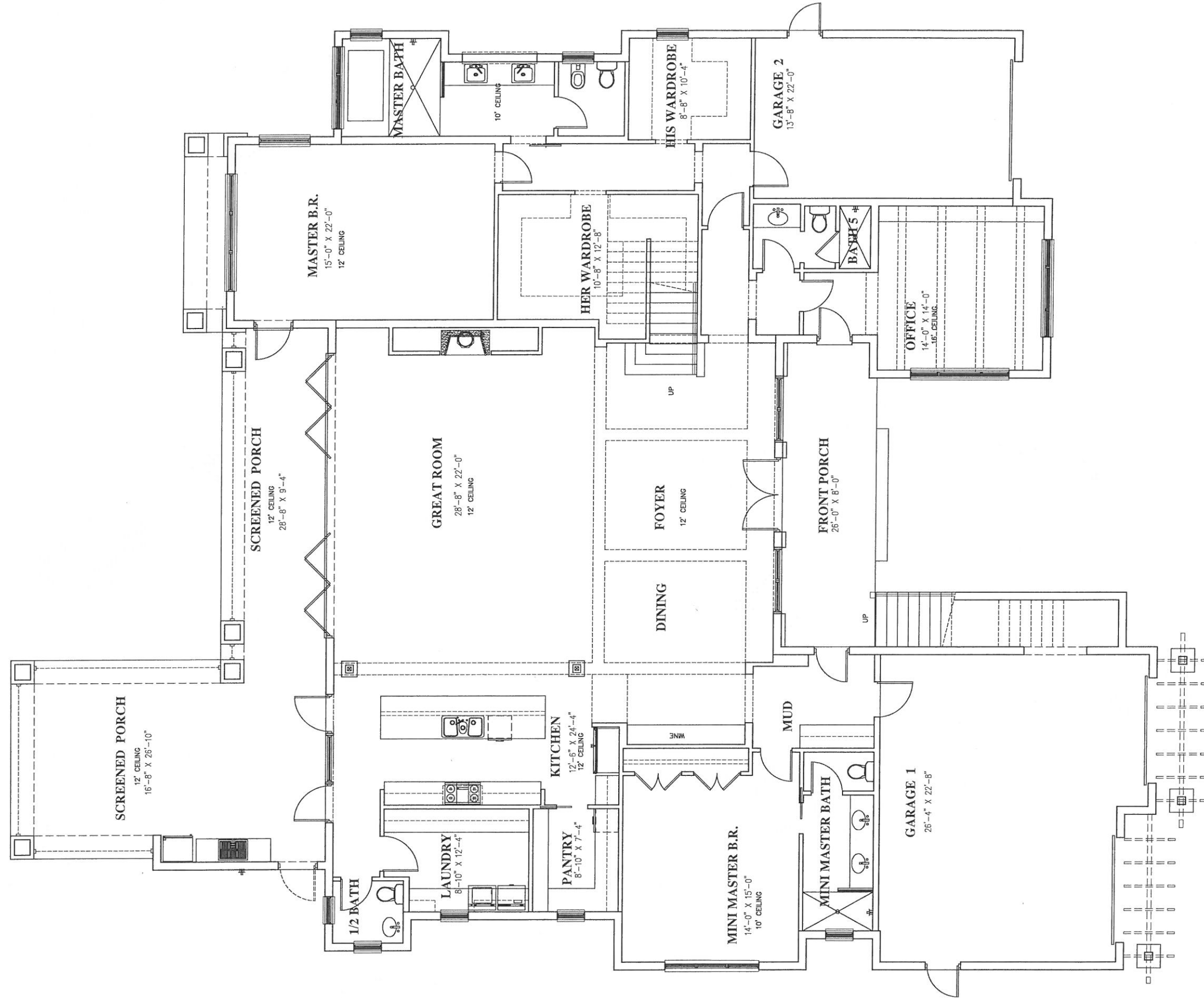

PROJECT NO  
16011

DATE  
3-8-17

SHEET NO

**A4**





**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

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SEAL

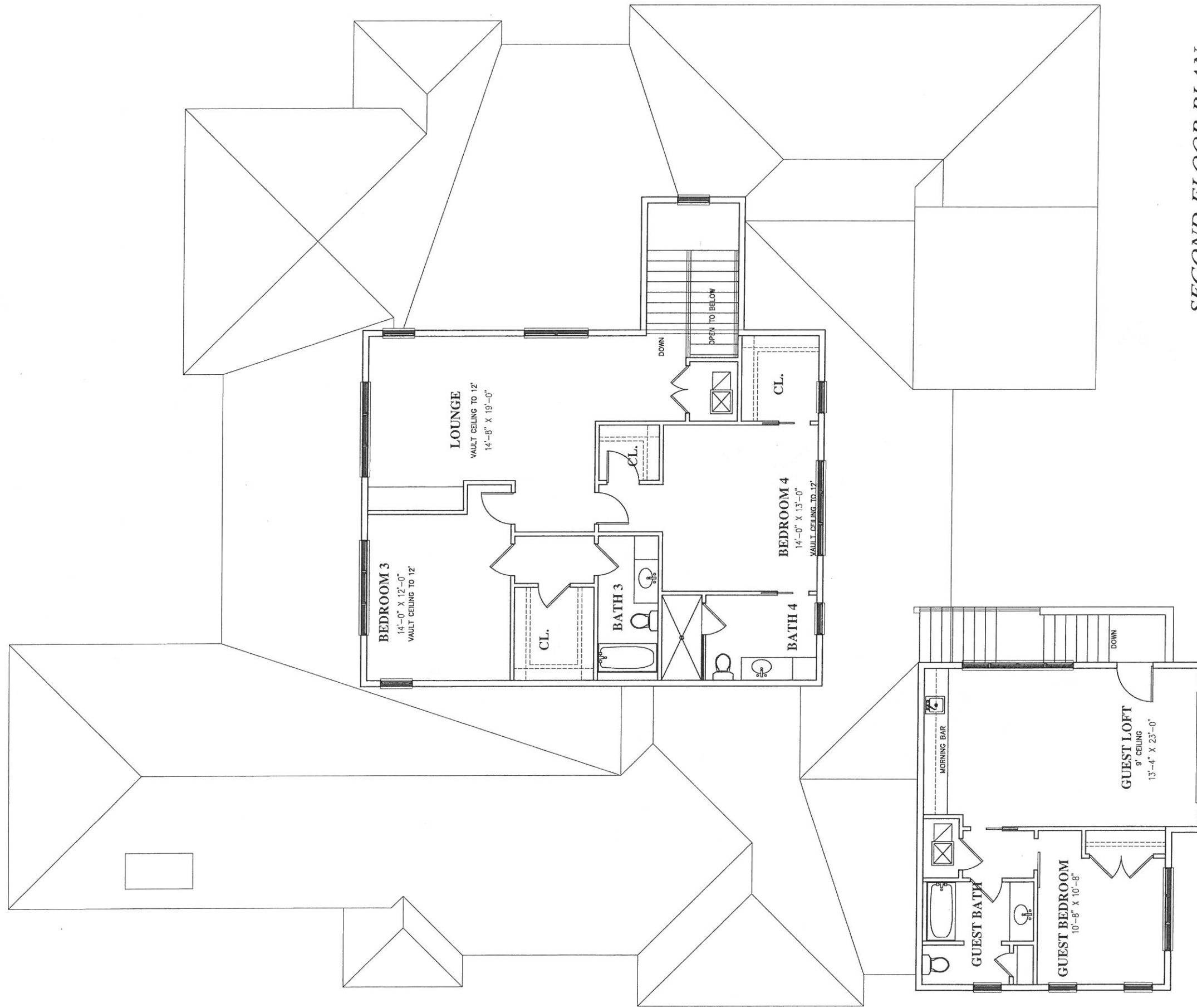
*Venetian Vista*  
 2072 Venetian Way Winter Park, FL

