

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

**Staff Report
August 1, 2017**

SPR 17-05 Request of Mark and Caryn Israel for approval to construct an 831-square foot addition to the single-family home located at 728 Kiwi Circle on Lake Osceola.

Mark and Caryn Israel (property owners) are requesting approval to construct a new 831-square foot addition to the single-family home located at 728 Kiwi Circle on Lake Osceola. This addition requires a variance to the code requirements for the side setback along the southern property line.

TREE PRESERVATION: The Code direction on water front lots is "to preserve existing trees to the degree reasonably possible." This addition does not require the removal of any existing trees onsite.

VIEW FROM THE LAKE: The Code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy is not to permit walls/swimming pool decks facing the lake in excess of three feet in height. Another purpose of this review is to preclude the ability to see parked cars from the lake. This addition does not create any stem walls or retaining walls facing the lake that are in excess of three feet in height, so it will not negatively impact the views from the lake.

VIEW OF NEIGHBORS: The Code direction is to minimize the degradation of traditional views across properties by new houses, additions, second story additions, etc. alongside property lines toward the lake that may block traditional views. This proposed addition is behind the location of the newly constructed home to the south, which is also utilizing a 10 foot side setback by constructing walls less than 11 feet in height from natural grade along the sides. The addition will also help screen the applicant's yard from this adjoining residence. The attached aerial depicts the orientation of the two homes towards the lakefront.

As previously mentioned, the applicant is requesting a side setback variance to the southern property line for this addition of 10 feet in lieu of the required 24 feet for a lot of this width. To note, when this home was originally built in 1974, the code requirement was for a 10 foot side setback.

STORM WATER RETENTION: The zoning code requires retention of storm water so that storm water flowing over a lakefront lawn area does not carry with it into the lake any fertilizers, herbicides, etc. Typically, this retention requirement is accomplished by the creation of a depressed swale area across the lakefront of about one foot in depth. The amount of impervious surface determines the need for

the depth of the swale. The applicant will comply with the City's code requirements for storm water retention.

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 06-22-30-7929-00-070

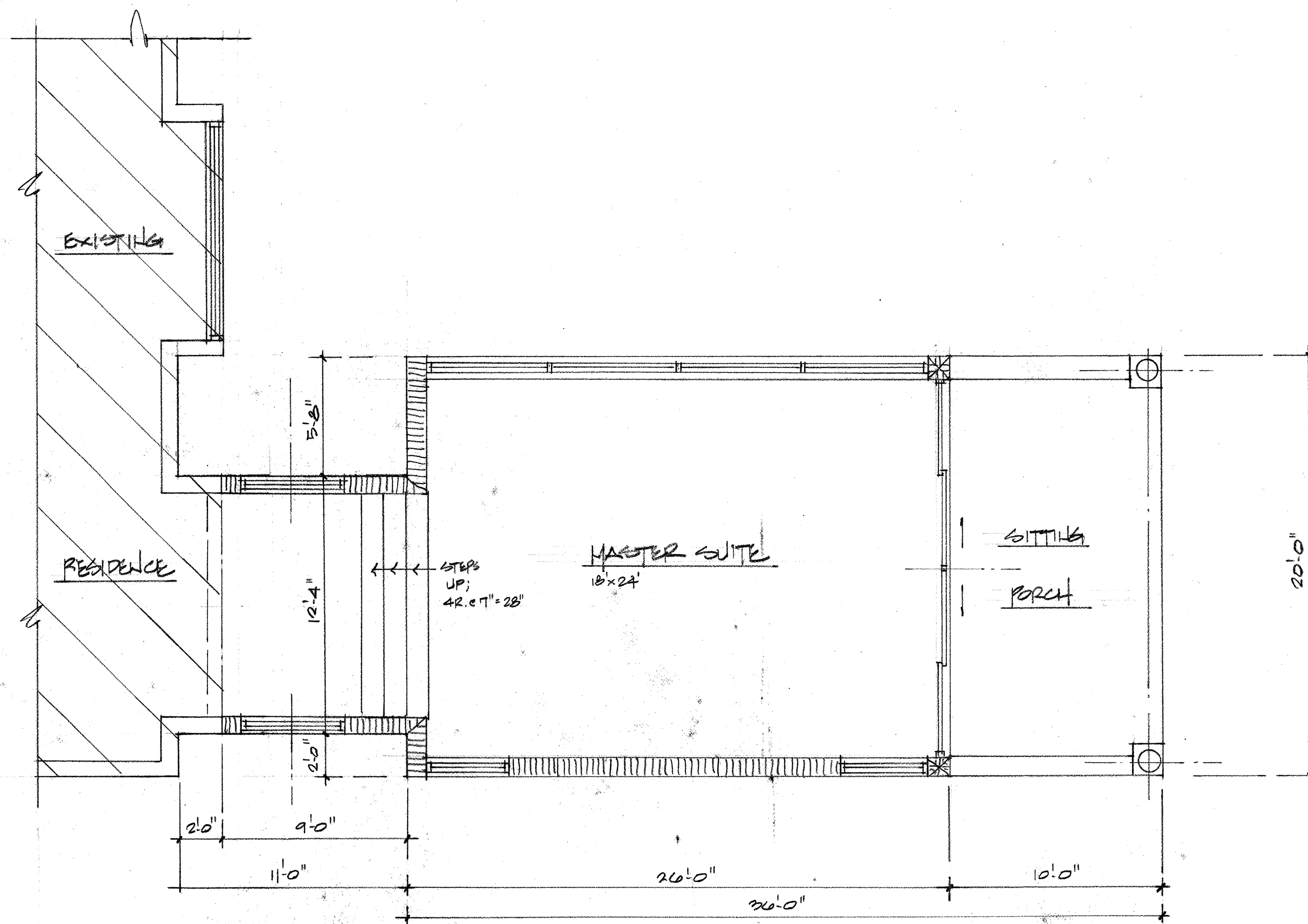
Courtesy Rick Singh, CFA, Orange County Property Appraiser

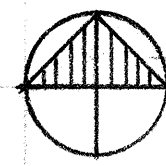


Created: 7/18/2017

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

OCPA Web Map		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks		6 Lot Number	
	Florida turnpike		Public Road		Brick Road		Agriculture		Lakes and Rivers		06060 Parcel Number
	Interstate 4		Gated Roads		Block Line		Hydro		Building	3106 Parcel Address	
	Toll Road		Road Under Construction		Lot Line		Waste Land		E Block Number	111.9 Parcel Dimension	




 REFERENCE
 NORTH
 FLOOR PLAN

NOTES: HEATED/COOLED S/F: 631
 SITTING PORCH: 200
 UNDER ROOF: 831

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

REVISIONS	BY

David E. Runnels, AIA, P.A.
 Architect
 233 West Park Avenue
 Winter Park, FL 32789
 State License No. AR 0011689

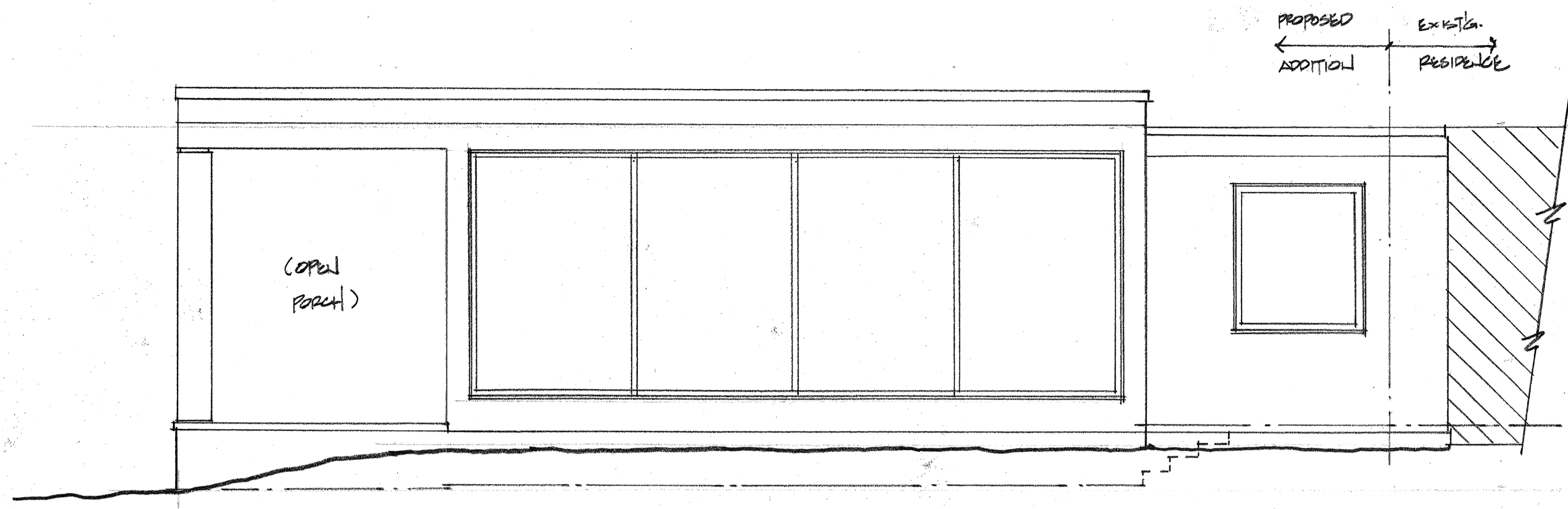
**Remodel & Addition
 for The Israel Residence**

DRAWN	DKR
CHECKED	DKR
DATE	JULY, 2011
SCALE	AS NOTED
JOB NO.	1717
SHEET	FLOOR PLAN
TWO (2)	OF
	SHEETS

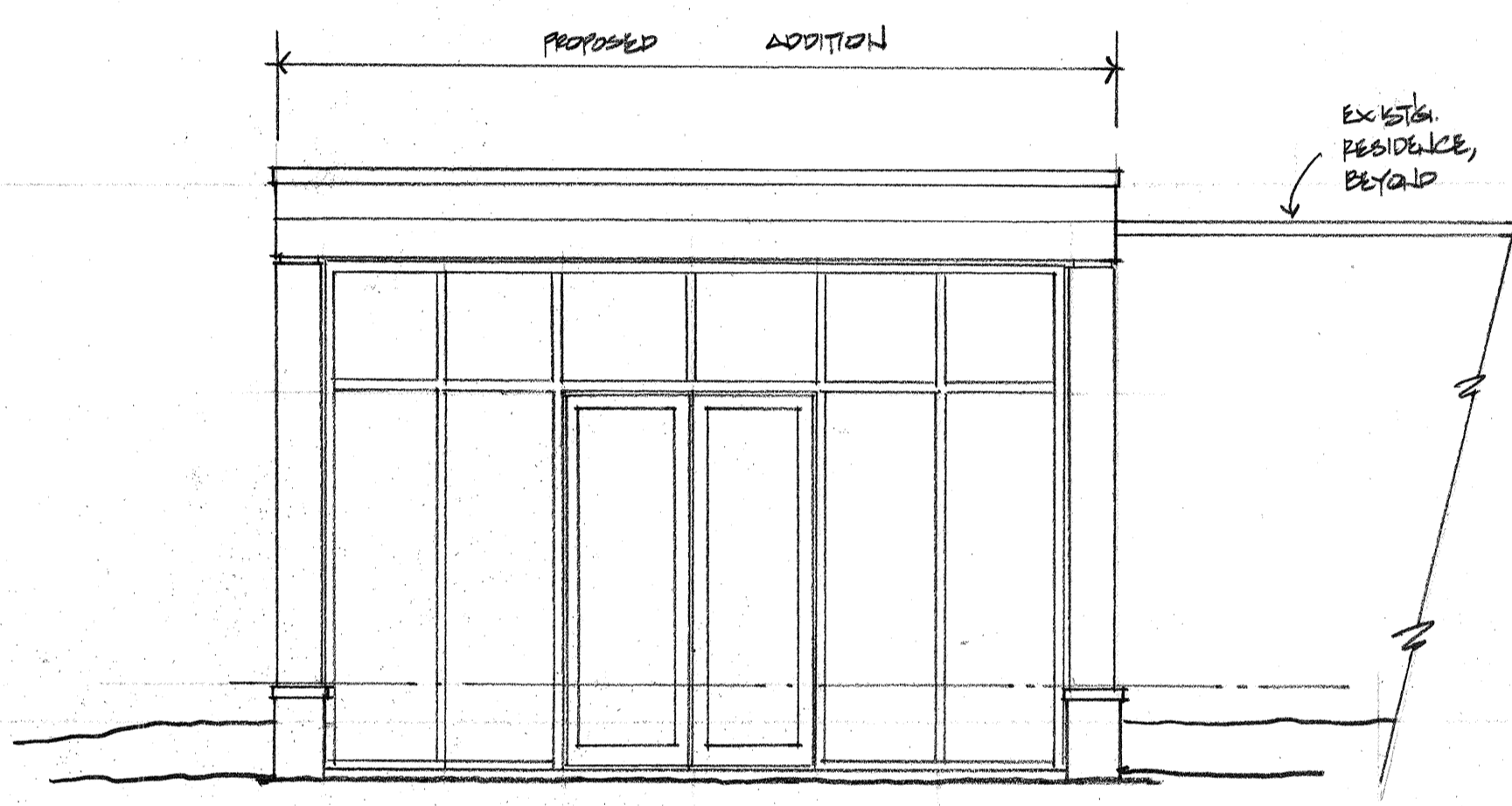
REVISIONS	BY

David E. Runnels, AIA, P.A.
 Architect
 233 West Park Avenue
 Winter Park, FL 32789
 State License No. AR 0011659

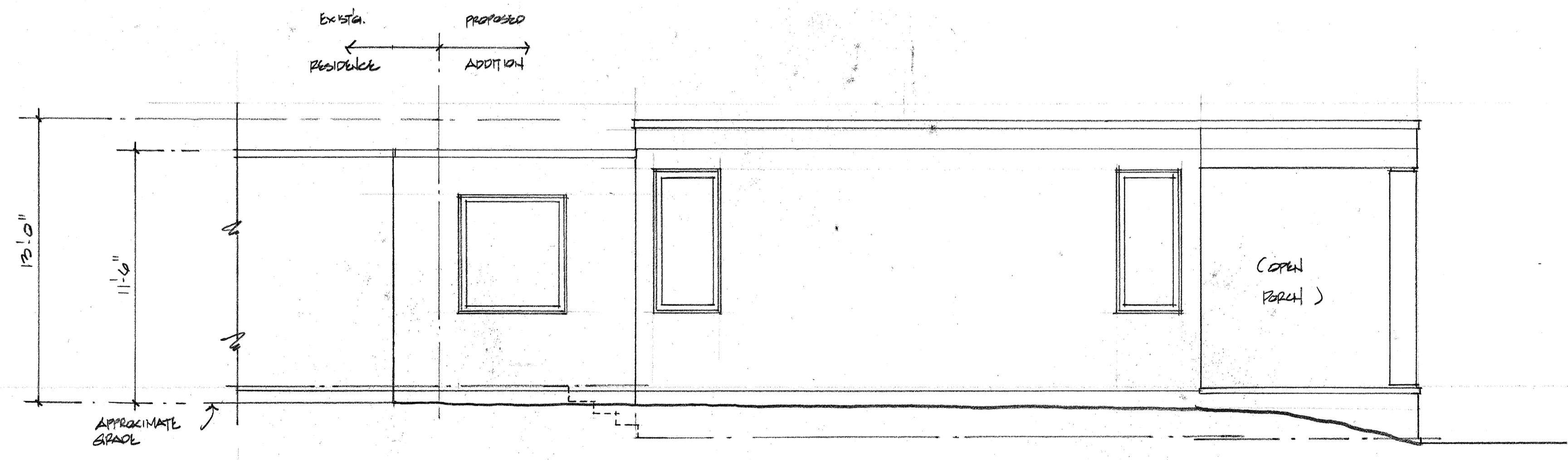
**Remodel & Addition
 for The Israel Residence**



3 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



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



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

	DRAWN
DER	CHECKED
DER	DATE
	JULY 2011
	SCALE
	AS NOTED
	JOB NO.
	1717
	SHEET
	ELEVATIONS
	THREE (3)
	OF SHEETS

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

**Staff Report
August 1, 2017**

SPR 17-04 Request of Mike Musanti for approval to construct 5,887-square feet of additions, added driveway and a relocate the swimming pool to the single-family home located at 1000 Genius Drive on Lake Virginia.