REVISIONS


PROJECT NO  
15011

DATE  
3-8-17

SHEET NO  
**A1**



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

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SEAL

*Venetian Vista*  
2072 Venetian Way Winter Park, FL

REVISIONS

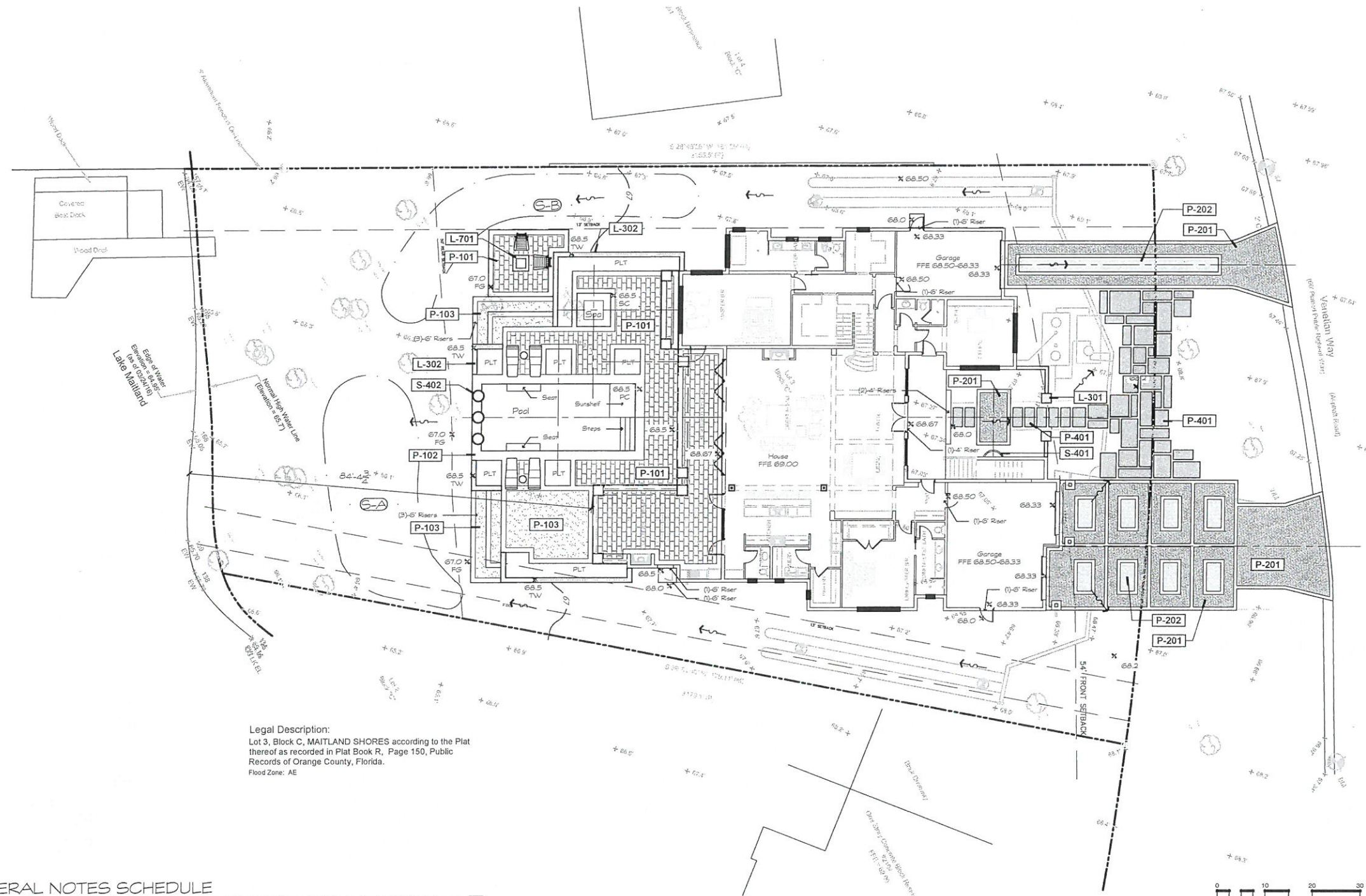

PROJECT NO  
18011

DATE  
3-8-17

SHEET NO

**A2**





SYMBOL WALLS DESCRIPTION	
L-301	Wall & Columns, 4' height
L-302	Planter Wall
SYMBOL STRUCTURES DESCRIPTION	
L-701	Fire pit
SYMBOL POOL AREA DESCRIPTION	
P-101	Travertine Pool Deck
P-102	Pool Coping, 24"x36"
P-103	Artificial Turf
SYMBOL MOTOR COURT & DRIVEWAY DESCRIPTION	
P-201	Driveway, concrete slab w/ band, rock salt finish
P-202	Gravel Driveway & Motor Court Panels
SYMBOL STEPPING STONES DESCRIPTION	
P-401	Stepping Stone Walkway and Drive Aisle w/ Turf Joints
SYMBOL FOUNTAIN DESCRIPTION	
S-401	Fountain Feature
S-402	Fire bowls with waterspouts flowing into pool, 30" diameter

Legal Description:  
Lot 3, Block C, MAITLAND SHORES according to the Plat thereof as recorded in Plat Book R, Page 150, Public Records of Orange County, Florida.  
Flood Zone: AE

By: GL, GL  
Description: Landscape Site Plan Review  
Submitted for Permit  
Date: 2012/5  
2013/3

GENERAL NOTES SCHEDULE

SYMBOL	DESCRIPTION
0-01	Contractor shall familiarize himself/herself with existing site conditions prior to initiating construction. All existing site roads, parking lots, curbs, utilities, sewers and other elements to remain shall be fully protected from any damage unless otherwise noted.
0-02	Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and other elements and coordinate with the owner's representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.
0-03	Report any discrepancies between the construction drawings and field conditions to the owner's representative immediately. Follow the owner's representative's instructions on resolving any discrepancies.
0-04	Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work.
0-05	Contractor shall provide all necessary safety measures during construction operations to protect the public according to all applicable codes and recognized local practices.
0-06	Contractor shall coordinate access and staging areas with the owner's representative.
0-07	Contractor shall be responsible for all erosion control/protection by locally approved means and maintaining erosion controls already in place. Contractor shall adhere to all governing codes and requirements.
0-08	Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and legally deposited off-site daily. All materials, products and equipment shall be stored in an organized fashion as directed by owner's representative.
0-09	Contractor to coordinate his work with the work of the other contractors working on this project. The Contractor shall verify the condition and completeness of all work performed by others in relation to his/her project work responsibilities including the checking of existing elevations or structures prior to initiating construction. The Contractor shall immediately notify the owner's representative if any of these site conditions are incomplete, missing or damaged. Any adjustments required to the condition, completeness and/or elevation of this work shall be performed by others.