Request of Mike Musanti (representing the property owners) for approval to construct 5,887-square feet of additions, added driveway and a relocate the swimming pool to the single-family home located at 1000 Genius Drive on Lake Virginia.

The proposed additions yield a new floor area ratio (FAR) of 22%, which is below the maximum allowed FAR of 33%. The additions will also produce an impervious lot coverage of 22,364 square feet, or 28%, which is below the maximum impervious ratio of 50%.

TREE PRESERVATION: The Code direction on water front lots is "to preserve existing trees to the degree reasonably possible." There are several palm trees located within the building footprint that are to be removed. The remaining trees onsite that are not located within the footprint of the additions are being preserved.

VIEW FROM THE LAKE: The Code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy is not to permit walls/swimming pool decks facing the lake in excess of three feet in height. Another purpose of this review is to preclude the ability to see parked cars from the lake. Methods to screen cars from view are essential. 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. The deck areas and building shown on the attached site plan that extend beyond the 50 foot lakefront setback line are existing and are grandfathered-in.

The applicant is removing a portion of the driveway along the northern portion of the property that extends into the 50 foot lakefront setback, and is adding onto the existing driveway along the canal front. A portion of the driveway addition extends into the 25 foot canal front setback line. Because the applicant is virtually swapping existing impervious from one area to another, it does not add any additional impervious area within the setback. The applicant is also proposing a new 60 inch tall podocarpus hedge to screen the vehicles from the lake and canal.

VIEW OF NEIGHBORS: The Code direction is to minimize the degradation of traditional views across properties by new houses, additions, second story additions, etc. alongside property lines toward the lake that may block traditional views. The attached aerial shows the orientation of this home versus the adjacent homes, which further depicts how these proposed additions will not impede the views of the lake of the neighboring properties.

STORM WATER RETENTION: The zoning code requires retention of storm water so that storm water flowing over a lakefront lawn area does not carry with it into the lake any fertilizers, herbicides, etc. Typically, this retention requirement is accomplished by the creation of a depressed swale area across the lakefront of about one foot in depth. The amount of impervious surface determines the need for the depth of the swale. The applicant is proposing a stormwater retention areas that extends along the northern and western edges of the property, 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 08-22-30-9356-00-010

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 7/20/2017

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

OCPA Web Map		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks		Lot Number	
	Public Roads		Brick Road				6			Lot Number	
	Gated Roads		Block Line				06060			Parcel Number	
	Road Under Construction		Lot Line				3106			Parcel Address	
							111.9			Parcel Dimension	

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

**Staff Report
August 1, 2017**

REQUEST OF DESHPANDE, INC. FOR: APPROVAL OF THE FINAL PLAT TO CREATE A 30 LOT, RESIDENTIAL SINGLE FAMILY SUBDIVISION FROM PROPERTIES ON ELLEN DRIVE AND COUNTRY CLUB DRIVE, ZONED R-2.

Deshpande Inc. (contract purchaser) is requesting approval of the final plat to replat/subdivide properties on Ellen Drive and Country Club Drive, into 30 single family residential lots. The preliminary plat was approved by the City Commission on February 27, 2017, following a recommendation by P&Z, subject to certain conditions. Then on March 27, 2017 the property at 524 Country Club Drive, was rezoned to R-2 and the preliminary plat revised for the lakefront portion of this subdivision. This approval of the final plat is the last public hearing in the approval process. However, there still remains the administrative review by staff and city attorney for compliance with city plat requirements and those of Chapter 177, Florida Statutes.

The Preliminary Plat was approved on February 27, 2017 with the following conditions:

1. That the final road design of Ellen Drive within the proposed 30 foot right-of-way be determined at the Final Plat stage pending resolution of the tree preservation evaluation and roadway design.
2. That the final architectural elevations of the homes consist of diverse architectural styles, front façades and roof materials with the City Architect to provide advice on style and materials variations to accomplish this objective.
3. That the approval is preliminary and recognizes that requirements for storm water retention, infrastructure or for the preservation of specimen trees may alter the final lot design and building yield at the Final Plat stage.
4. That as part of the Final Plat, the City will require traffic calming measures be implemented on the new roadways in the form of rollovers in order to calm or slow the speed of traffic on this cut-through route.

Zoning/Lot Size Requirements: With the rezoning of 524 Country Club Drive from R-1A to R-2, all of the property is zoned R-2 and all of the proposed lots meet and exceed, the minimum size for single family lots in R-2 zoning of 50 feet of lot width and 6,000 square feet of lot area. There are four “flag lots” in the layout which are Lots 20 & 21 and Lots 25 & 27. The flag lots share a 20 foot wide easement access that is sufficient for two cars to pass. That common driveway of 16 feet in width then allows 2 feet on each side of grass for separation from the neighboring lots. Thus, there are no variances requested for lot sizes.

Infrastructure Requirements: This Country Club Drive/Ellen Drive area was originally a private development that was never formally platted in Orange County when it was developed in the 1960's. These Country Club Drive and Ellen Drive 'streets' are substandard roadways that were privately owned and maintained by the developer. After annexation by the City in the 1990's the City acquired title to these streets via a right-of-way deed. However, rather than a typical 50 foot right-of-way that provides room for the road, sidewalks and parkway area on both sides, the right-of-way deeds to the City were approximately 30-34 feet in width. The proposed subdivision plan includes the dedication and extension of Ellen Drive matching the 30 foot wide right-of-way width that runs from Lee Road south to this property and consistent with Condition #1.

Storm Water Retention and Open Space Dedication: The original submission for 31 lots was reduced to 30 lots to provide a storm water retention and open space tract where Ellen Drive meets Country Club Drive. This provides storm water retention for the street system where none exists today and also provides some open space for the neighbors (dog walking, etc.) The Homeowners Association will be responsible for maintenance of this area, as well as the lakefront access tract.

Lakefront Access and Boathouses: A 20 foot wide lakefront access tract is included in this plat that will allow access to the lake for the residents of this subdivision and those neighbors that historically made use of the access and are willing to join the HOA association. In order to provide for the required maintenance of this tract, those neighbors outside this subdivision that historically made use of the lakefront access can pay the HOA association dues or execute a Boat Access User Agreement and pay a onetime fee. A condition of approval will require that this commitment to be part of the Homeowners Association By-Laws cannot be changed without the consent of the City and that such dues for non-subdivision residents may not be greater than those paid by the subdivision residents.

All lakefront homes in the City have the ability to construct a boathouse/dock subject to meeting setbacks, etc. and those individual plans must be approved by the Lakes and Waterways Board. The City learned with Windsong that it makes everything much easier and eliminates debates about boathouses blocking views if the boathouse locations are pre-determined at the time of platting. The City also waived the side setbacks in Windsong allowing boathouses to be built back-to-back rather than 10 feet apart. Rather than have the 10 foot 'tunnel' between them, this leaves more of the lakefront open. These lakefronts are only 50 feet wide. A boathouse of 12 feet in width, sidewalk walkway of 4 feet and an 8 foot deck normally permitted would be 24 feet of structure taking up half of the lake frontage. This approval will limit boathouses to no more than 16 feet of width allowing for the 12 foot wide boathouse and 4 foot side walkway, thus keeping 34 feet of each lakefront lot open. This is in keeping with the Zoning Code directive "to keep the lakefronts as natural as reasonably possible".

Other Infrastructure Upgrades for Sanitary Sewer, Water and Electric: All of these properties are on septic tanks, with undersized water service and overhead power. The development of this subdivision will completely upgrade and modernize this area with new sanitary sewer, upgraded water service and underground electric service. The Country Club Drive roadway will be rebuilt as a new road and a sidewalk installed in one side for pedestrian safety.

Tree Protection: As the P&Z Board is aware, the lakefront lots will all come before the Board individually with their house plans and tree preservation will be addressed on a case by case basis at that time. For the balance of the development, an important part of the preliminary plat approval expressed in Conditions #1 and #3 was that the design of the Ellen Drive roadway and the homes to prioritize preservation of the specimen existing trees.

With regard to the construction of the new Ellen Drive roadway, the physical limitation of a roadway, curbs, utilities, etc. in a 30 foot right-of-way limited the ability to preserve trees. However, while 8 oaks are to be removed, those all are laurel oaks that are not in very good condition or appearance. On the northern portion of Ellen Drive there is the opportunity to preserve four of the oak trees including the one oak tree in the best condition.

With regard to tree preservation, on the non-lakefront lots, you will note that Condition #3 indicated that "preservation of specimen trees may alter the final lot design and building yield at the Final Plat stage". The attached plan entitled "Trees To Be Saved", provided by the applicant, shows the specific trees to be saved in this neighborhood on the non-lakefront lots. In some cases there may need to be some interior setback relief in order to design a home to save the tree(s) and canopy. That setback relief proposed would be a 5 foot/one story & 8 foot/two story side setback in lieu of the required 7 foot/one story & 10 foot/two story side setbacks and a second story setback of 15 feet in the rear in lieu of the required 25 feet. Staff will suggest a condition "that when deemed necessary by Urban Forestry in order to preserve tree(s) and canopy, that the building setback to an interior property line (in the same subdivision) may be reduced to 5 foot/one story & 8 foot two story side setback in lieu of the required 7 foot/one story & 10 foot/two story side setback and the 25 foot second story rear may be reduced to 15 feet". This means that the trees shown in green will be preserved. This shall apply per the "Trees To Be Saved" plan to Lots #10, 11, 13, 14, 15, 19, 20 22, 23, 26, and 28. Trees on other lots that are not in the buildable area do not need these setback variances. Thus, all other lots shall meet the normal R-2 setback requirements. It is the responsibility of the developer's and lot owner's design team to design a home to accomplish that preservation. However, the setback relief is provided just in those circumstances in order to save trees but otherwise the homes will be designed to the normal R-2 setback standards.

Traffic Calming: Condition #4 from the preliminary plat approval required "traffic calming measures be implemented on the new roadways in the form of rollovers in order to calm or slow the speed of traffic on this cut-through route". As you are aware there are many residential streets in the City that are used as cut-thru routes and the residents living there are often displeased with the traffic speeds and volumes. In order to determine which streets qualify for active traffic calming measures, such as speed humps or rollovers, the City has adopted a policy that the existing traffic conditions (volume and speed) must meet those criteria. The staff at the P&Z meeting will present the data on whether Country Club Drive qualifies for traffic calming. If so, then the developer will install the appropriate traffic calming measures and if not, then the staff does not recommend such measures. However, the P&Z Board may continue to require such traffic calming measures, especially in this circumstance since the developer is in agreement on providing traffic calming in the form of rollovers.

Subdivision Identification Sign: At the entrance to this neighborhood from Gay Road, there is an oversized right-of-way width of 60 feet and an area of grass between the south side of Lot 30 and the roadway. The developer is asking for a right-of-way encroachment agreement to put a neighborhood identification sign in that area for this "Lake Killarney Shores" neighborhood. Staff is in agreement subject to the typical subdivision ID sign 12 square feet and 3 feet in height.

SUMMARY: From the City's perspective, this subdivision of 30 lots provides a good opportunity for redevelopment that can address most of the infrastructure deficiencies that exist in this area from the 1960's era construction. The conditions recommended below will assist to provide compatible development.

As of the date of this P&Z Board meeting, the final plat and related submittal documents have not been fully reviewed by the Public Works Department, City Surveyor and City Attorney; thus, the final plat is subject to further revisions to address review staff comments and to ensure compliance with Chapter 177, Florida Statutes and City Code requirements.

Staff Recommendation is for APPROVAL of the Final Plat, with the following conditions:

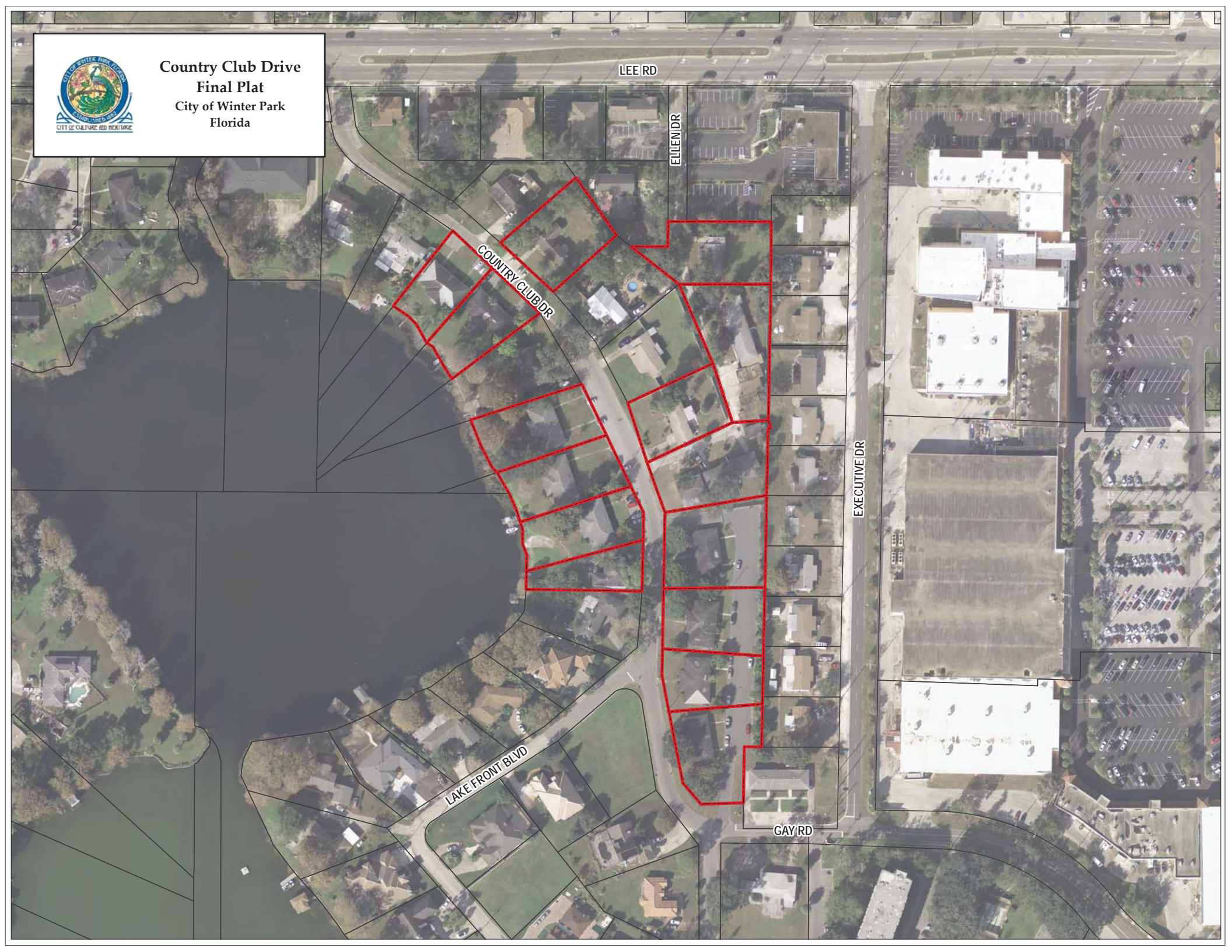
- 1. That the architectural elevations of the homes consist of diverse architectural styles, front façades and roof materials with the City Architect to provide advice on style and materials variations to determine if subsequent house designs conform to this requirement.**
- 2. That the subdivision shall have a homeowners association ("HOA") pursuant to Chapter 720, Florida Statutes and be subject to a recorded Declaration of Covenants and Restrictions ("Declaration"). The Declaration shall be submitted for review and approval by the City Attorney. The Declaration shall include provisions for HOA maintenance of all common area tracts and the imposition and collection of assessments for the same and the lot owners' common use and enjoyment of common area tracts. The Declaration of Covenants and Restrictions and a deed conveying the common area tracts to the HOA along with necessary mortgagee joinder and consents and partial releases shall be recorded along with the final plat.**
- 3. That the plat and the Declaration for the subdivision provides a 20 foot wide lakefront access tract such that it will allow access to the lake for the residents of this subdivision and those neighbors that historically made use of the lakefront access provided such residents are willing to pay the HOA association dues or who execute a Boat Access User Agreement and pay a onetime fee in order to provide for the required maintenance of this tract. To this end, such dues for non-subdivision residents may not be greater than those paid by the subdivision residents and that such Declaration may not be amended without the consent of the City Commission.**
- 4. That the Final Plat contains the designation of mandatory boathouse/dock locations and the Plat shall indicate such and that the side setback may be one foot to the structure and zero to the roof eave and that the maximum width of any boathouse/dock shall be 16**

feet and maximum distance into the lake shall be 30 feet from the ordinary high water elevation.

5. That this Final Plat approval recognizes that requirements for the preservation of specimen trees may alter the final lot design and building yield square footage and that the maximum permitted floor area ratio is not an entitlement to the affected building lots on the "Trees To Be Saved" plan presented by the applicant.
6. That the tree(s) and a substantial portion of the canopy of the shade trees shown in the "Trees To Be Saved" plan shall be preserved. However, when deemed necessary by Urban Forestry in order to preserve tree(s) and canopy, the building setback to an interior (same subdivision) property line may be reduced to a 5 foot one story and 8 foot two story side setback in lieu of the required 7 foot one story and 10 foot two story side setbacks and a 15 foot second story rear in lieu of the required 25 foot rear setback. This shall apply per the "Trees To Be Saved" plan to Lots #10, 11, 13, 14, 15, 19, 20, 22, 23, 26, and 28. All other lots shall meet the normal R-2 setback requirements. No permit for removal of these trees will be granted by the City for a period of at least 25 years from the date of recording of this Plat unless the City Arborist determines that their condition, health or other non-economic factors warrant their removal.
7. That The City Commission may require traffic calming measures be implemented on Country Club Drive in order to calm or slow the speed of traffic on this cut-through route.
8. That the applicant grant to the City (at no cost to the City) certain utility easements necessary to provide public utility services to the subdivision in widths and locations as may be required by the Public Works Department.
9. That the applicant shall address all Public Works Department, City Surveyor and City Attorney final plat review comments and concerns before the final plat is approved by City Commission and the final plat is executed by the City and recorded in the public records. That in no event shall the City be required to execute or allow recording of the final plat unless and until the final plat complies with the requirements of Chapter 177, Florida Statutes and the City surveyor approves the plat as compliant with such and the final plat contains all plat notes, dedications, easements and information required by the City. No proposed lots shall be sold or conveyed unless and until the final plat is recorded.



**Country Club Drive
Final Plat**
City of Winter Park
Florida



LEE RD

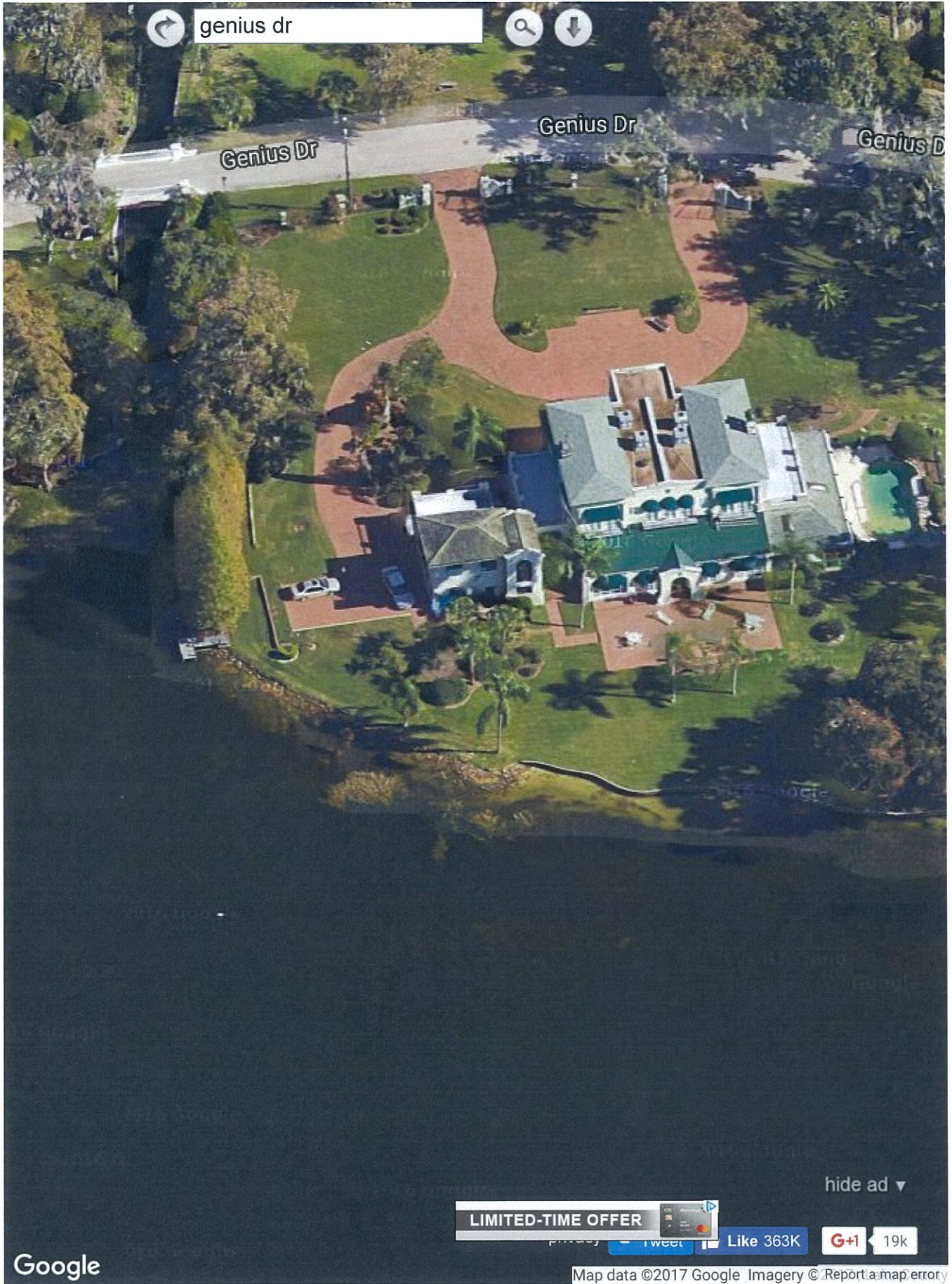
ELLEN DR

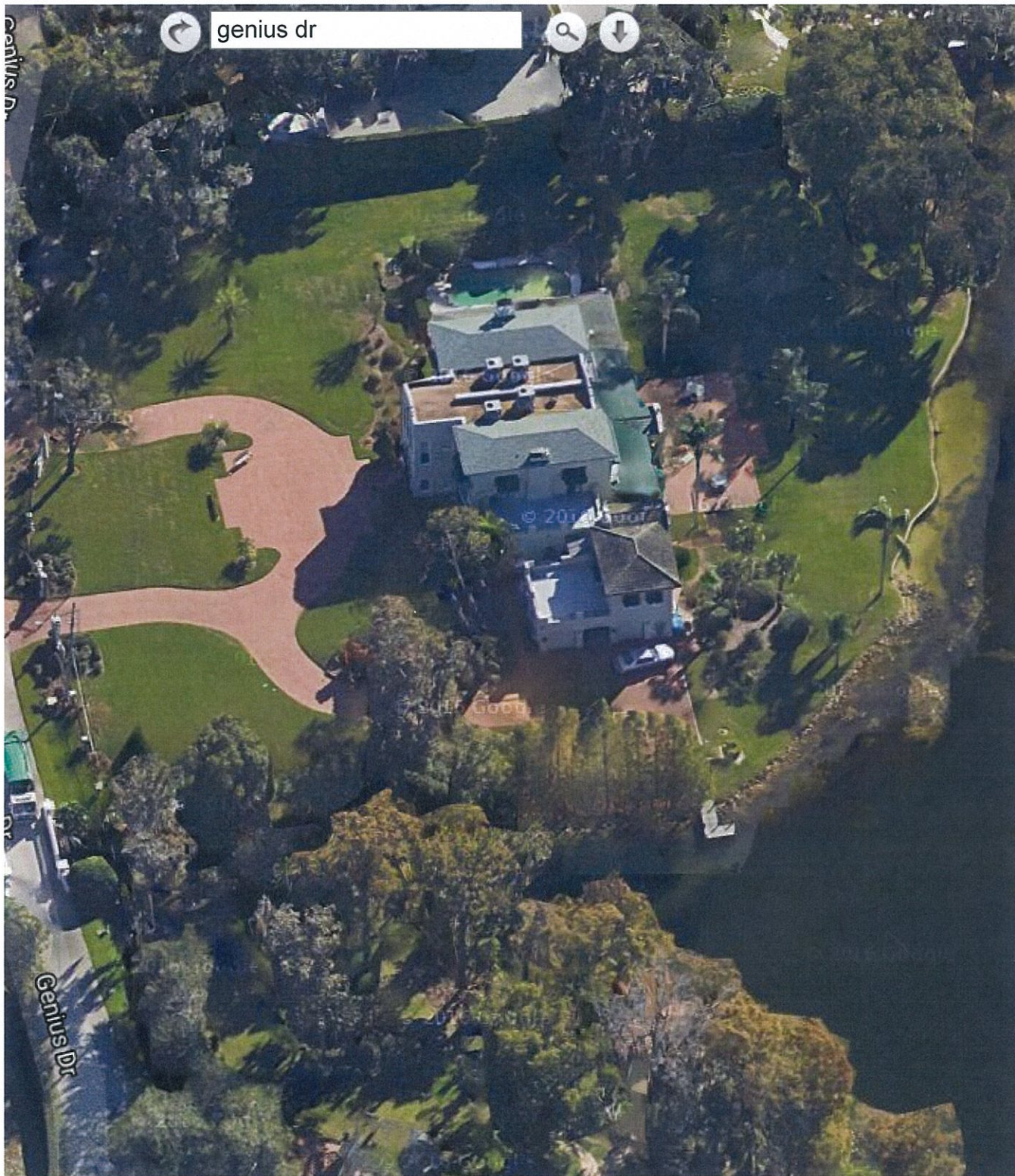
COUNTRY CLUB DR

EXECUTIVE DR

LAKE FRONT BLVD

GAY RD





genius dr

Google

LIMITED-TIME OFFER

Tweet Like 363K

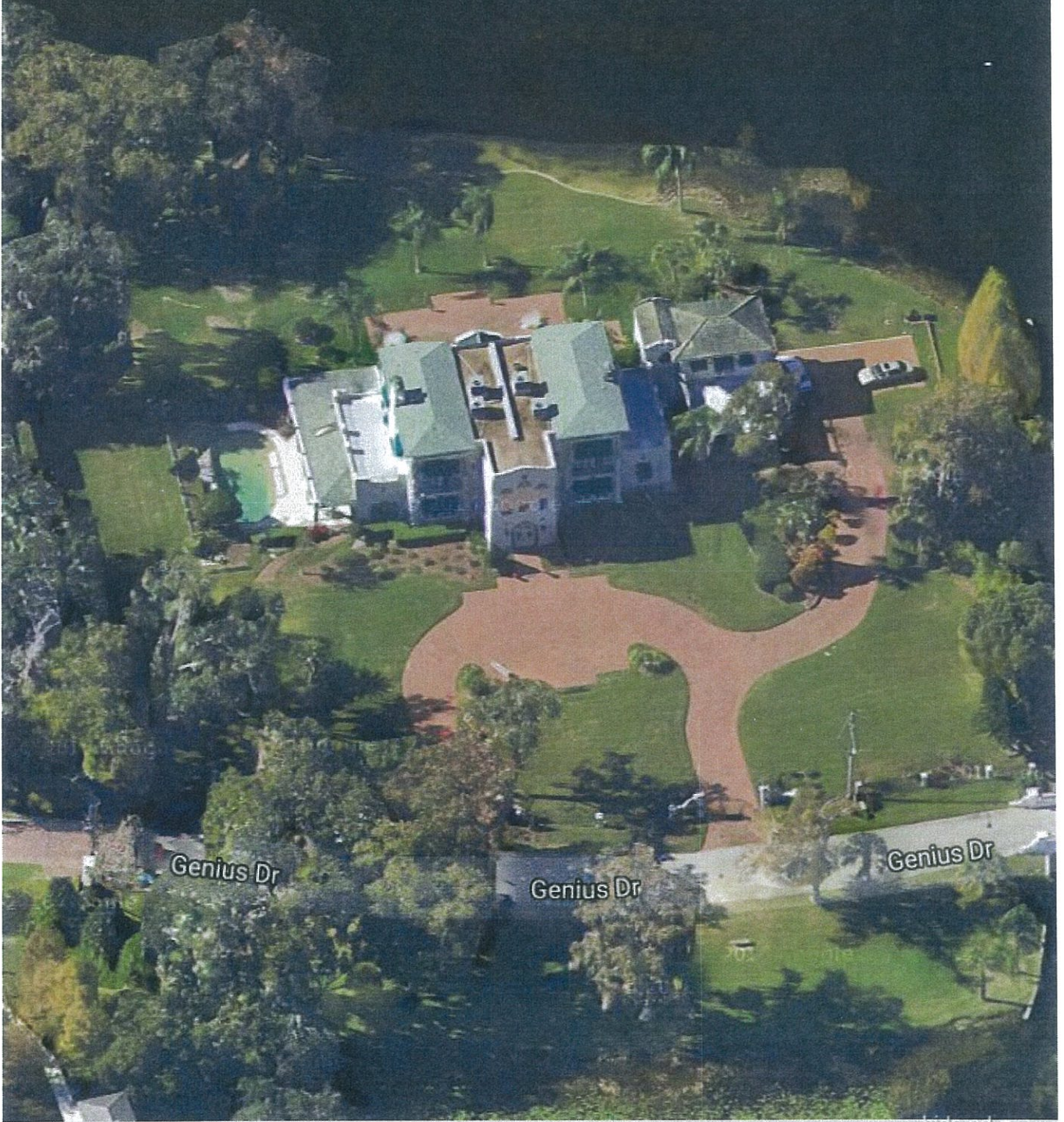
G+ 19k

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TREES TO BE SAVED LOTS 10 - 30

-  OAK TREE WITHIN POTENTIAL BUILDING AREA
-  CAMPHOR TREE WITHIN POTENTIAL BUILDING AREA
-  MAGNOLIA TREE WITHIN POTENTIAL BUILDING AREA
-  PINE TREE WITHIN POTENTIAL BUILDING AREA
-  CEDAR TREE WITHIN POTENTIAL BUILDING AREA



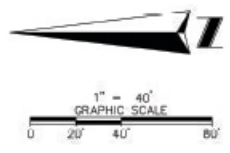
NO.	DATE	REVISIONS

TREE EXHIBIT
FOR THE
PROPOSED PLAT OF
LAKE KILLARNEY SHORES

CITY OF WINTER PARK ORANGE COUNTY, FLORIDA



JOB NO.: 161216
FIELD DATE: 09/12/17
SCALE: 1" = 40'
DRAWN BY: PA3
APPROVED BY:
DRAWING FILE #
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WINTER PARK SITE -
ORANGE\Tree Exhibit.dwg



LAKE KILLARNEY SHORES

SHEET 1 OF 3

BEING A REPLAT OF PORTIONS OF LOTS 1 AND 4 LORD'S SUBDIVISION AS RECORDED IN PLAT BOOK P PAGE 89 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA SECTION 1 TOWNSHIP 22 SOUTH RANGE 29 EAST CITY OF WINTER PARK ORANGE COUNTY FLORIDA