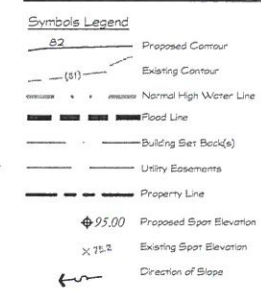
HARDSCAPE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1-01	Contractor shall familiarize himself/herself with existing site conditions prior to initiating construction. All existing site roads, parking lots, curbs, utilities, sewers and other elements to remain shall be fully protected from any damage unless otherwise noted.
1-02	All pavement shall be staked in the field using layout geometry indicated on the site layout plans or as instructed and approved by the owner's representative prior to construction. Alignment may be adjusted to accommodate existing drain lines, manholes, or other site elements.
1-03	See site grading plans for pavement elevations. Match grades with existing conditions.
1-04	General limits of construction are noted on the drawings unless otherwise noted. Unless otherwise noted, the limit of work shall end at the face of each building &/or Property Line.

GRADING NOTES SCHEDULE

SYMBOL	DESCRIPTION
2-01	The contractor shall familiarize himself/herself with the project prior to bidding the work.
2-02	The contractor shall be responsible for all earthwork and site grading necessary to achieve the finished grades noted on the grading plans according to the specifications.
2-03	Contractor shall install all drainage structures shown on plans and bring any discrepancies in grades and locations to the immediate attention of the owner's representative.
2-04	Some underground utilities, conduit, sleeves, drainage pipes, etc., have been previously installed or are scheduled for future installation by others. Contractor shall coordinate and work closely with other contractors, trades, and the owner's representative to avoid damage to these underground utilities and on grade elements. Any damages shall be reported immediately to owner's representative. Any damage caused by the contractor shall be replaced at no cost to the owner.
2-05	Finished grade in landscape planting areas shall be 3' below the finished elevations shown for all hardscape areas.
2-06	All utilities, sleeves, manholes, outfall structures, swales, and other structures or topographical features shall be field staked and verified prior to construction. Notify owner's representative of any existing utility which appears to need to be raised to match finished grades shown in the drawings, prior to performing any work in the area.
2-07	All fill required shall be clean, well draining soil. Fill shall be clean and free of all deleterious material and any other material harmful to plant growth such as rocks (larger than 2" dia), compacted clay, roadbed or surfacing material, muck, roots, branches, etc.
2-08	Contours for earth mounds shall be smooth, continuous arcs. Side slopes shall be smooth and even in transition and void of depressions and surface irregularities.

GRADING LEGEND



Abbreviations:

BS	Bottom of Stairs
BW	Bottom of Wall
CB	Catch Basin
CL	Center Line
DI	Drain Inlet
FFE	Finish Floor Elevation
FG	Finish Grade
E	Existing
HP	High Point
LP	Low Point
NHWL	Normal High Water Line
PC	Pool Coping
PLT	Planting
SC	Site Coping

Lot 3 = Type 'C' Drainage Lot

Impervious Calculations	SQ. FT.	%
Overall Lot Area	20,343.3	100.0%
Area 1st Floor	4,552.0	
Garages	9,940.0	
Porches	9,650.0	
Driveway & Front Walk	1,111.1	
Pool & Pool Deck	1,969.8	
Total Impervious	9,532.9	46.8%
Total Permeous	10,810.4	53.1%

Swale Calculations	Area	Cu. Ft.
Total Impervious Area	9,532.9	
Impervious at 1" @ 0.08 (per 1 sq ft impervious area) Required Cu. Ft.	0.0630	
Required Swale Cubic Feet		791.2
S-A @ 6" Deep	673.6	436.8
S-B @ 8" Deep	713.7	356.8
Total	1,567.3	793.7

Front Yard Landscape Coverage

Total Green Area Calculation	SQ. FT.	%
Total Front Yard Area	3,214.4	100.0%
Minimum required green area- 50%	1,607.2	
Total Green Area Shown	1,932.2	60.2%

Clayton Residence  
2072 Venetian Way  
Winter Park, Florida

Scale  
DATE: 2017-02-08  
CORY J. MILLS  
RLA# 6666831  
GL, GL  
T-10-0



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

**Staff Report  
April 4, 2017**

**SPR 2:17** Request of David V. Auld for approval to construct a new two-story addition over the existing porte cochere at the single-family home located at 247 Virginia Drive on Lake Virginia. Variances are requested for the western side setback.

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David V. Auld (contract purchaser) is requesting approval to construct a new two-story addition over the existing porte cochere at the single-family home located at 247 Virginia Drive on Lake Virginia. Variances are requested for the western side setback.

According to today's setback standards, on a lot approximately 138 feet wide, the required side setbacks are 17 feet to the first floor and 24 feet to the second floor. The existing porte cochere is located 17.5 feet from the property line, and this addition is proposed to be directly on top of the porte cochere without any step back, so a variance is required for this second story portion that is over 12 feet tall and located 17.5 feet from the property line.

This addition will not increase the impervious coverage, but will increase the floor area ratio (FAR) of the home by 245 square feet to 5,877 square feet, which on this lot yields 24%, and is below the maximum allowed 33% FAR.

**TREE PRESERVATION:** This request does not involve any tree removals.

**VIEW FROM THE LAKE:** This request will not significantly alter the existing view from the lake.

**VIEW OF NEIGHBORS:** The proposed two-story addition will not significantly alter the lake views of the adjoining neighbors. However, as previously mentioned, the request does require a western side setback variance and the affected neighbor at 227 Virginia Drive has provided a letter of no objection to this request.

**STORM WATER RETENTION:** This request is not adding any additional impervious areas to the property.

**SUMMARY:** Staff is in support of the variance required for the proposed two-story addition. The alternative locations for this addition would be more intrusive to the lakefront views, add more impervious coverage to the lot and potentially require tree removals. Overall, with the attached letter from the affected neighbor, 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**



# Parcel Report for 07-22-30-2472-01-030

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 3/28/2017

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

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



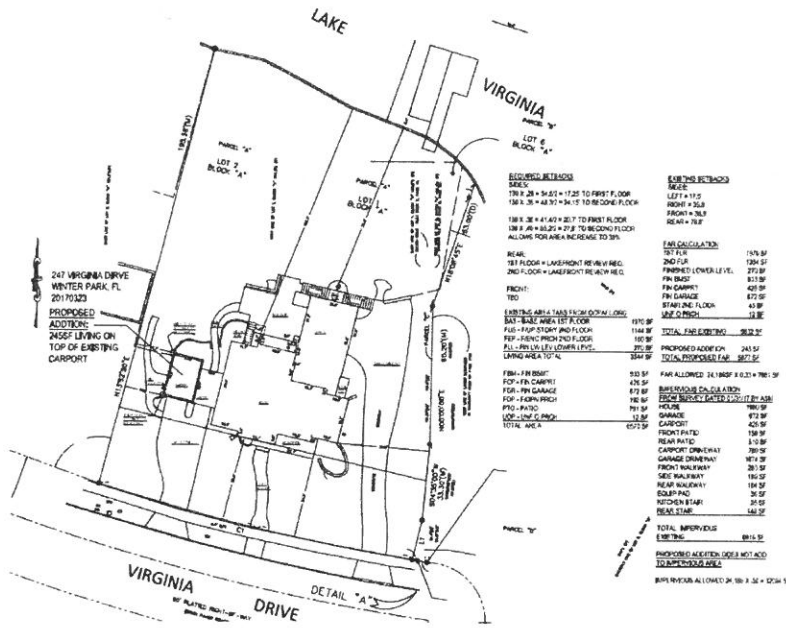
27<sup>th</sup> March 2017

From

Ganesh Kanumalla  
227 Virginia Drive  
Winter Park, FL 32789

**To Whomever It May Concern**

As the owner of the property adjacent to 247 Virginia Drive, Winter Park, FL 32789, I have no objection to the proposed modification to the above property, sent to my notice today, 27<sup>th</sup> March 2017, an image of which is pasted below.