LEGAL DESCRIPTION

PARCELS OF LAND BEING A PORTION OF LOTS 1 AND 4, LORD'S SUBDIVISION, AS RECORDED IN PLAT BOOK P, PAGE 89, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING WITHIN SECTION 1, TOWNSHIP 22 SOUTH, RANGE 29 EAST, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A IRON PIPE (NO ID) MARKING THE NORTHEAST CORNER OF THAT PARTICULAR PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 6449, PAGE 2972, SAID POINT BEING THE FOLLOWING THREE (3) COURSES FROM THE NORTHEAST CORNER OF LOT 1, SAID LORD'S SUBDIVISION: (1) 194.00 FEET WEST (2) 270.00 FEET SOUTH, AND (3) 165 FEET EAST; THENCE, FROM SAID POINT OF BEGINNING, ALONG THE WESTERLY LINE OF THOSE PARTICULAR PROPERTIES AS DESCRIBED IN OFFICIAL RECORDS BOOKS 4184, PAGE 1708; 10684, PAGE 7897; 7711, PAGE 4825; 9605, PAGE 2646; 10658, PAGE 3768; 10450, PAGE 32; 9838, PAGE 8700; AND 9247, PAGE 4865, THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 00°00'12" WEST, FOR A DISTANCE OF 314.31 FEET; (2) SOUTH 20°12'45" EAST, FOR A DISTANCE OF 12.83 FEET; (3) SOUTH 69°17'10" WEST, A DISTANCE OF 4.74 FEET; (4) SOUTH 00°00'12" WEST, FOR A DISTANCE OF 507.46 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORD BOOK 4425, PAGE 366; THENCE RUN NORTH 89°10'36" WEST, ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 27.80 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE SOUTH 00°21'17" WEST, ALONG THE WESTERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 89.69 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTRY CLUB DRIVE (A VARIABLE WIDTH RIGHT OF WAY LINE PER OFFICIAL RECORDS BOOK 9126, PAGE 2378); THENCE ALONG THE NORTHERLY AND EASTERLY RIGHT OF WAY LINE OF SAID COUNTRY CLUB DRIVE THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 87°55'12" WEST, FOR A DISTANCE OF 68.80 FEET; (2) NORTH 41°27'52" WEST, FOR A DISTANCE OF 44.11 FEET; (3) NORTH 12°45'53" WEST, FOR A DISTANCE OF 115.77 FEET; (4) NORTH 10°07'15" WEST, FOR A DISTANCE OF 59.39 FEET; (5) NORTH 00°14'27" EAST, FOR A DISTANCE OF 260.46 FEET; (6) NORTH 21°34'07" WEST, FOR A DISTANCE OF 80.00 FEET; (7) NORTH 19°23'03" WEST 100.16 FEET TO THE MOST SOUTHERLY CORNER OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9750, PAGE 4747; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH 63°13'38" EAST, ALONG THE SOUTHERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 148.51 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 30°11'37" WEST, ALONG THE EASTERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 146.48 FEET TO THE MOST EASTERLY CORNER OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10948, PAGE 2596; THENCE NORTH 46°27'43" WEST, ALONG THE EASTERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 74.90 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10658, PAGE 4875, SAID POINT DESIGNATED HEREIN AS REFERENCE POINT "A"; THENCE NORTH 89°52'58" EAST, ALONG THE NORTHERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 54.30 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 00°00'00" EAST, ALONG THE EASTERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 48.29 FEET TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY FOR ELLEN DRIVE (A 30 FOOT WIDE RIGHT OF WAY PER OFFICIAL RECORDS BOOK 9126, PAGE 2378) ; THENCE SOUTH 90°00'00" EAST, ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY, AND THE SOUTHERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10056, PAGE 9292, FOR A DISTANCE OF 165.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 145,438 SQUARE FEET OR 3.339 ACRES, MORE OR LESS.

ALONG WITH:

COMMENCING AT A 3/4-INCH IRON PIPE (LB #1276) BEING THE AFOREMENTIONED REFERENCE POINT "A"; THENCE RUN NORTH 47°09'10" WEST, FOR A DISTANCE OF 22.58 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10948, PAGE 2596; THENCE SOUTH 46°09'55" WEST, ALONG THE NORTHWESTERLY LINE OF SAID PROPERTY, FOR DISTANCE OF 135.30 FEET TO THE NORTHEASTERLY LINE OF COUNTRY CLUB DRIVE (A VARIABLE WIDTH RIGHT OF WAY LINE PER OFFICIAL RECORDS BOOK 9126, PAGE 2378), SAID POINT DESIGNATED HEREIN AS REFERENCE POINT "B"; THENCE NORTH 49°21'05" WEST, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 114.38 FEET, TO THE MOST SOUTHERLY CORNER OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9744, PAGE 4872; THENCE NORTH 47°00'55" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 158.85 FEET TO THE MOST EASTERLY CORNER OF SAID PROPERTY, SAID POINT ALSO LYING ON THE WESTERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10658, PAGE 4875; THENCE SOUTH 37°25'05" EAST, ALONG SAID WESTERLY PROPERTY LINE, FOR A DISTANCE OF 112.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,572 SQUARE FEET, OR 0.380 ACRES, MORE OR LESS.

ALONG WITH:

COMMENCING AT A 1-INCH IRON PIPE (NO ID) BEING THE AFOREMENTIONED REFERENCE POINT "B"; THENCE SOUTH 52°48'11" WEST, CROSSING THE RIGHT OF WAY FOR COUNTRY CLUB DRIVE (A VARIABLE WIDTH RIGHT OF WAY LINE PER OFFICIAL RECORDS BOOK 9126, PAGE 2378), TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID ROAD, FOR A DISTANCE OF 37.22 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6642, PAGE 2836; THENCE RUN SOUTH 53°06'44" WEST, ALONG THE NORTHERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 166 FEET, MORE OR LESS TO THE WATERS OF LAKE KILLARNEY, THENCE RUN NORTHWESTERLY ALONG THE SHORE OF SAID LAKE FOR A DISTANCE OF 149 FEET MORE OR LESS TO A POINT ON THE SOUTHEASTERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7445, PAGE 911; THENCE NORTH 37°27'34" EAST, ALONG SAID SOUTHEASTERLY PROPERTY LINE FOR A DISTANCE OF 143 FEET, MORE OR LESS TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTRY CLUB DRIVE; THENCE SOUTH 48°35'55" EAST, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 190.16 FEET TO AN ANGLE BREAK IN SAID RIGHT OF WAY LINE; THENCE SOUTH 43°42'23" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 0.07 FEET, TO THE POINT OF BEGINNING.

CONTAINING 25,399 SQUARE FEET, OR 0.583 ACRES, MORE OR LESS.

ALONG WITH:

COMMENCING AT A 1-INCH IRON PIPE (NO ID) BEING THE AFOREMENTIONED REFERENCE POINT "B"; THENCE SOUTH 52°48'11" WEST, CROSSING THE RIGHT OF WAY FOR COUNTRY CLUB DRIVE (A VARIABLE WIDTH RIGHT OF WAY LINE PER OFFICIAL RECORDS BOOK 9126, PAGE 2378), TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID ROAD, FOR A DISTANCE OF 37.22

FEET; THENCE SOUTH 43°42'23" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 102.04 FEET; THENCE SOUTH 22°08'12" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 36.06 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 22°08'12" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 177.33 FEET TO AN ANGLE BREAK IN

SAID RIGHT OF WAY LINE; THENCE SOUTH 26°36'31" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 45.70 FEET TO AN ANGLE BREAK IN SAID RIGHT OF WAY LINE; THENCE SOUTH 02°18'44" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 128.20 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6538, PAGE 4203; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH 89°52'46" WEST, ALONG THE NORTHERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 185 FEET, MORE OR LESS, TO THE WATERS OF LAKE KILLARNEY, THENCE RUN NORTHWESTERLY ALONG THE SHORE OF SAID LAKE FOR A DISTANCE OF 294 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6642, PAGE 2836; THENCE RUN NORTH 72°05'23" EAST, ALONG SAID SOUTHERLY PROPERTY LINE, FOR A DISTANCE OF 191 FEET, MORE OR LESS, TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF COUNTRY CLUB DRIVE, AND THE POINT OF BEGINNING.

CONTAINING 58,973 SQUARE FEET, OR 1.354 ACRES, MORE OR LESS.

FOR AN AGGREGATE TOTAL OF 246,382 SQUARE FEET, OR 5.656 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 1, LORD'S SUBDIVISION, PLAT BOOK P, PAGE 89, HAVING AN ASSUMED BEARING OF N 00°00'00" E.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (SECTION 177.091 (28), FLORIDA STATUTES).
- BY GRAPHIC PLOTTING ONLY, USING MAP PRODUCTS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA), THIS PROPERTY LIES WITHIN TWO ZONES, ZONE "X" AND ZONE "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120179 0255 F, (MAP NO. 12095C0255F), WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 25, 2009 NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "AE" DENOTES AREAS DETERMINED TO BE IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS, FOR ZONE "AE" DETERMINED TO BE 84.4' (NORTH AMERICAN VERTICAL DATUM OF 1988).
- DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE LAKE KILLARNEY SHORES HOMEOWNERS' ASSOCIATION, INC. FOR MAINTENANCE OF THE STORMWATER MANAGEMENT/DRAINAGE SYSTEM.
- UTILITY EASEMENTS, AS SHOWN HEREIN, ARE HEREBY DEDICATED TO THE PROVIDERS OF PUBLIC UTILITY SERVICES FOR PROPER PURPOSES.
- THE CITY OF WINTER PARK AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, REPAIR, REPLACE OR OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, DRAINAGE EASEMENTS INCLUDING, WITHOUT LIMITATION THE DRAINAGE SYSTEMS CONSTRUCTED THEREON. A BLANKET INGRESS/EGRESS EASEMENT IS GRANTED IN FAVOR OF THE CITY OF WINTER PARK AND/OR THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FOR SAID PURPOSE OVER SAID DRAINAGE EASEMENTS, AND OVER TRACT "A".
- SIDEWALK EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF WINTER PARK FOR THE MAINTENANCE OF THE PUBLIC SIDEWALKS.
- LOT OWNERS SHALL BE RESPONSIBLE TO MAINTAIN THEIR LOTS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR LAKE KILLARNEY SHORES HOMEOWNERS' ASSOCIATION, INC.
- ALL RECORDED DOCUMENTS CITED HEREIN ARE REFERENCED TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- THE EXTENSION OF ELLEN DRIVE, A PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WINTER PARK FOR MAINTENANCE AND FOR THE USE OF THE GENERAL PUBLIC FOR PROPER PURPOSES.
- THIS SUBDIVISION IS SUBJECT TO AND GOVERNED BY THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR LAKE KILLARNEY SHORES HOMEOWNERS' ASSOCIATION, INC. RECORDED IN INSTRUMENT NUMBER _____ OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- STORMWATER MANAGEMENT TRACT "A", AND LAKE ACCESS TRACT "B" ARE NON-EXCLUSIVE, PERPETUAL AND SHALL BE OWNED AND MAINTAINED BY THE LAKE KILLARNEY SHORES HOMEOWNERS' ASSOCIATION, INC., FOR THE BENEFIT OF THE OWNERS OF LOTS 1-30.
- EACH DRAINAGE AREA ON LOTS 1-11 AND 26-30 MUST BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
- THE CITY OF WINTER PARK SHALL BE GRANTED NON-EXCLUSIVE, PERPETUAL RIGHTS TO UTILIZE LAKE ACCESS TRACT "B" FOR ACCESS TO LAKE KILLARNEY.
- DOCKS/BOATHOUSES SHALL BE LOCATED ONLY WHERE INDICATED ON THIS PLAT (BY ASTERISK SYMBOL, SEE LEGEND). PURSUANT TO CITY COMMISSION APPROVAL, SUCH DOCKS/BOATHOUSES MAY BE LOCATED WITH ZERO SIDE SETBACKS AND NO MORE THAN THREE FEET. SIZE, HEIGHT AND DIMENSIONS SHALL BE PERMITTED BY THE CITY OF WINTER PARK LAKES AND WATERWAYS BOARD.
- ACCESS EASEMENT TRACTS "C" AND "D" ARE HEREBY DEDICATED TO THE LAKE KILLARNEY SHORES HOMEOWNERS' ASSOCIATION, INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LAND WHICH WAS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, AND THAT SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

SURVEYOR'S NAME: XAVIER F. AGUIRRE, PSM DATE
Registration Number: LS 6750
Florida Registration Number of Legal Entity: LB 6393
3191 Maguire Boulevard, Suite 200, Orlando FL 32803

CERTIFICATE OF REVIEW BY CITY SURVEYOR

I have reviewed this plat and find it be in conformity with Chapter 177, Florida Statutes.

Signed _____ Date _____
Florida Registration Number _____

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on _____ as

File No. _____
County Comptroller in and for Orange County, Florida

PLAT BOOK PAGE

LAKE KILLARNEY SHORES DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the limited liability company named below, being the owner in fee simple of the lands shown hereon, does hereby dedicate said lands and plat for the uses and purposes therein expressed, and dedicates the Utility Easements shown hereon to the perpetual use of the public utility providers, the Drainage Easements to the Lake Killarney Shores Homeowners' Association, Inc. and sidewalk easements to the city of Winter Park as noted herewith.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below on the _____ day of _____, 2017.

Owner:
Lake Killarney LLC,
a Florida limited liability company

BY: _____ TITLE _____

SIGNED AND SEALED IN THE PRESENCE OF:

SIGNATURE _____ PRINTED NAME _____

SIGNATURE _____ PRINTED NAME _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
ORANGE COUNTY _____

THIS IS TO CERTIFY, That on _____, 2017, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared _____

(title) _____ of the above named limited liability company under the laws of the State of Florida, to me know to be the individual and officer described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed as such officer there unto duly authorized; and that the said dedication for the uses and purposes therein expressed is the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date

NOTARY PUBLIC
My Commission Expires _____

CITY MANAGER APPROVAL

STATE OF FLORIDA, CITY OF WINTER PARK, FLORIDA. THIS PLAT OF LAKE KILLARNEY SHORES, HAVING FIRST BEEN APPROVED BY THE CITY OF WINTER PARK, IS APPROVED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK

IN AN OPEN MEETING THIS _____ DAY OF _____, 2017

BY: _____ ATTEST _____
CITY MANAGER CITY CLERK

CERTIFICATE OF APPROVAL BY PLANNING & COMMUNITY DEVELOPMENT DIRECTOR FOR THE CITY OF WINTER PARK

THIS IS TO CERTIFY, That on _____, the Director of Planning and Development of the above Municipality approved the foregoing plat.

Director

CERTIFICATE OF APPROVAL BY THE CITY OF WINTER PARK

THIS IS TO CERTIFY, That on _____, the City Commission of the City of Winter Park, Florida approved the foregoing plat.

Steve Leary Mayor

Attest:

Cindy Bonham City Clerk

CERTIFICATE OF APPROVAL BY CITY ENGINEER OF THE CITY OF WINTER PARK

THIS IS TO CERTIFY, That on _____, the City Engineer of the above Municipality approved the foregoing plat.

City Engineer
Don Marcotte P.E.



NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LAKE KILLARNEY SHORES

SHEET 2 OF 3

PLAT BOOK

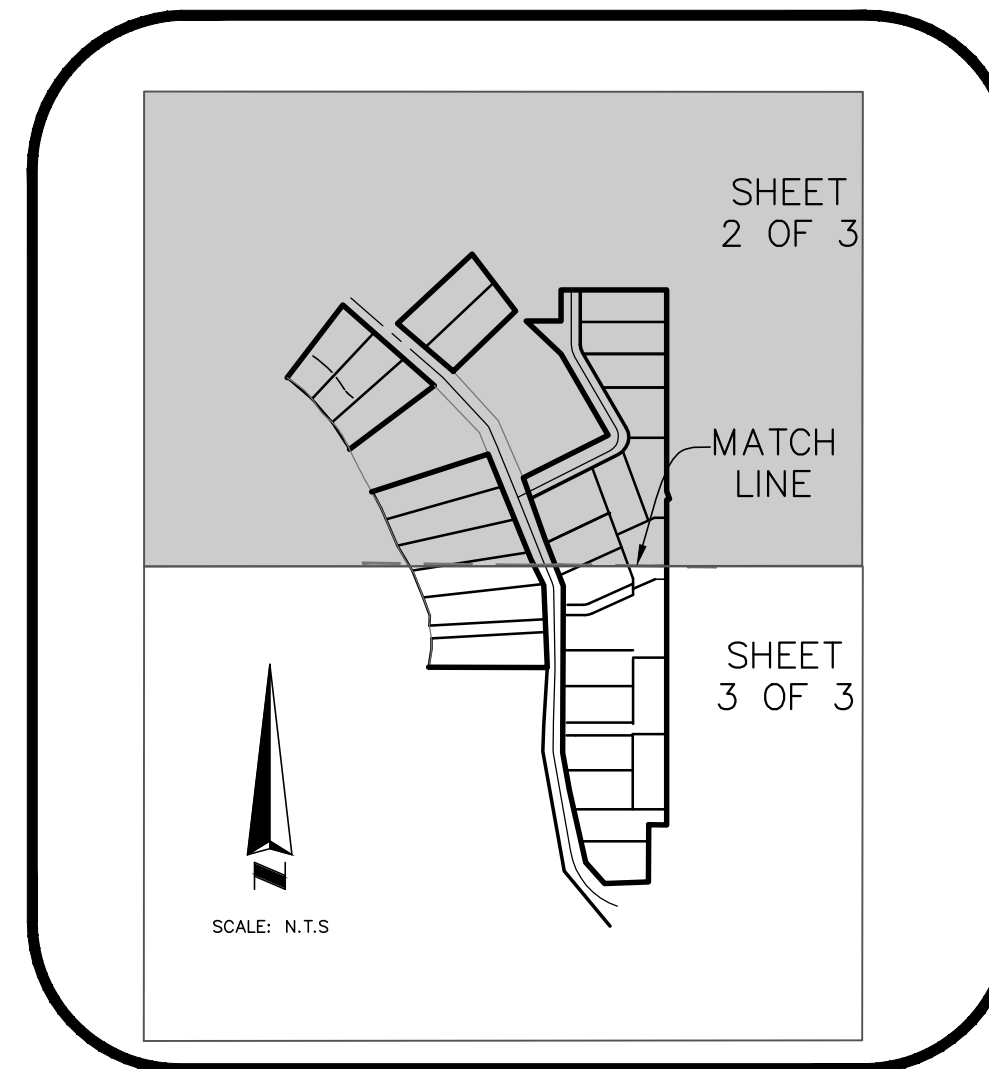
PAGE

BEING A REPLAT OF PORTIONS OF LOTS 1 AND 4 LORD'S SUBDIVISION AS RECORDED IN PLAT BOOK P PAGE 89 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA SECTION 1 TOWNSHIP 22 SOUTH RANGE 29 EAST

CITY OF WINTER PARK ORANGE COUNTY FLORIDA



KEY MAP
SCALE 1" = 300'



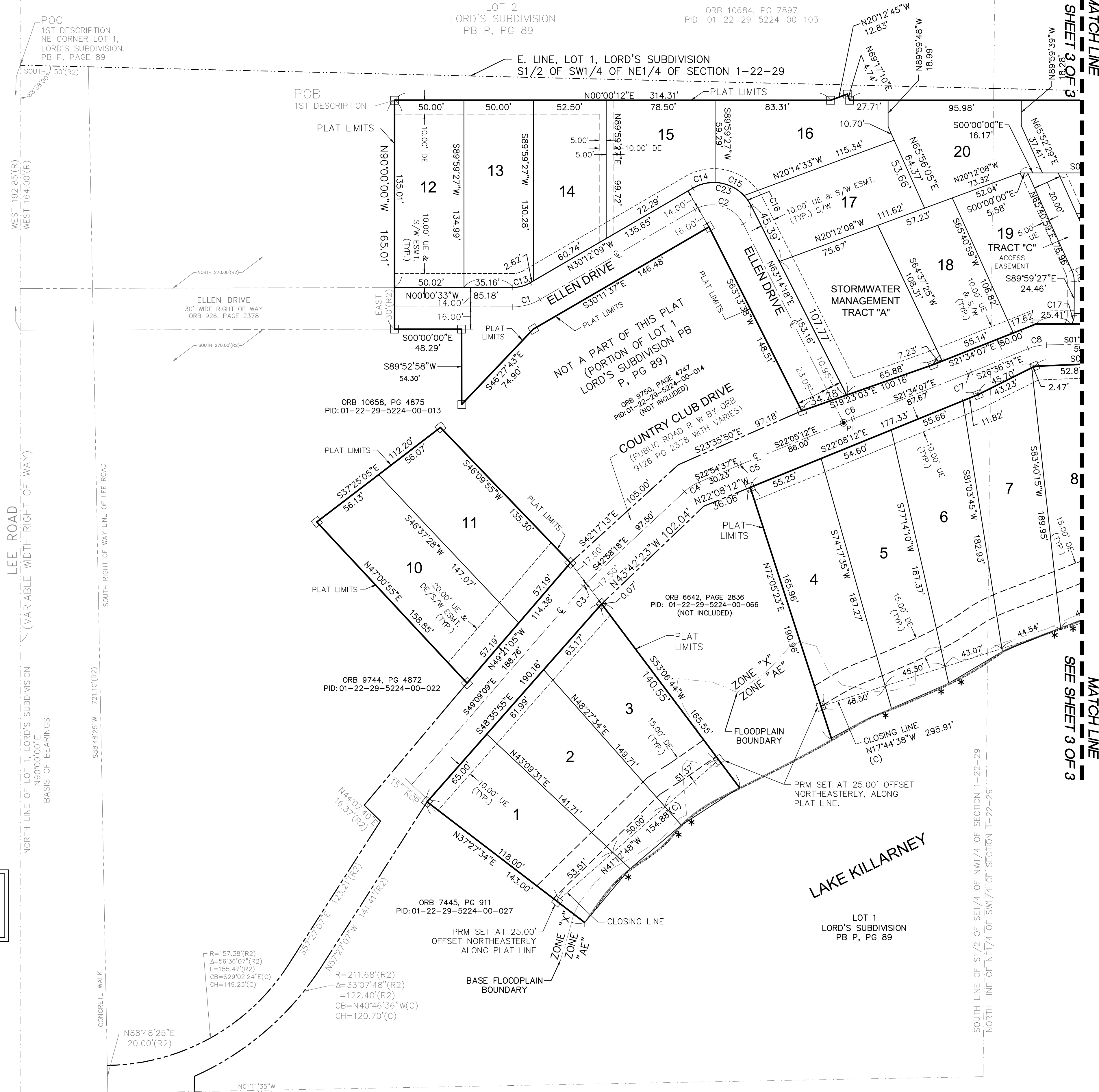
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	20.55'	39.00'	30°11'37"	S15°06'21"E	20.32'
C2	40.76'	25.00'	93°25'15"	N16°30'28"E	36.39'
C3	2.67'	24.62'	61°2'25"	N46°02'56"W	2.67'
C4	12.59'	35.92'	20°04'57"	N32°55'49"W	12.53'
C5	2.87'	200.00'	0°49'25"	N22°29'55"W	2.87'
C6	1.81'	200.00'	0°31'05"	N21°49'40"W	1.81'
C7	3.15'	200.00'	0°54'13"	S22°01'13"E	3.15'

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C13	13.17'	25.00'	30°11'37"	S15°06'21"E	13.02'
C14	16.74'	30.00'	31°58'34"	N14°12'53"W	16.53'
C15	23.49'	30.00'	44°51'44"	N24°12'16"E	22.89'
C16	8.68'	30.00'	16°34'57"	N54°55'37"E	8.65'

LEGEND

- C# CURVE NUMBER (SEE CURVE TABLE)
- CB CHORD BEARING
- CHD CHORD LENGTH
- CL CENTER LINE
- DE DRAINAGE EASEMENT
- ID IDENTIFICATION
- L# LINE NUMBER (SEE LINE TABLE)
- LS LICENSED SURVEYOR
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PI POINT OF INTERSECTION
- PRM PERMANENT REFERENCE MONUMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- R/W RIGHT OF WAY
- SEC SECTION
- S/W SIDEWALK
- S/W ESMT. SIDEWALK EASEMENT
- TYP TYPICAL
- UE UTILITY EASEMENT
- SET PRM (PERMANENT REFERENCE MONUMENT) 4"x4" CONCRETE MONUMENT, LB#6393 IN ACCORDANCE WITH CHAPTER 177.091(7), FLORIDA STATUTES (UNLESS OTHERWISE NOTED)
- SET PCP NAIL AND DISK, STAMPED LB# 6393 IN ACCORDANCE WITH CHAPTER 177.091, F.S.
- FOUND CONCRETE MONUMENT
- INDICATES CHANGE OF DIRECTION
- 29-27-27 SECTION, TOWNSHIP, RANGE
- * PROPOSED BOAT DOCK

NOTICE
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



SEE SHEET 3 OF 3

SEE SHEET 3 OF 3

SOUTH LINE OF S1/2 OF SE1/4 OF NW1/4 OF SECTION 11-22-29
NORTH LINE OF NE1/4 OF SW1/4 OF SECTION 11-22-29

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

**Staff Report
August 1, 2017**

REQUEST OF THE ALBERTSON-WILLIAMS PARTNERSHIP II FOR:
CONDITIONAL USE APPROVAL TO REDEVELOP THE FORMER SUN TRUST DRIVE-
IN TELLER LOCATION AT 345 CAROLINA AVENUE WITH A NEW THREE STORY
OFFICE BUILDING OF 9,926 SQUARE FEET AND INCLUDING ONE BANK DRIVE-
THRU TELLER LANE, ZONED OFFICE (O-1).

This item is a conditional use request to redevelop the former SunTrust drive-in bank teller location, with a new three story, 9,926 square foot office building, with a one lane drive-thru teller component on the property at 345 Carolina Avenue, zoned Office (O-1). It is a conditional use because of the drive-thru component.

Site and Context: This property is a combined site in the same ownership with the 201 N. New York Avenue property in terms of shared parking and access. However, the 345 Carolina Avenue parcel has been separately listed on the tax rolls since it was built in 1984 in order for SunTrust to be responsible for the property taxes and to allow the teller building to have its own address. Originally, the SunTrust bank was located in the 201 N. New York Avenue building. They moved their offices over to the Rollins/SunTrust building at 400 N. Park Avenue in 1999 and maintained their drive-in tellers at this location. When SunTrust opened their new remote bank teller drive-thru at 295 S. New York Avenue, last year, this parcel became available for redevelopment by the property owner.

The 345 Carolina Avenue site is 19,598 square feet in size. As mentioned, the existing five lane SunTrust teller building will be demolished for this redevelopment with one drive-thru bank teller for the newly established Winter Park National Bank that is opening in the first floor of the 201 N. New York Avenue building in late August 2017.

Project Plans: The plans show a three story, 9,926 gross square foot, office building with one drive-thru lane on the west side of the new building, with two floors of office cantilevered above the drive-thru lane. Of that total square footage, there is 826 square feet in a basement level that does not count toward the floor area ratio. The remaining 9,100 gross square feet is a 46.4 % floor area ratio which is slightly over the maximum 45% floor area ratio but it includes the open drive-thru "floor area" of the drive-thru teller lane under the cantilevered building. The Zoning Code does allow a maximum floor area ratio of up to 50% when the added 5% is the open area of parking/drives under building cantilevered above. Subtracting the floor area of the drive-thru space under the cantilevered upper floors from the gross square footage brings the building to a 44.4% floor area ratio.

Parking: With respect to parking, the land in common ownership (345 Carolina Avenue and the adjoining 201 N. New York Avenue) are used in common with cross parking and cross access. The existing building at 201 N. New York Avenue is approximately 25,822 gross square feet per OCPA and was built at a time when the parking code was one space for each 350 gross square feet, which requires 74 parking spaces. The new building of 9,926 gross square feet must provide parking based on the current ratio of one space for each 250 gross square feet or 40 spaces. Combined the two buildings require 114 parking spaces and there are 118 parking spaces per the plans submitted.

Traffic Circulation and Stacking: The primary reason bank drive-thru's are conditional uses is to avoid any negative traffic impact from the design by insuring that the stacking needs are met so cars do not back up into the street or create on-site circulation issues. For small community banks, especially with a start-up such as this, the stacking needs are very small. This plan has room for four cars to stack before they would backup and interfere with traffic parking lot circulation. That is more than enough for a small community bank scenario.

Building Height: This proposed three story building is 41 feet tall to the top of the third floor. If this were a flat roofed building, it would have another 5 feet of parapet around the roof but the chosen architectural style is to have a pitched mansard parapet roof that is higher and extends another 11 feet to add architectural interest and to screen and hide all the rooftop AC and mechanical equipment for a total visible height of 52 feet. The elevator tower on the east end of the building also is at 52 feet in height in order to comply with the Building Code requirement to open to the rooftop to be able to service and replace rooftop AC and mechanical equipment.

The Office (O-1) code speaks to the maximum height of three story buildings at 40 feet in the CBD to the roof level. In order to provide the floor to ceiling heights necessary for Class A office, this project requests the exception for 1 additional foot of interior building height (maximum request is 5 feet). Then the Code allows architectural elements to be 8 feet above that height and elevator mechanical to be up to 10 feet above that height.

In terms of height compatibility, the adjacent property to the south is the four story Park West Condominiums, at 55 feet in height. The property to the east is the three story office building at 210 N. New York Avenue, which is 53 feet in height. To the north is the three story building at 300 Garfield Avenue, which is 52 feet in height. To the west is the two story office building at 359 Carolina Avenue. So on three sides of this property are existing buildings of 3-4 stories in height that are the same visible height as requested.

Storm Water Retention: This site will have an underground storm water exfiltration system that will meet the requirements of the St. John River Water Management District as well as City Code.

Site Lighting: The City's lighting code does not allow light pole/fixtures higher than 16 feet; the fixtures themselves must focus the light downward to eliminate light spread and the photometric design does not allow more than one foot candle at the property lines. Thus, there will be no issues for the neighbors with impacts from the site lighting.

Comprehensive Plan Policy and History: This area is designated for 2-3 story buildings per the Maximum Height Map of the Comprehensive Plan. Per this conditional use process, the City Commission can permit a three story building in accordance with the Comp. Plan policy below.

Policy 1-2.4.5: Height Restrictions in CBD: Properties within the Central Business District shall be limited to two stories. Height restrictions may be increased to a maximum 3 stories if the development is approved by the City Commission and conforms to the Maximum Height Map. Properties designated low density residential and properties limited to two stories on the Maximum Height Map are not candidates for the three story height.

The Comprehensive Plan also has a policy (below) regarding a prohibition on drive-in businesses on properties in the Central Business District, that are zoned C-2. This property is zoned office (O-1), so it does not apply. However, this request still works in the spirit of this Comp. Plan policy by reducing the number of drive-thru lanes from five teller lanes to one teller lane and covering that one lane with office space in the two floors above.

Policy 1-2.4.6: Preserve the Pedestrian Scale and Orientation of the CBD. The pedestrian orientation shall be protected by prohibiting new drive-in businesses within the C-2 zoning locations.

Other Items from Departmental Review: These plans have been reviewed by other city departments. Their comments were to add a bike rack, infill street trees on Carolina Avenue where the driveway is being removed and to require a monument sign and signage per the CBD façade design guidelines.

Summary: The proposed location for this three story building is compatible with the surrounding buildings and their respective building heights and as such the height exception requested is acceptable. There are no other variances or exceptions requested. This is a positive redevelopment scenario in bringing Class A office space to the CBD and eliminating a standalone, five drive-in teller facility for just a single drive-thru teller lane within the building footprint. The site is technically just outside the CBD façade guidelines boundary but those provisions regarding signage should apply for compatibility with the surroundings.

STAFF RECOMMENDATION IS FOR APPROVAL of both the preliminary and final conditional use with one condition:

- 1. That the project shall be restricted to a non-interior illuminated monument sign and non-interior illuminated wall signage in conformance with the CBD façade design guidelines.**

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

**Staff Report
August 1, 2017**

REQUEST OF THE ALBERTSON-WILLIAMS PARTNERSHIP II FOR:
CONDITIONAL USE APPROVAL TO REDEVELOP THE FORMER SUN TRUST DRIVE-IN
TELLER LOCATION AT 345 CAROLINA AVENUE WITH A NEW THREE STORY
OFFICE BUILDING OF 9,926 SQUARE FEET AND INCLUDING ONE BANK DRIVE-
THRU TELLER LANE, ZONED OFFICE (O-1).

This item is a conditional use request to redevelop the former SunTrust drive-in bank teller location, with a new three story, 9,926 square foot office building, with a one lane drive-thru teller component on the property at 345 Carolina Avenue, zoned Office (O-1). It is a conditional use because of the drive-thru component.

Site and Context: This property is a combined site in the same ownership with the 201 N. New York Avenue property in terms of shared parking and access. However, the 345 Carolina Avenue parcel has been separately listed on the tax rolls since it was built in 1984 in order for SunTrust to be responsible for the property taxes and to allow the teller building to have its own address. Originally, the SunTrust bank was located in the 201 N. New York Avenue building. They moved their offices over to the Rollins/SunTrust building at 400 N. Park Avenue in 1999 and maintained their drive-in tellers at this location. When SunTrust opened their new remote bank teller drive-thru at 295 S. New York Avenue, last year, this parcel became available for redevelopment by the property owner.

The 345 Carolina Avenue site is 19,598 square feet in size. As mentioned, the existing five lane SunTrust teller building will be demolished for this redevelopment with one drive-thru bank teller for the newly established Winter Park National Bank that is opening in the first floor of the 201 N. New York Avenue building in late August 2017.