Sincerely

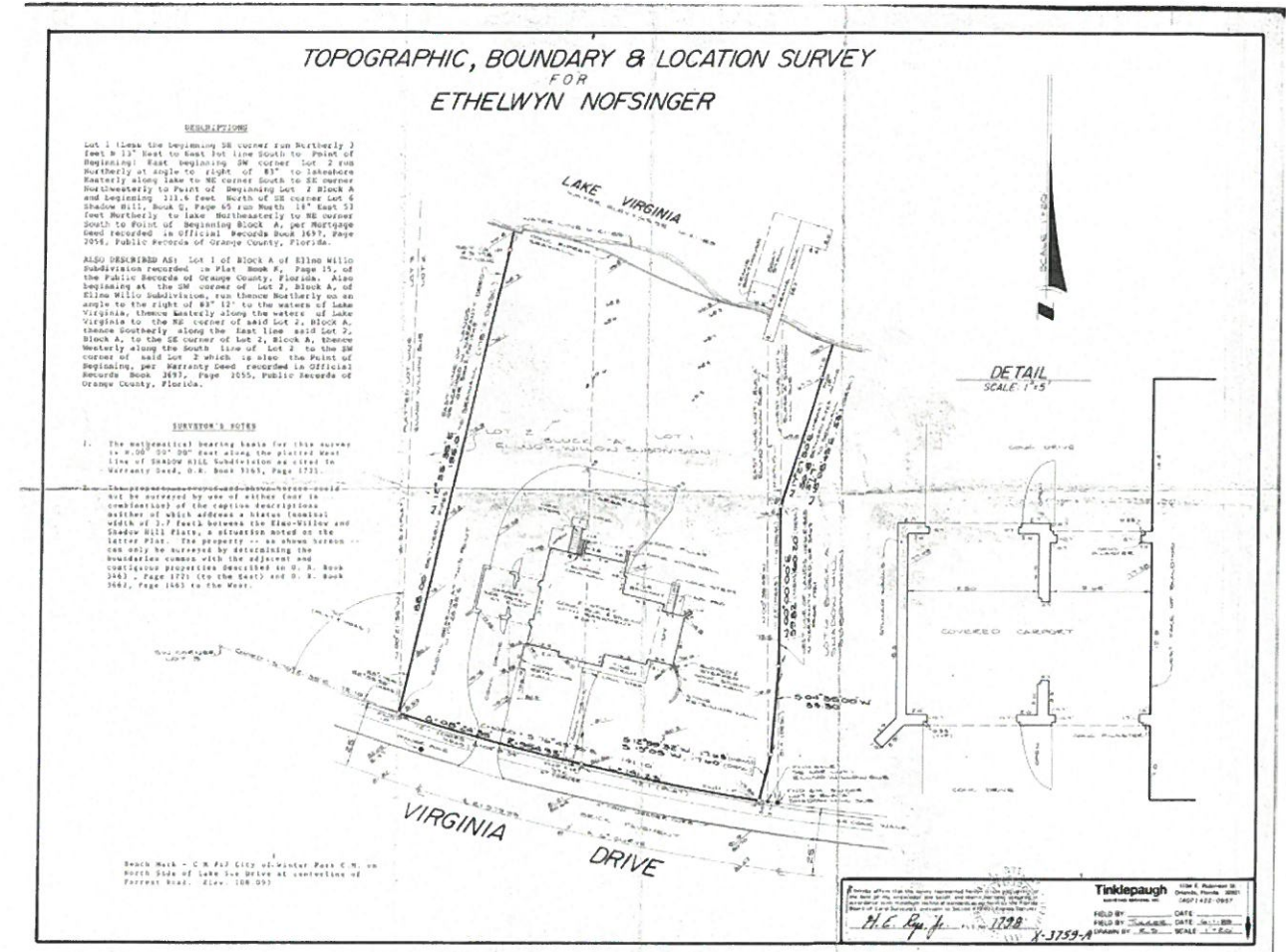
Ganesh Kanumalla  
610-564-5593





247 Virginia Drive, Winter Park, Florida Circa 1925

While the majority of future work on the home will entail preservation and maintenance, due to the age of the home the master bath and dressing area is wholly inadequate for a home of this stature. The existing master bath will be remodeled, however additional space is necessary to create a wardrobe. The owner wishes to add a modest amount of living area to accomplish this above the existing one story portion of the porte cochere which at one point in time was itself an addition to the house. The addition would have minimal impact to the site and surroundings. As the porte cochere is between 17'10" and 18'6" tall and just 17'6" from the property line, it technically is a nonconforming structure as walls 12' or greater in height need to meet the second story setback by today's standards. At 138' wide at the building line, two story setbacks for this home are required to be 24.15' ( $138' \times .35 = 48.3/2 = 24.25'$ ), therefore it is assumed that a variance will be required. The following images describe in detail the scope and intent of the project.





# BOUNDARY SURVEY

## LEGAL DESCRIPTION DESCRIPTION (AS FURNISHED)

**PARCEL "A"**  
 LOT 1 OF BLOCK "A" IN ELLON-WILLO RECORDS IN PLAT BOOK "A" PAGE 15, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING THE SW CORNER OF LOT 2, BLOCK "A" OF ELLON-WILLO SUBDIVISION, THENCE NORTHERLY ON AN ANGLE TO THE RIGHT OF 80° TO THE WATERS OF LAKE VIRGINIA, THENCE EASTERLY ALONG THE WATERS OF LAKE VIRGINIA TO THE NE CORNER OF SAID LOT 2, BLOCK "A", THENCE SOUTHWEST ALONG THE EAST LINE OF SAID LOT 2, BLOCK "A", TO THE SOUTHEAST CORNER OF LOT 2, BLOCK "A", THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 2 TO THE SW CORNER OF SAID LOT 2, WHICH IS & TO THE POINT OF BEGINNING.

### TOGETHER WITH

**PARCEL "B"**  
 THAT PART OF LOT 8, BLOCK "A", SHADOW HILL, AS RECORDED IN PLAT BOOK "D", PAGE 58, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TO-WIT: FROM THE SOUTHWEST CORNER OF SAID LOT 8, WHICH LIES ON THE NORTHERLY RIGHT OF WAY LINE OF VIRGINIA DRIVE, NOW NORTH 11.6 FEET ALONG THE WEST BOUNDARY OF SAID LOT 8 FOR THE POINT OF BEGINNING, THENCE RUN NORTH 88° EAST 15.1 FEET TO THE SOUTHWEST CORNER OF LOT 3, THENCE NORTH 10° WEST 13.8 FEET ALONG THE WEST BOUNDARY OF SAID LOT 3 TO THE WATERS OF LAKE VIRGINIA, THENCE NORTHERLY ALONG THE WATERS OF LAKE VIRGINIA TO THE SOUTHWEST CORNER OF LOT 2, THENCE SOUTH ALONG SAID WEST BOUNDARY TO THE POINT OF BEGINNING.