Project Plans: The plans show a three story, 9,926 gross square foot, office building with one drive-thru lane on the west side of the new building, with two floors of office cantilevered above the drive-thru lane. Of that total square footage, there is 826 square feet in a basement level that does not count toward the floor area ratio. The remaining 9,100 gross square feet is a 46.4 % floor area ratio which is slightly over the maximum 45% floor area ratio but it includes the open drive-thru "floor area" of the drive-thru teller lane under the cantilevered building. The Zoning Code does allow a maximum floor area ratio of up to 50% when the added 5% is the open area of parking/drives under building cantilevered above. Subtracting the floor area of the drive-thru space under the cantilevered upper floors from the gross square footage brings the building to a 44.4% floor area ratio.

Parking: With respect to parking, the land in common ownership (345 Carolina Avenue and the adjoining 201 N. New York Avenue) are used in common with cross parking and cross access. The existing building at 201 N. New York Avenue is approximately 25,822 gross square feet per OCPA and was built in at a time when the parking code was one space for each 350 gross square feet, which requires 74 parking spaces. The new building of 9,926 gross square feet must provide parking based on the current ratio of one space for each 250 gross square feet or 40 spaces. Combined the two buildings require 114 parking spaces and there are 118 parking spaces per the plans submitted.

Traffic Circulation and Stacking: The primary reason bank drive-thru's are conditional uses is to avoid any negative traffic impact from the design by insuring that the stacking needs are met so cars do not back up into the street or create on-site circulation issues. For small community banks, especially with a start-up such as this, the stacking needs are very small. This plan has room for four cars to stack before they would backup and interfere with traffic parking lot circulation. That is more than enough for a small community bank scenario.

Building Height: This proposed three story building is 41 feet tall to the top of the top of the third floor. If this were a flat roofed building, it would have another 5 feet of parapet around the roof but the chosen architectural style is to have a pitched mansard parapet roof that is higher and extends another 11 feet to add architectural interest and to screen and hide all the rooftop AC and mechanical equipment for a total visible height of 52 feet. The elevator tower on the east end of the building also is at 52 feet in height in order to comply with the Building Code requirement to open to the rooftop to be able to service and replace rooftop AC and mechanical equipment.

The Office (O-1) code speaks to the maximum height of three story buildings at 40 feet in the CBD to the roof level. In order to provide the floor to ceiling heights necessary for Class A office, this project requests the exception for 1 additional foot of interior building height (maximum request is 5 feet). Then the Code allows architectural elements to be 8 feet above that height and elevator mechanical to be up to 10 feet above that height.

In terms of height compatibility, the adjacent property to the south is the four story Park West Condominiums, at 55 feet in height. The property to the east is the three story office building at 210 N. New York Avenue, which is 53 feet in height. To the north is the four story building at 300 Garfield Avenue, which is 55 feet in height. To the west is the two story office building at 359 Carolina Avenue. So on three sides of this property are existing buildings of 3-4 stories in height that are the same visible height as requested.

Storm Water Retention: This site will have an underground storm water exfiltration system that will meet the requirements of the St. John River Water Management District as well as City Code.

Site Lighting: The City's lighting code does not allow light pole/fixtures higher than 16 feet; the fixtures themselves must focus the light downward to eliminate light spread and the photometric design does not allow more than one foot candle at the property lines. Thus, there will be no issues for the neighbors with impacts from the site lighting.

Comprehensive Plan Policy and History: This area is designated for 2-3 story buildings per the Maximum Height Map of the Comprehensive Plan. Per this conditional use process, the City Commission can permit a three story building in accordance with the Comp. Plan policy below.

Policy 1-2.4.5: Height Restrictions in CBD: Properties within the Central Business District shall be limited to two stories. Height restrictions may be increased to a maximum 3 stories if the development is approved by the City Commission and conforms to the Maximum Height Map. Properties designated low density residential and properties limited to two stories on the Maximum Height Map are not candidates for the three story height.

The Comprehensive Plan also has a policy (below) regarding a prohibition on drive-in businesses on properties in the Central Business District, that are zoned C-2. This property is zoned office (O-1), so it does not apply. However, this request still works in the spirit of this Comp. Plan policy by reducing the number of drive-thru lanes from five teller lanes to one teller lane and covering that one lane with office space in the two floors above.

Policy 1-2.4.6: Preserve the Pedestrian Scale and Orientation of the CBD. The pedestrian orientation shall be protected by prohibiting new drive-in businesses within the C-2 zoning locations.

Other Items from Departmental Review: These plans have been reviewed by other city departments. Their comments were to add a bike rack, infill street trees on Carolina Avenue where the driveway is being removed and to require a monument sign and signage per the CBD façade design guidelines.

Summary: The proposed location for this three story building is compatible with the surrounding buildings and their respective building heights and as such the height exception requested is acceptable. There are no other variances or exceptions requested. This is a positive redevelopment scenario in bringing Class A office space to the CBD and eliminating a standalone, five drive-in teller facility for just a single drive-thru teller lane within the building footprint. The site is technically just outside the CBD façade guidelines boundary but those provisions regarding signage should apply for compatibility with the surroundings.

STAFF RECOMMENDATION IS FOR APPROVAL of both the preliminary and final conditional use with one condition:

- 1. That the project shall be restricted to a non-interior illuminated monument sign and non-interior illuminated wall signage in conformance with the CBD façade design guidelines.**

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

**Staff Report
August 1, 2017**

REQUEST OF GREENHOUSE PARTNERSHIP, LTD. TO: AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP TO CHANGE FROM AN OFFICE FUTURE LAND USE DESIGNATION TO A COMMERCIAL FUTURE LAND USE DESIGNATION ON THE PROPERTY AT 338 WEST MORSE BOULEVARD.

REQUEST OF GREENHOUSE PARTNERSHIP, LTD. TO: AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM OFFICE (O-1) DISTRICT TO COMMERCIAL (C-3) DISTRICT ZONING ON THE PROPERTY AT 338 WEST MORSE BOULEVARD.

REQUEST OF GREENHOUSE PARTNERSHIP, LTD. FOR: CONDITIONAL USE APPROVAL TO CONVERT THE EXISTING SECOND FLOOR OF THE BUILDING AT 338 WEST MORSE BOULEVARD INTO A RESIDENTIAL USE AND ALLOW RETAIL COMMERCIAL TENANT SPACE ON THE FIRST FLOOR.

The Greenhouse Partnership Ltd. (Property Owner) is requesting the following:

1. Changing the Comprehensive Plan future land use designation of Office to Commercial on 45,716 square feet of property at 338 W. Morse Blvd.;
2. Changing the Zoning on the same 45,716 square feet of property from Office (O-1) to Commercial (C-3); and
3. Conditional Use approval to create residential units on the second floor of the existing building.

Site and Context: This property is located at the southeast corner of Morse Boulevard and Virginia Avenue. The site is 45,716 square feet in size (1.05 acres). It currently holds a two-story office building of 20,600 square feet (per OCPA) and has an existing parking lot with 52 spaces. With the covered alcoves in the front and rear, there is less square footage on the ground floor (7,600 sq. ft.) versus the second floor (13,000 sq. ft.).

The property owners originally built this two-story office in 1998 and leased the entire building to Smith Barney. Smith Barney later merged with Morgan Stanley and moved their offices out from this building. Since that time, the owners have not been able to lease the second floor. Currently there is one office tenant using half of the first floor and the rest of the building is vacant. As a result, the owners are seeking ways to make the building more economically viable by converting the second floor to residential units and seeking commercial zoning for more tenant flexibility on the ground floor.

Project Plans for the Second Floor of Residential: The applicants plan to leave the size and footprint of the building generally as is but convert the interior of the second floor from office space to four-five residential units. There will be some space lost to interior hallways from the total gross 13,000 square feet of office space on the second floor, so the residential units will be approximately 2,500 - 3,500 square feet in size, if all were divided up equally. Both the existing O-1 zoning and proposed C-3 zoning allow this conversion from office to residential subject to a conditional use approval. Both zoning designations allow up to 17 units per acre so potentially the site could hold up to 18 residential units.

This residential conversion of the second floor is beneficial from the parking perspective, which is also one of the reasons this site has been difficult to lease for office. The property is non-conforming with respect to parking with 52 spaces provided and 82 spaces required based on the one per 250 square foot requirement. After the conversion, there will be 40 parking spaces to make the office space more than compliant with the 1 per 250 sf requirement (only 30 spaces needed) and 12 parking spaces still left over for the residential units.

In order to convert the second floor to residential units and make those spaces more functional, the desire is to add some open balcony features to the Morse and Virginia Street sides on the second floor. Then the residents can enjoy some outside balcony space. Those balconies then will extend into the 10-foot street front setbacks that now exist, on the second floor level. As part of this conditional use, the City can grant those waivers for these open balconies on the second floor to protrude into that setback.

Project Plans for the First Floor of Commercial: The applicants also would like the flexibility to lease portions of the first floor for retail businesses or salons and other cosmetic businesses as well as for office space. That is the reason for the request to change the land use designations from office to commercial. The parking requirements for office, retail or salon/cosmetic businesses are the same at one per 250 sf, which would allow that flexibility.

The major issue for staff on the conversion from office to commercial tenants is the potential option for a future restaurant on the first floor. For example, with 40 available parking spaces that would support a 120-seat restaurant. The concerns with a restaurant are the potential for late night noise in close proximity to the residential units next-door at Douglas Grande and across Morse Boulevard at park West and the new Phil Keen townhomes. Restaurants may have noise and activity of outside patio dining, potentially live entertainment and backdoor kitchen shutdown/dumpster activity that under City Code can go until 2:00 am. As a result, the Planning staff is recommending an alternative rezoning to C-3A versus C-3. The only difference for the applicant is that restaurants are conditional uses so that the City has a review of the type of restaurant, approval of live entertainment, hours of operation, etc. The applicant is in agreement with this change.

Another issue is the signage allowance that increases from 36 square feet for all signs under the existing office zoning to 50 square feet for ground signage plus wall

and awning signage for every commercial tenant. In essence the rezoning triples the signage permitted on the site and building. For consistency with the office character of Morse Boulevard, staff is recommending a condition to limit the signage to 50 square feet for all signs.

Lastly, the City must recognize that the architectural look of the building will also change on the first floor to accommodate commercial tenants. Retail stores or salons will need exposure and visibility, which does not exist now with the floor space setback and removed behind the covered alcove. Thus all commercial tenants will need to enclose the front (and maybe rear) alcoves, for which they have surplus parking to accomplish, in order to have visibility on the street front. Tenants will also need to enclose the top of the arches or they will have no place for wall signage. The existing landscaping will be removed for sidewalk access to each tenant space. The issue is architectural compatibility since each storefront must have their individual tenant (or franchise) look and each individual tenant space on the first floor will have a look and style that is not the same as the façade look for the other tenant spaces or for the second floor. Thus, staff is proposing a condition below to address architectural consistency.

Summary: The Planning staff can support the changes to the Future Land Use designation from Office to Commercial that gives the property owner more tenant flexibility for retail businesses or salons and other cosmetic businesses as well as for office space. However, given the proximity to residential units and the potential for late night noise nuisances from restaurant activity, which is a permitted use in C-3 zoning, the staff is recommending an alternative rezoning to C-3A versus C-3 where restaurants are a conditional use. The Planning staff also supports the conditional use to allow residential units on the second floor, for which there is adequate on-site parking and the setback waivers for the second floor balconies. However, there are important issues discussed above regarding signage and architectural façade changes which require conditions of approval.

STAFF RECOMMENDATION IS FOR APPROVAL of both the Comp. Plan change to Commercial future land use and C-3A Zoning and APPROVAL OF preliminary and final conditional use with one condition:

- 1. That the project shall be restricted to a non-interior illuminated monument signs and non-interior illuminated wall signage in conformance with the CBD façade design guidelines with the total area of all signs not to exceed 50 square feet per street frontage.**
- 2. That the future exterior façade alterations, awnings and signage maintain a unified architectural style and image for the entire building.**

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF OFFICE TO COMMERCIAL ON THE PROPERTY AT 338 WEST MORSE BOULEVARD, MORE PARTICULARLY DESCRIBED HEREIN PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Section 163.3184, Florida Statutes, establishes a process for adoption of comprehensive plans or plan amendments amending the future land use designation of property; and

WHEREAS, this Comprehensive Plan amendment meets the criteria established by Chapter 163 and 166, Florida Statutes; and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

WHEREAS, the Winter Park Planning and Zoning Commission, acting as the designated Local Planning Agency, has reviewed and recommended adoption of the proposed Comprehensive Plan amendment, having held an advertised public hearing on August 1, 2017, provided for participation by the public in the process, and rendered its recommendations to the City Commission; and

WHEREAS, the Winter Park City Commission has reviewed the proposed Comprehensive Plan amendment and held advertised public hearings on August 28, 2017 and on September 11, 2017 and provided for public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process.

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

SECTION 1. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to change the future land use map designation of office to commercial on the property at 338 West Morse Boulevard, being more particularly described as follows:

LOTS 7 AND 8 AND LOT 134 (LESS W 5 FT) AND LOT 135 IN BLOCK 34; PER THE PLAT OF THE REVISED MAP OF THE TOWN OF WINTER PARK AND OLD TOWN AS RECORDED IN, AS RECORDED IN PLAT BOOK "A", PAGES 67-72 & B, PAGE 86 AND MISC. BOOK 3, PAGE 220 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Tax ID # 05-22-30-9400-34-070

SECTION 2. Severability. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 3. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 4. Effective Date. An amendment adopted under this paragraph does not become effective until 31 days after adoption. If timely challenged, an amendment may not become effective until the state land planning agency or the Administration Commission enters a final order determining that the adopted small scale development amendment is in compliance.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2017.

Mayor

Mayor Steve Leary

Attest:

City Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE OFFICE (O-1) DISTRICT ZONING TO COMMERCIAL (C-3A) DISTRICT ZONING ON THE PROPERTY AT

338 WEST MORSE BOULEVARD, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the owners of property at 338 W. Morse Boulevard have requested a Zoning map amendment consistent with the amended Comprehensive Plan, and the requested zoning text change will achieve conformance with the Comprehensive Plan for the property and such municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

WHEREAS, the Planning and Zoning Board of the City of Winter Park has recommended approval of this Ordinance at their August 1, 2017 meeting; and

WHEREAS, the City Commission of the City of Winter Park held a duly noticed public hearing on the proposed zoning change set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the City of Winter Park Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder; and

WHEREAS, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida.

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

SECTION 1. Official Zoning Map Amendment. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to change the zoning designation of Office (O-1) District to Commercial (C-3A) District zoning on the property at 338 W. Morse Boulevard, more particularly described as follows:

LOTS 7 AND 8 AND LOT 134 (LESS W 5 FT) AND LOT 135 IN BLOCK 34; PER THE PLAT OF THE REVISED MAP OF THE TOWN OF WINTER PARK AND OLD TOWN AS RECORDED IN, AS RECORDED IN PLAT BOOK "A", PAGES 67-72 & B, PAGE 86 AND MISC. BOOK 3, PAGE 220 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Tax ID # 05-22-30-9400-34-070

SECTION 2. Severability. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to

invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 3. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 4. Effective Date. This Ordinance shall become effective upon the effective date of Ordinance _____. If Ordinance _____ does not become effective, then this Ordinance shall be null and void.

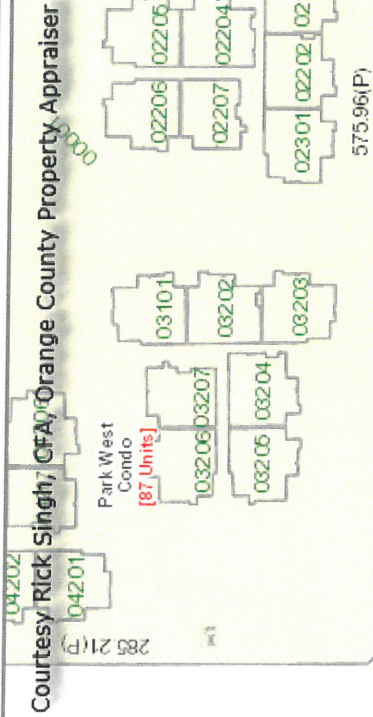
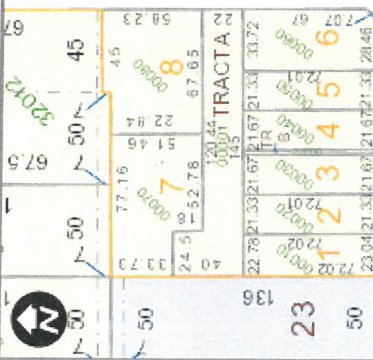
ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2017.

Mayor Steve Leary

Attest:

City Clerk

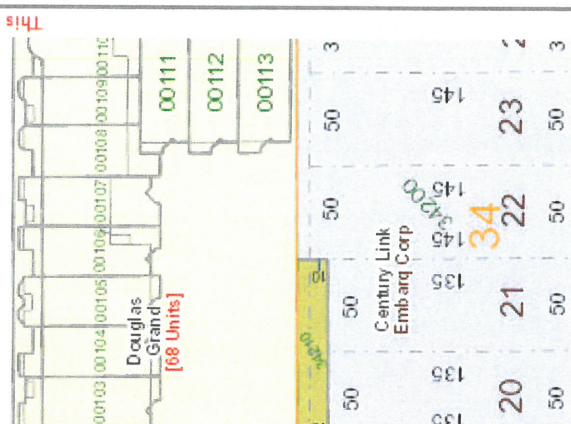
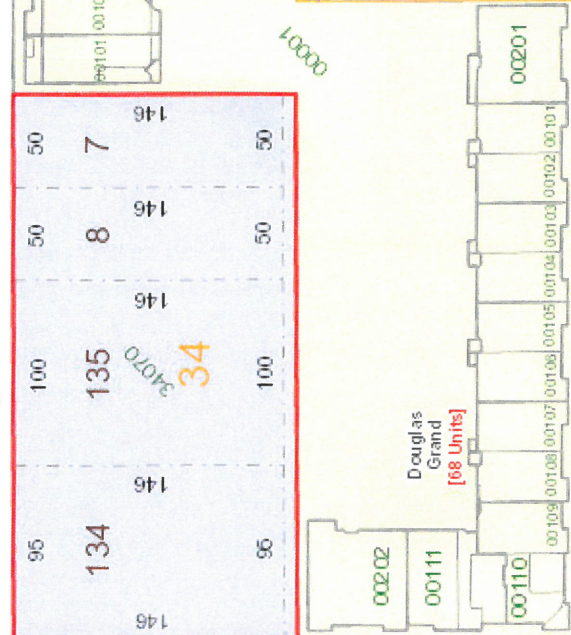
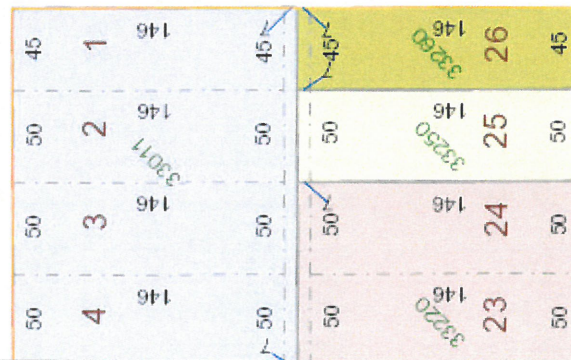
- Florida turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- US Road
- State Road
- County Road
- One Way
- Brick Road
- Proposed SunRail
- Block Line
- Lot Line
- Residential
- Agriculture
- Commercial/Institutional
- Governmental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



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

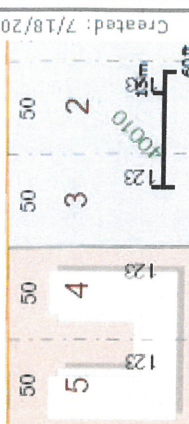
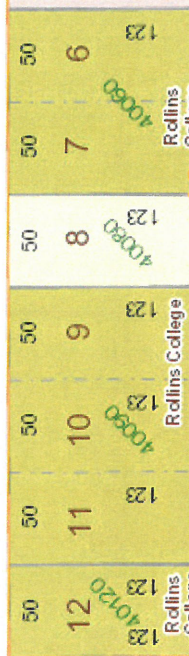
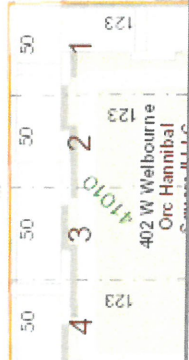
Daily Traffic
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Daily Traffic
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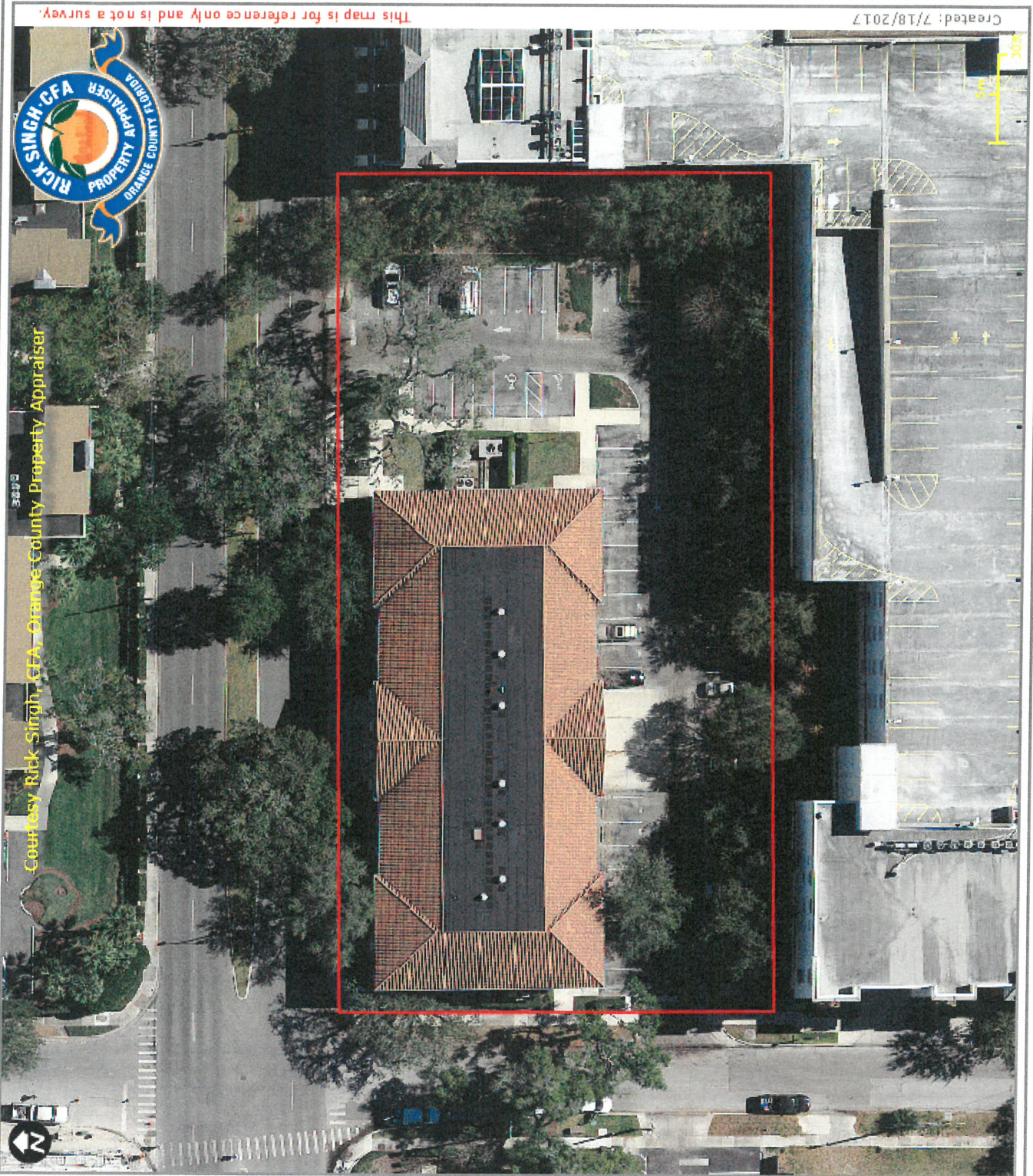


W WELBOURNE AVE

Created: 7/18/2017



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

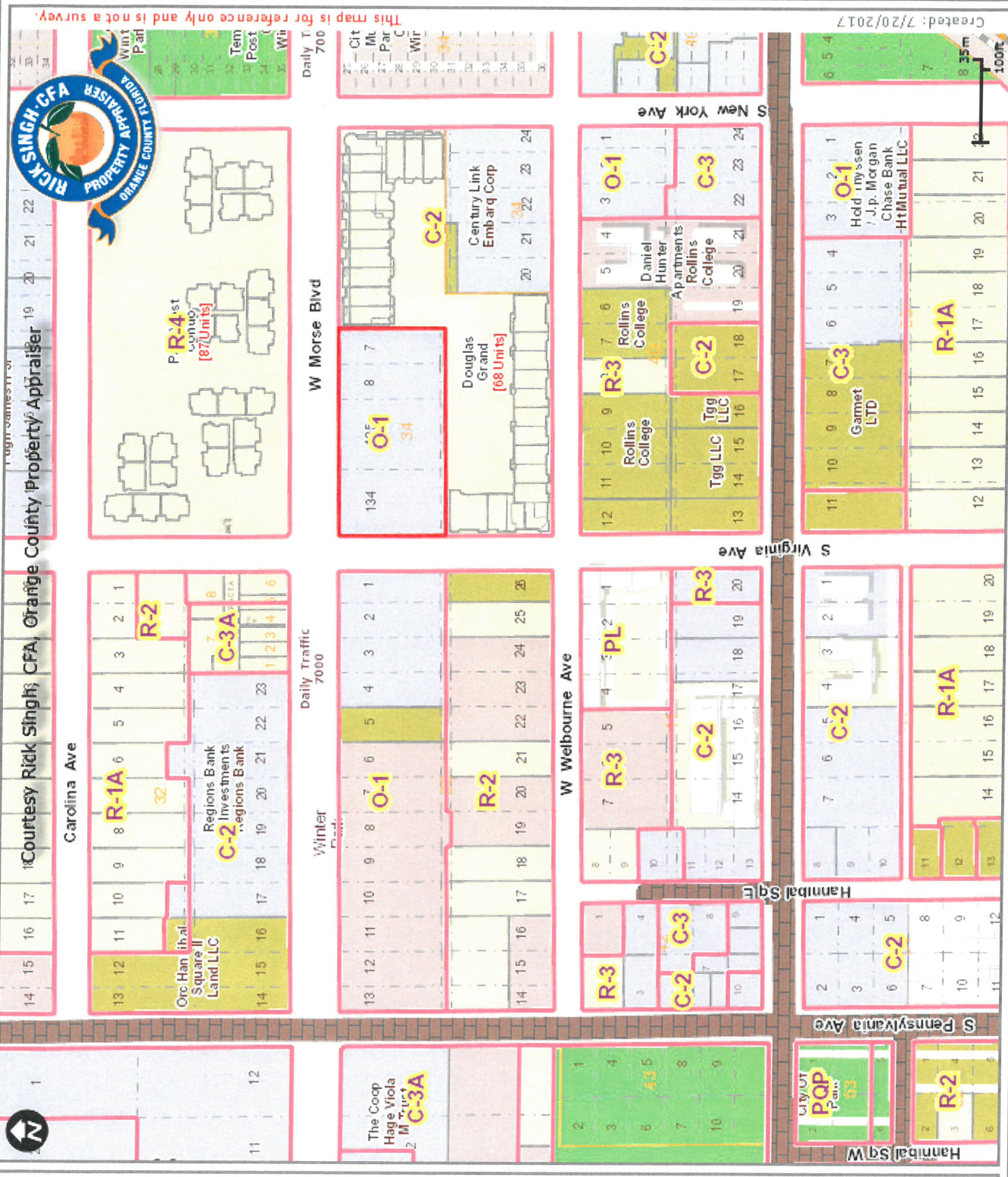


Courtesy Rick Singh, CFA, Orange County Property Appraiser



This map is for reference only and is not a survey. Created: 7/18/2017

- Florida turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- US Road
- State Road
- County Road
- Toll Ramp
- Interstate Ramp
- One Way
- Brick Road
- Rail Road
- Proposed SunRail
- Block Line
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- Hydro
- Waste Land
- Agricultural Curtilage
- County Boundary
- Golf Course
- Lakes and Rivers
- Building
- Zoning



Programs of Rick Singh-CFA, Orange County Property Appraiser

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

Created: 7/20/2017



302205940034070 03/26/2006

Parcel Photos - 338 W Morse Blvd



302205940034070

05/03/2013

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

**Staff Report
August 1, 2017**

REQUEST OF MR. ERIC REY FOR: CONDITIONAL USE APPROVAL TO REDEVELOP THE PROPERTY AT 2281 NAIRN DRIVE WITH AN ADULT CONGREGATE LIVING FACILITY OR ASSISTED LIVING FACILITY FOR THE ELDERLY OF UP TO 14 RESIDENTS WITHIN A NEW ONE STORY, APPROXIMATELY 5,000 SQUARE FOOT BUILDING, ZONED R-2.

This public hearing is a request for Conditional Use approval to build a one-story, approximately 5,242 square foot adult congregate living facility, or assisted living facility for the elderly of up to 14 residents, located at 2281 Nairn Drive, on property zoned R-2.

In 2016 this property was rezoned from R-1A to R-2 and received Conditional Use approval to build three townhomes on this property. Since that time, the owners have decided that this proposed assisted living facility would be a better use for the property. This type of facility falls under the "adult congregate living facilities" or "assisted living facilities", conditional use provision in the R-2 zoning. Because of this, a new conditional use approval is needed.

PROJECT SITE: 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. The surrounding properties are mostly developed with single-family residences and newly developed townhomes have been built towards the west.

This property has a Future Land Use Designation of Office Professional. Pursuant to the advice from the city attorney, during the recent Comprehensive Plan update, a new Future Land Use Policy was added to address any potential inconsistency between the Office future land use and the R-2 zoning that would exist on this property as well as six other properties within this immediate area with R-2 zoning. Thus, the following policy was added to the Future Land Use Winter Park Hospital Planning Area:

Planning Area C: Winter Park Hospital

Policy 1-C-9: Land Use Consistency East of Hospital. Notwithstanding the future land use text elsewhere in this element, for the office future land use category and for future land use and zoning compatibility; that within the land area to the east of the Winter Park Hospital bounded by Glenwood Drive, St. Andrews Boulevard, Loch Lomond Drive and Strathy Lane, the office future land use category shall also be deemed consistent with single family residential (R-1A) development and low density residential (R-2) development.

ASSISTED LIVING PROJECT PROPOSAL: 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 assisted living facility will be one-story and a total of approximately 5,242 square feet, with a storage area

contained within the roof slope. The storage area will strictly be for storage and not living space for the residents. The project yields a floor area ratio (FAR) of 34.8%. The maximum impervious coverage is 65%, and the project is proposing 58%. Also the building height is proposed at less than the Code permits at approximately 20-22 feet.

The project incorporates traditional architecture in order to be residential in style both for compatibility with the surrounding neighborhoods, but also for the residential context of their business.

The project is meeting or exceeding the required setbacks with the exception of the front porch, which is permitted to extend into the front setback up-to five feet. The porch is proposed to extend approximately eight feet into the front setback, so a variance is required for this projection. Staff feels like with the traditional architecture proposed, and the front porch being the primary focal point of this bungalow-like look, a wider front porch that extends into the front setback is acceptable.

LANDSCAPE PLAN: The applicant has provided a preliminary landscape plan for the property, and per the City's code requirements, provided identification of the trees nine inches in diameter or greater that currently exist onsite. A majority of the existing trees onsite are located within the project footprint, and are proposed to be removed. The Urban Forestry department has requested that the applicant save the 40" oak in the northwest corner of the property, the 35" oak in the southwest portion of the property, the 10" and the 27" oak in the southeast portion of the property. Planning staff is recommending this request as a conditional of approval. Also that the applicant plant, as part of the tree mitigation requirements for the trees removed, compensating cypress trees within the stormwater pond.

STORM WATER RETENTION: Onsite storm water retention is proposed in the rear portion of the site. The applicant has met with the Public Works department to confirm their stormwater design accomplishes the required retention.

PARKING/TRAFFIC IMPACTS: The City's parking requirement for an assisted living facility is one space for each three beds and one space for each staff person. The applicant is proposing 14 beds and one 24-hour caretaker. Based on these numbers, the parking requirement is 6 parking spaces, which the applicant is providing.