### TOGETHER WITH

**PARCEL "C"**  
 ALL THAT PART OF THE STRIP OR LING LONG 2 FEET IN WIDTH AND LING EAST OF LOT 1, BLOCK "A", ELLON-WILLO, AS RECORDED IN PLAT BOOK "A", PAGE 15, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND WEST OF LOT 8, BLOCK "A", SHADOW HILL, AS RECORDED IN PLAT BOOK "D", PAGE 58, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

### LESS:


**PARCEL "D"**  
 THAT PART OF LOT 1, BLOCK "A", ELLON-WILLO, AS RECORDED IN PLAT BOOK "A", PAGE 15, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THAT PART OF THE STRIP OF LING LONG EAST OF SAID LOT 1 AND WEST OF THE ACCESSARY LOT 6, BLOCK "A", SHADOW HILL, WHICH IS DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 1, BLOCK "A", ELLON-WILLO, RUN SOUTHEAST 3.7 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, WHICH LIES ON THE NORTHERLY RIGHT OF WAY LINE OF

LOT 6, BLOCK "A", SHADOW HILL, THENCE SOUTH 04 DEGREES 30 WEST 17.0 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 1, BLOCK "A", ELLON-WILLO WHICH LIES 330 FEET NORTHWESTERLY FROM THE POINT OF BEGINNING, THENCE SOUTHWEST 11 330 FEET TO THE POINT OF BEGINNING.

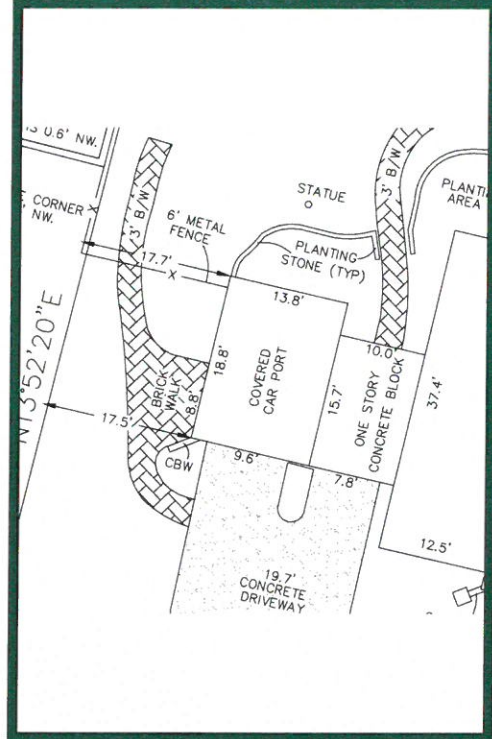
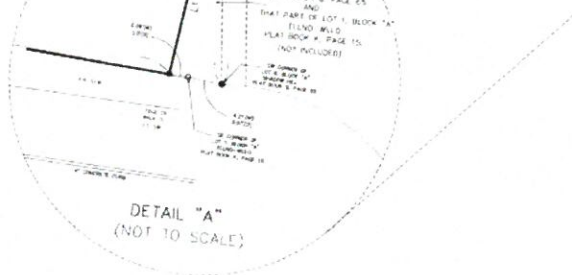
Lot #	Area (sq ft)	Area (sq m)	Owner	Address	Remarks
1	10,000	929	JOHN ALBIS	277 VIRGINIA DRIVE, WINTER PARK, FLORIDA 32789	FOR THE BENEFIT AND EXCLUSIVE USE OF JOHN ALBIS

Lot #	Area (sq ft)	Area (sq m)	Owner	Address	Remarks
2	10,000	929			

**ADDRESS:**  
 277 VIRGINIA DRIVE  
 WINTER PARK, FLORIDA 32789

**FOR THE BENEFIT AND EXCLUSIVE USE OF:**  
 JOHN ALBIS  


- SURVEYOR'S NOTES**
1. THE REAR BOUNDARY HENCEON AND DISKED ON THE WEST LINE LOT 6, BLOCK "A" BEING A "DISKED" 1" PER PLAT
  2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF CERTIFICATE OF TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH EFFECTIVE DATE JANUARY 12, 2007 & FLOOD HAZARD AGENT FILE REFERENCE NUMBER 1181913
  3. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN
  4. I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY HAZARD NUMBER 12388R DATED 08-29-2009, AND FOUND THE SUBJECT PROPERTY LIES IN TWO ZONES, ZONE AE (AREA WITHIN THE 100 YEAR FLOOD PLAIN) AND ZONE A (AN AREA OUTSIDE THE 100 YEAR FLOOD PLAIN). THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THIS INFORMATION. PLEASE CONTACT THE LOCAL FLOOD AGENCY FOR VERIFICATION
  5. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPING
  6. ALL RECORDING INFORMATION SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
  7. BY HOLDING THE FOUND NAIL & DISK LBS FOUND AT THE NORTHWEST CORNER OF THE PROPERTY ALONG WITH THE 1" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF THE PROPERTY, THE RESOLVED BOUNDARY LINE TELLS IN AGREEMENT WITH THE IMPROVEMENTS OF THE PROPERTY TO THE WEST.
  8. DIRECTION OF THE FENCE SHOWN ON THIS SURVEY CANNOT BE ASCERTAINED BY THE SURVEYOR

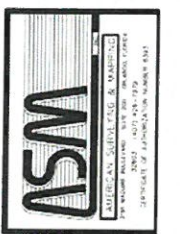


Area of proposed 2nd floor addition

FLORIDA PROFESSIONAL SURVEYOR & MAPPING  
 STATE OF FLORIDA  
 No. 02454  
 JOHN ALBIS, P.S.  
 1301 N.W. 10TH STREET, SUITE 100  
 MIAMI, FLORIDA 33136  
 (305) 359-1234  
 www.albis.com

NO.	DATE	REVISIONS
1	2017-03-23-17	BOUNDARY SURVEY

BOUNDARY SURVEY  
 OF  
 PART OF LOTS 1 & 2 BLOCK "A" ELLON-WILLO SUBDIVISION  
 DRANGE COUNTY, FLORIDA  
 WINTER PARK



JOB NO. 170320  
 FIELD DATE: 01/23/17  
 SCALE: 1" = 20'  
 DRAWN BY: JAB  
 APPROVED BY: JAB  
 DRAWING FILE #  
 ADPT072016.DWG





FRONT

247 VIRGINIA DRIVE  
WINTER PARK FLORIDA

2017-03-23

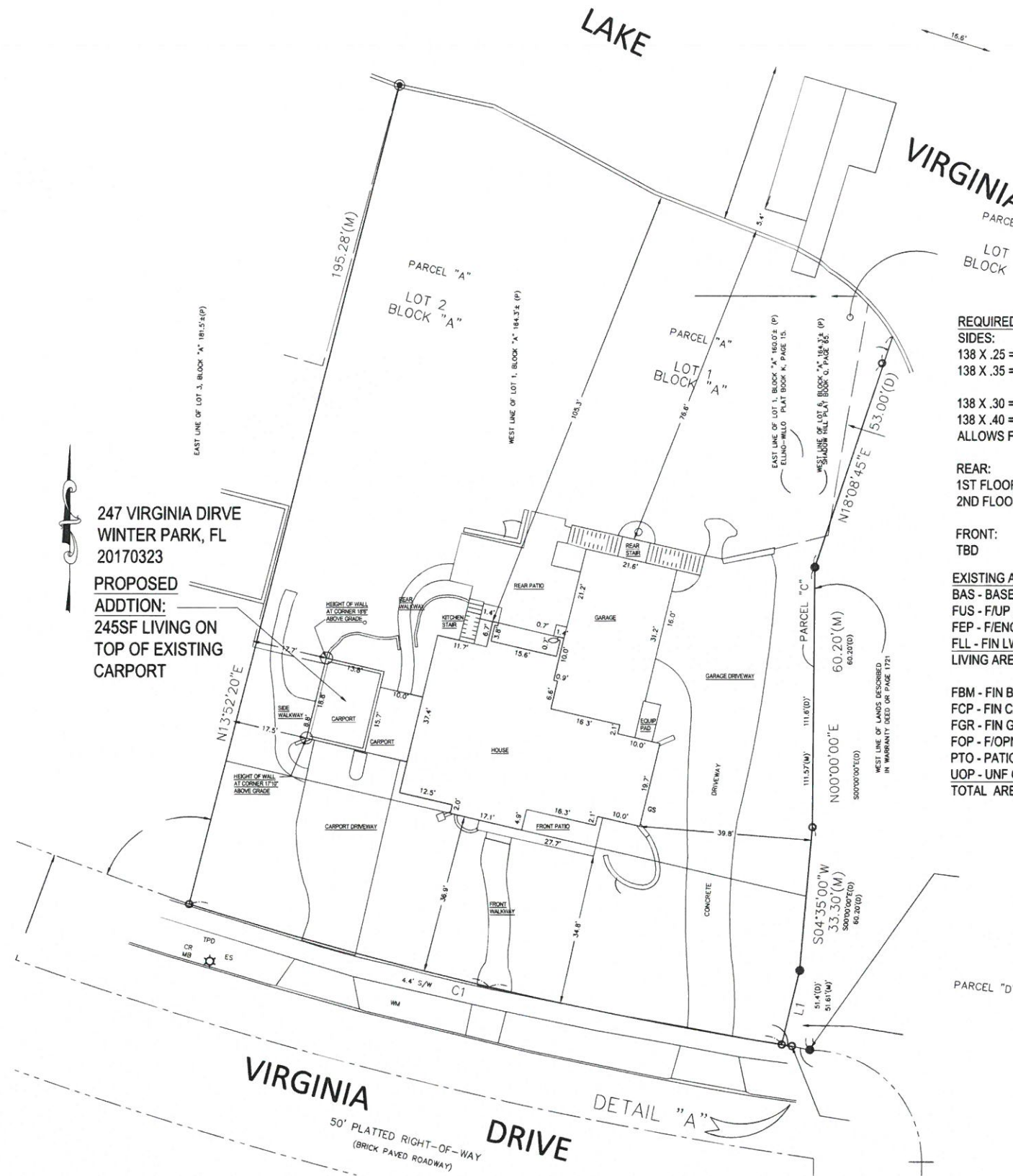


Sub Area	Sqft	Value
BAS - Base Area	1970	working...
FBM - Fin Basmt	933	working...
FCP - Fin Carprt	426	working...
FEP - F/Enc Prch	160	working...
FGR - Fin Garage	672	working...
FLL - Fin Lw Lev	270	working...
FOP - F/Opn Prch	192	working...
FUS - F/Up Story	1144	working...
PTO - Patio	791	working...
UOP - Unf O Prch	12	working...

**Model Code:** 01 - Single Fam Residence  
**Type Code:** 0104 - Single Fam Class IV  
**Building Value:** working...  
**Estimated New Cost:** working...  
**Actual Year Built:** 1925  
**Beds:** 4  
**Baths:** 3.0  
**Floors:** 2  
**Gross Area:** 6570 sqft  
**Living Area:** 3544 sqft  
**Exterior Wall:** Concrete Block Stucco  
**Interior Wall:** Plastered

Area Tabs from  
 OCPAFL.ORG

Usable lot area of 24, 186sf calculated from survey.  
 OCPAFL.ORG indicates lot size at 36,517sf which  
 must include that portion of the lot extending into  
 Lake Virginia.



**REQUIRED SETBACKS**  
 SIDES:  
 138 X .25 = 34.5/2 = 17.25' TO FIRST FLOOR  
 138 X .35 = 48.3/2 = 24.15' TO SECOND FLOOR  
 138 X .30 = 41.4/2 = 20.7' TO FIRST FLOOR  
 138 X .40 = 55.2/2 = 27.6' TO SECOND FLOOR  
 ALLOWS FOR AREA INCREASE TO 38%

**REAR:**  
 1ST FLOOR = LAKEFRONT REVIEW REQ.  
 2ND FLOOR = LAKEFRONT REVIEW REQ.

**FRONT:**  
 TBD

**EXISTING AREA TABS FROM OCPAFL.ORG**

BAS - BASE AREA 1ST FLOOR	1970 SF
FUS - F/UP STORY 2ND FLOOR	1144 SF
FEP - F/ENC PRCH 2ND FLOOR	160 SF
FLL - FIN LW LEV LOWER LEVEL	270 SF
<b>LIVING AREA TOTAL</b>	<b>3544 SF</b>

FBM - FIN BSMT	933 SF
FCP - FIN CARPRT	426 SF
FGR - FIN GARAGE	672 SF
FOP - F/OPN PRCH	192 SF
PTO - PATIO	791 SF
UOP - UNF O PRCH	12 SF
<b>TOTAL AREA</b>	<b>6570 SF</b>

**EXISTING SETBACKS**  
 SIDES:  
 LEFT = 17.5'  
 RIGHT = 39.8'  
 FRONT = 36.9'  
 REAR = 76.6'

**FAR CALCULATION**

1ST FLR	1970 SF
2ND FLR	1304 SF
FINISHED LOWER LEVEL	270 SF
FIN BMST	933 SF
FIN CARPRT	426 SF
FIN GARAGE	672 SF
STAIR 2ND FLOOR	45 SF
UNF O PRCH	12 SF

<b>TOTAL FAR EXISTING</b>	<b>5632 SF</b>
<b>PROPOSED ADDITION</b>	<b>245 SF</b>
<b>TOTAL PROPOSED FAR</b>	<b>5877 SF</b>

FAR ALLOWED 24,186SF X 0.33 = 7981 SF

**IMPERVIOUS CALCULATION**  
 FROM SURVEY DATED 01/31/17 BY ASM

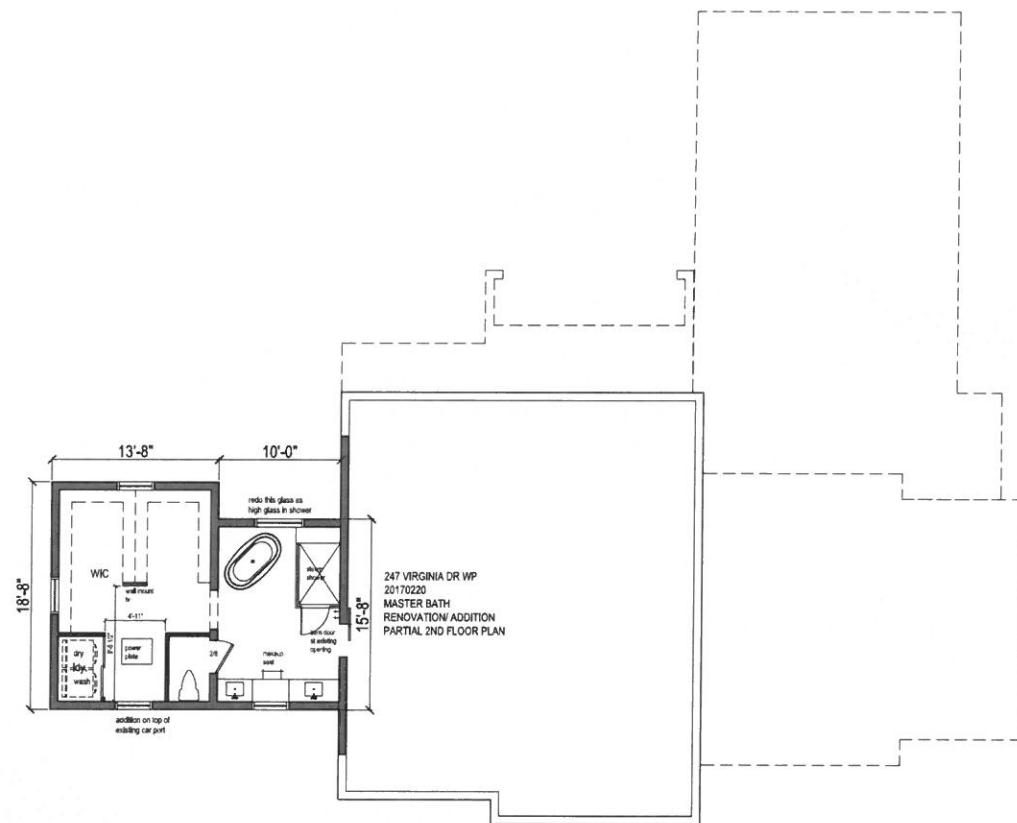
HOUSE	1980 SF
GARAGE	672 SF
CARPRT	426 SF
FRONT PATIO	150 SF
REAR PATIO	510 SF
CARPRT DRIVEWAY	789 SF
GARAGE DRIVEWAY	1674 SF
FRONT WALKWAY	203 SF
SIDE WALKWAY	189 SF
REAR WALKWAY	104 SF
EQUIP PAD	36 SF
KITCHEN STAIR	35 SF
REAR STAIR	148 SF

<b>TOTAL IMPERVIOUS EXISTING</b>	<b>6916 SF</b>
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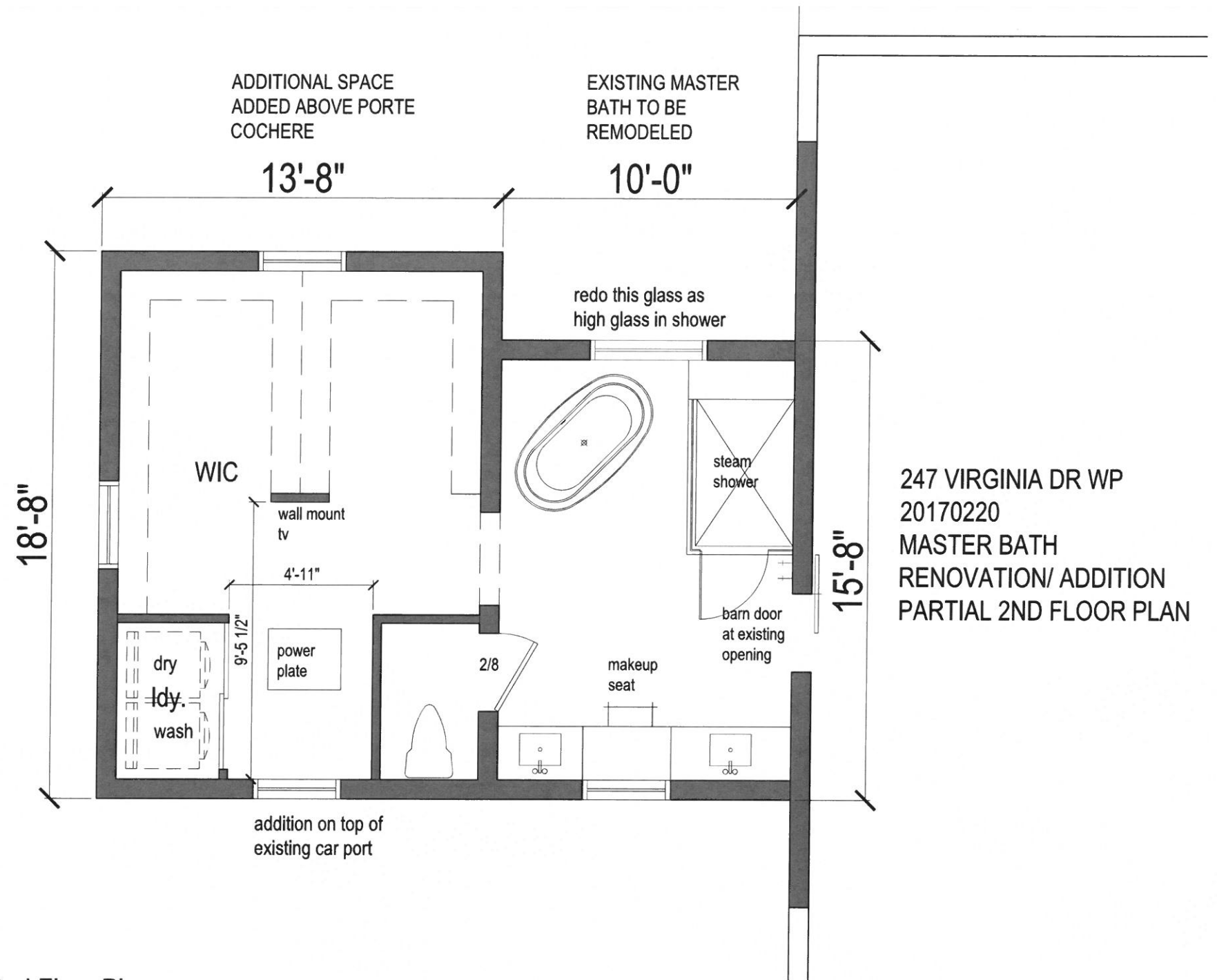
PROPOSED ADDITION DOES NOT ADD TO IMPERVIOUS AREA

IMPERVIOUS ALLOWED 24,186 X .50 = 12094 SF





2nd Floor Plan  
Overall



2nd Floor Plan  
Detail



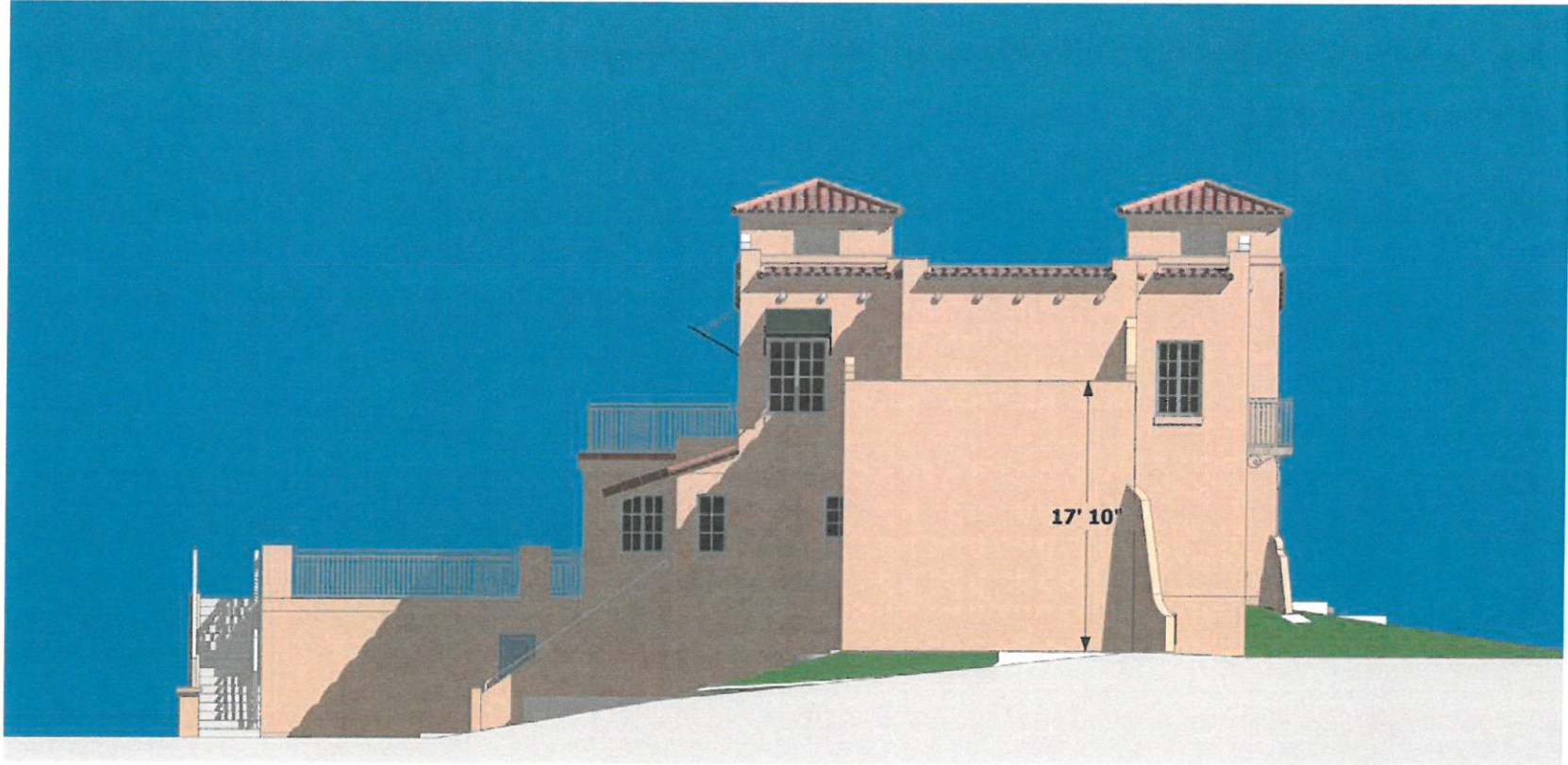


FRONT PERSPECTIVE  
PROPOSED

247 VIRGINIA DRIVE  
WINTER PARK FLORIDA

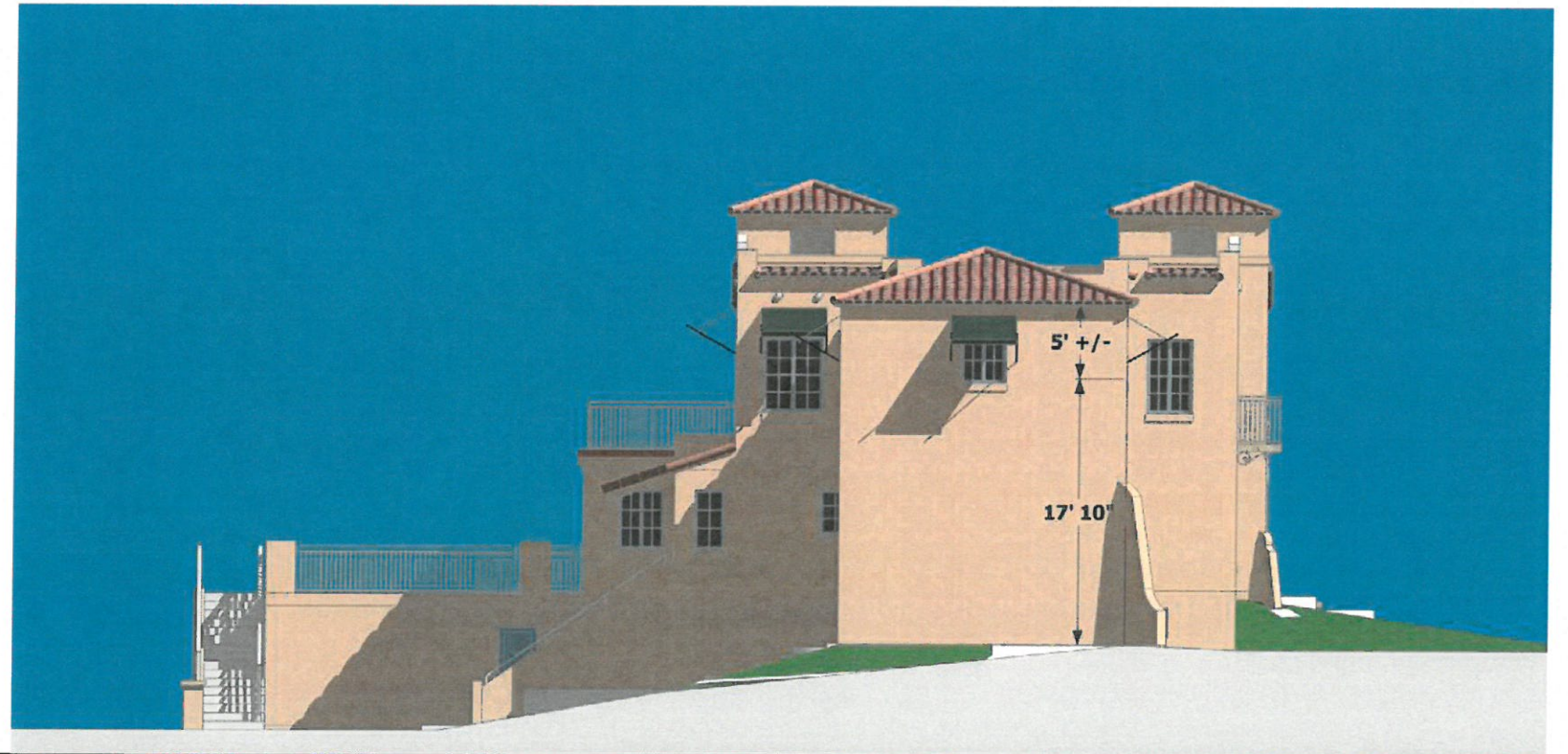
2017-03-23





LEFT ELEVATION  
EXISTING

LEFT ELEVATION  
PROPOSED



247 VIRGINIA DRIVE  
WINTER PARK FLORIDA

2017-03-23





REAR PERSPECTIVE  
EXISTING

REAR PERSPECTIVE  
PROPOSED



247 VIRGINIA DRIVE  
WINTER PARK FLORIDA

2017-03-23