Because of the limited site area, there is limited room onsite for a three-point turn, and when exiting the site, the cars are forced to reverse out of the spaces onto Nairn Drive. However, an assisted living facility is not a large traffic generator as the residents do not drive so the traffic is staff turnover, deliveries and visitors. The Public Works department reviewed their parking configuration, and does not have any concerns with their proposed layout.

Planning staff is concerned with the close proximity of the driveway and parking spaces to the west adjoining property. The applicant has expressed that they will install a six foot fence along this property line to provide a noise and visual buffer to this adjoining property, and staff is recommending that this be a condition of approval.

OTHER CITY DEPARTMENT COMMENTS: The Public Works department is continuously attempting to make sidewalk connections throughout the city where ones do not currently exist, and has requested that a five foot minimum sidewalk be installed. The Urban Forestry

department also requested that the sidewalk be placed one foot within the private property so that a minimum of six feet of width remain within the public right-of-way to plant street trees.

SUMMARY AND STAFF RECOMMENDATION: The key element in these conditional use reviews is compatibility with the scale and character of the surroundings. The planning staff understands that many neighbors are often concerned with this type of facility in close proximity to single-family homes. Assisted living facilities are a business, but they also provide a social benefit for the community. There is a need for Winter Park residents and for their families to be served by an assisted living facility, especially given the aging baby boomer population. Locating this type of facility within a neighborhood helps the residents to feel more engaged in the community. The architectural style of the building is also well suited for this location because it will fit in with the neighborhood character, and has an appropriate scale of one-story.

STAFF RECOMMENDATION IS FOR APPROVAL WITH THE FOLLOWING CONDITIONS:

- 1. That the applicant shall install an appropriate buffer adjacent to the driveway which can be either a landscape buffer that is a minimum height of six feet at planting or a vinyl fence that is a minimum of six feet in height, or a combination of both.**
- 2. That the applicant save the 40" oak in the northwest corner of the property, the 35" oak in the southwest portion of the property, the 10" and the 27" oak in the southeast portion of the property. Also that the applicant plant, as part of the tree mitigation requirements for the trees removed, compensating cypress trees within the stormwater pond.**
- 3. That a five foot minimum sidewalk be installed, with one foot located within the private property, so that a minimum of six feet of width remain within the public right-of-way for Urban Forestry to plant street trees.**

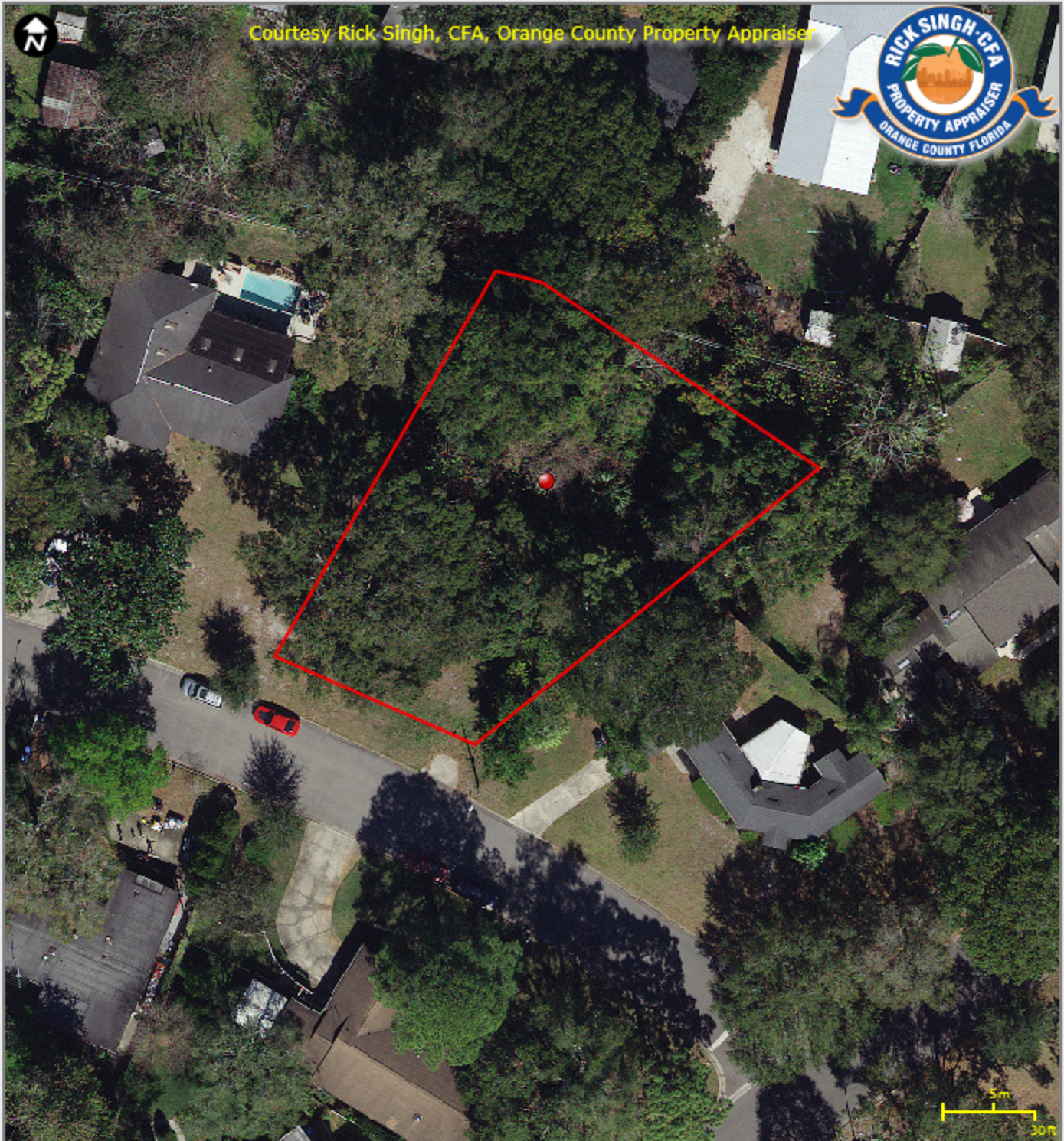
Sec. 58-90. Conditional uses.

(j) Standards for Consideration of Conditional Use Requests.

1. That the proposed plan is consistent with all applicable goals, objectives, policies and standards in the city comprehensive plan;
2. That the proposed plan meets or exceeds all other applicable minimum standards and requirements as set forth in this section and this article;
3. That the proposed site plan and proposed use, business type, operating hours, noise, parking and traffic impact will be compatible with existing and anticipated land use activities in the immediate neighborhood and that such application will be compatible with the character of the surrounding area;
4. That adequate facilities and services necessary to service the development associated with the proposed site plan will be available and in place at the time of impact of the development or phase thereof;
5. That the building size, floor area ratio, height and mass are compatible with the zoning code requirements and consistent with the scale and character of the immediate neighborhood.
6. That the proposed site is properly landscaped and irrigated in and around buildings, along sidewalks, and buffering neighboring land. The topographical and natural features of the site shall be given priority consideration, thus assuring the retention of the trees. The developer, furthermore, shall make provisions for the continued maintenance of landscaped areas, open spaces, and recreational areas. Other screening and buffering may also be required when necessary to protect the integrity of the surrounding area;
7. That traffic generated from the proposed uses shall not, on a daily or peak hour basis, degrade the level of service on adjacent roads or intersections or raise any traffic safety hazards. That driveway and curb cut access directs traffic onto more heavily traveled roadways and away from residential neighborhoods;
8. That the site plan provides onsite parking to meet the code required and expected demands of the proposed use;
9. That adequate provisions have been made for light, air, access, and privacy in the arrangement of buildings, one to another and to neighbors;
10. That the architectural design and aesthetic features of the building plans are compatible with the surrounding area;
11. That adequate light shall be provided in all parking areas and interior streets. This shall include the replacement of light poles with appropriate illumination appropriately spaced;
12. That the proposed use does not create through noise, intensity of activity, traffic, overflow, parking, storm water runoff etc. any conditions that degrade the value of adjacent properties, the peaceful use of adjacent properties, degrade the economy of adjacent businesses or negatively impacts the existing character or future use of the surrounding neighborhood or adjacent properties.

Parcel Report for 09-22-30-0120-13-201

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 7/20/2017

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

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



2281 NAIRN DRIVE
ASSISTED LIVING FACILITY
CONDITIONAL USE

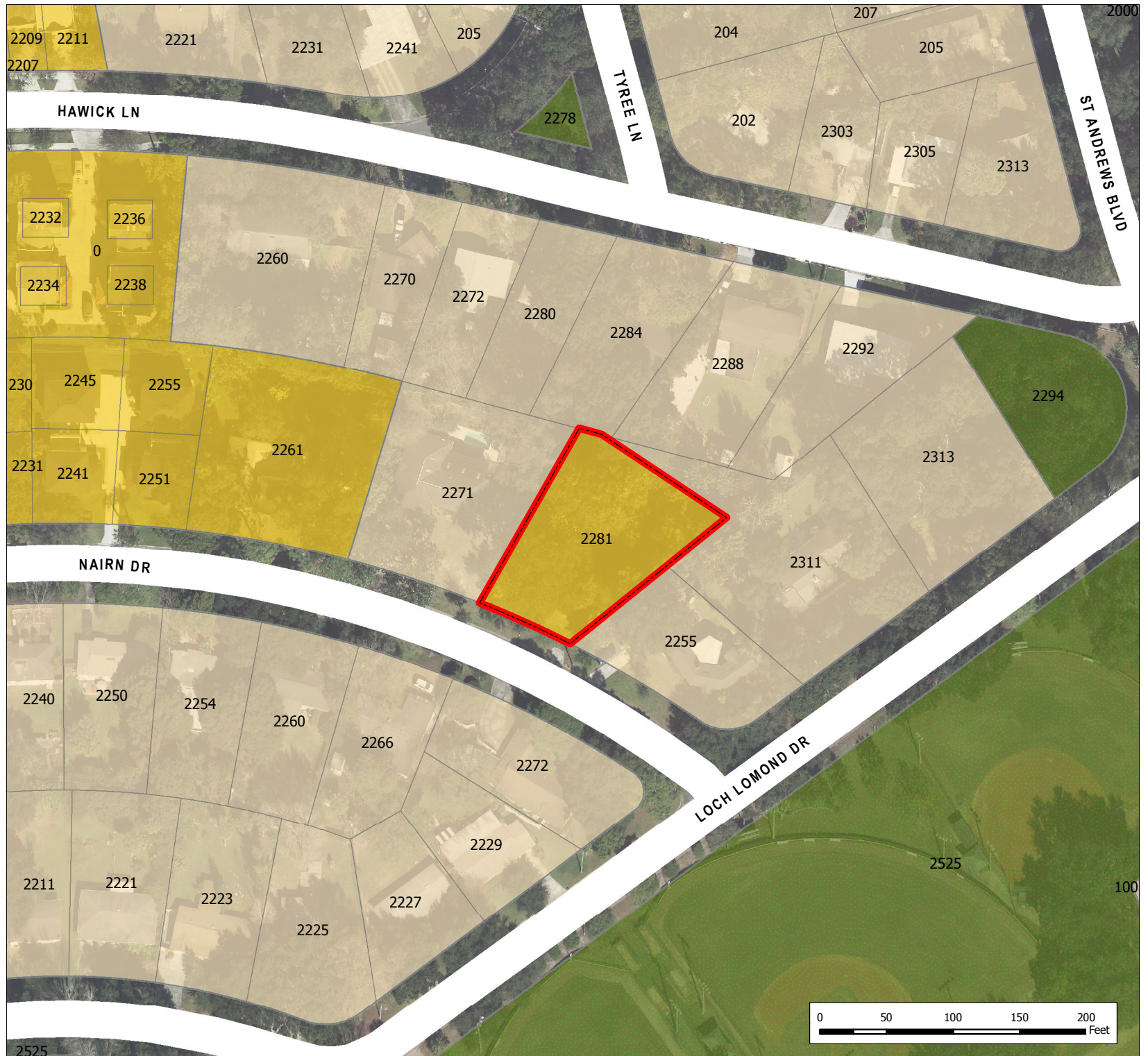
City of Winter Park
Florida

Legend

- Zoning
- PR
 - R-1A
 - R-2
 - R-3



Date: 7/20/2017

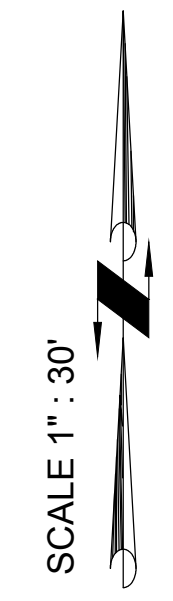
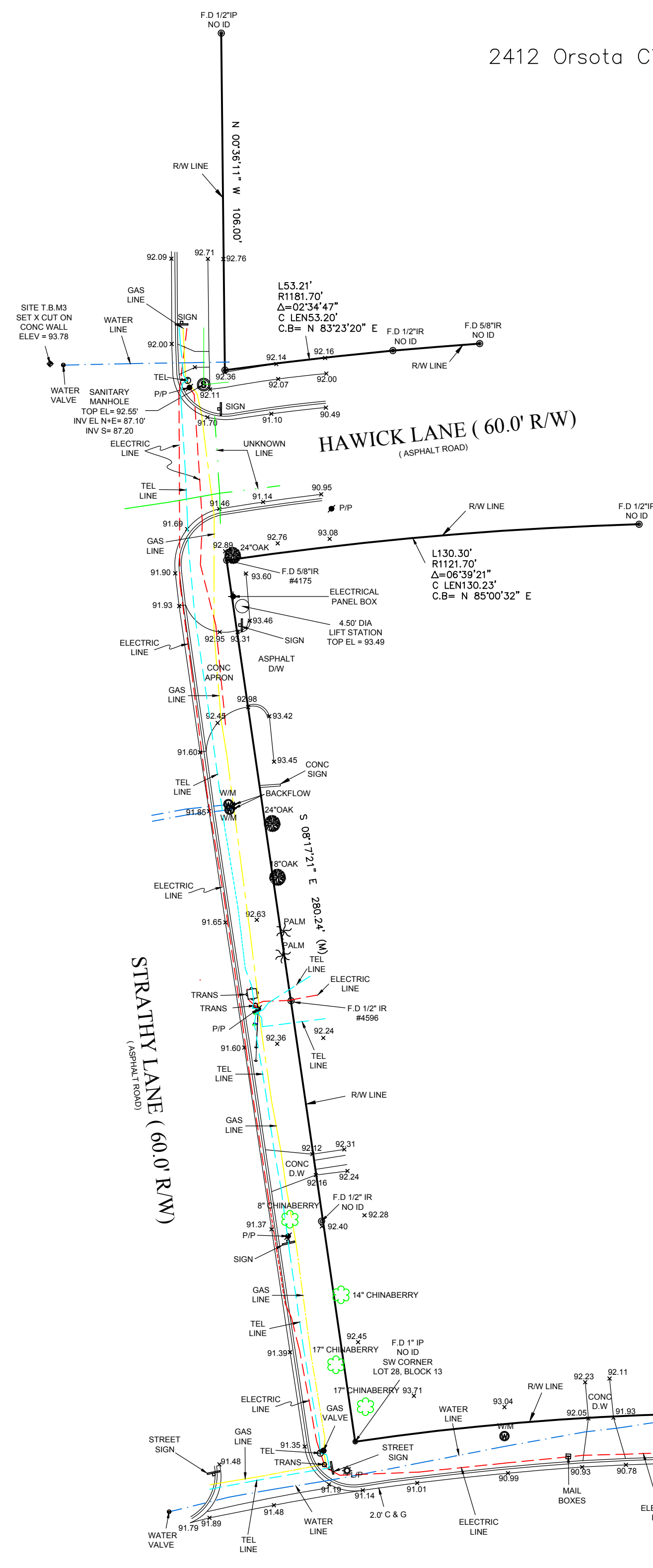


V & S SURVEYING, INC.

2412 Orsota Circle, Ocoee, Florida 34761. Tel: 407-342-1510 Fax: 407-656-8365 Email: vssurveying@aol.com

TOPOGRAPHIC & BOUNDARY SURVEY

Nairn Community Residential Home



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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 (M)	841.70'	465.44'	459.53'	S 82°32'56" E	31°41'00"
C2 (M)	841.70'	75.01'	74.99'	S 64°04'02" E	05°06'23"
C3 (M)	841.70'	80.01'	79.98'	S 59°01'32" E	05°26'46"

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 Nairn Dr being assumed as S 82°32'56" E.

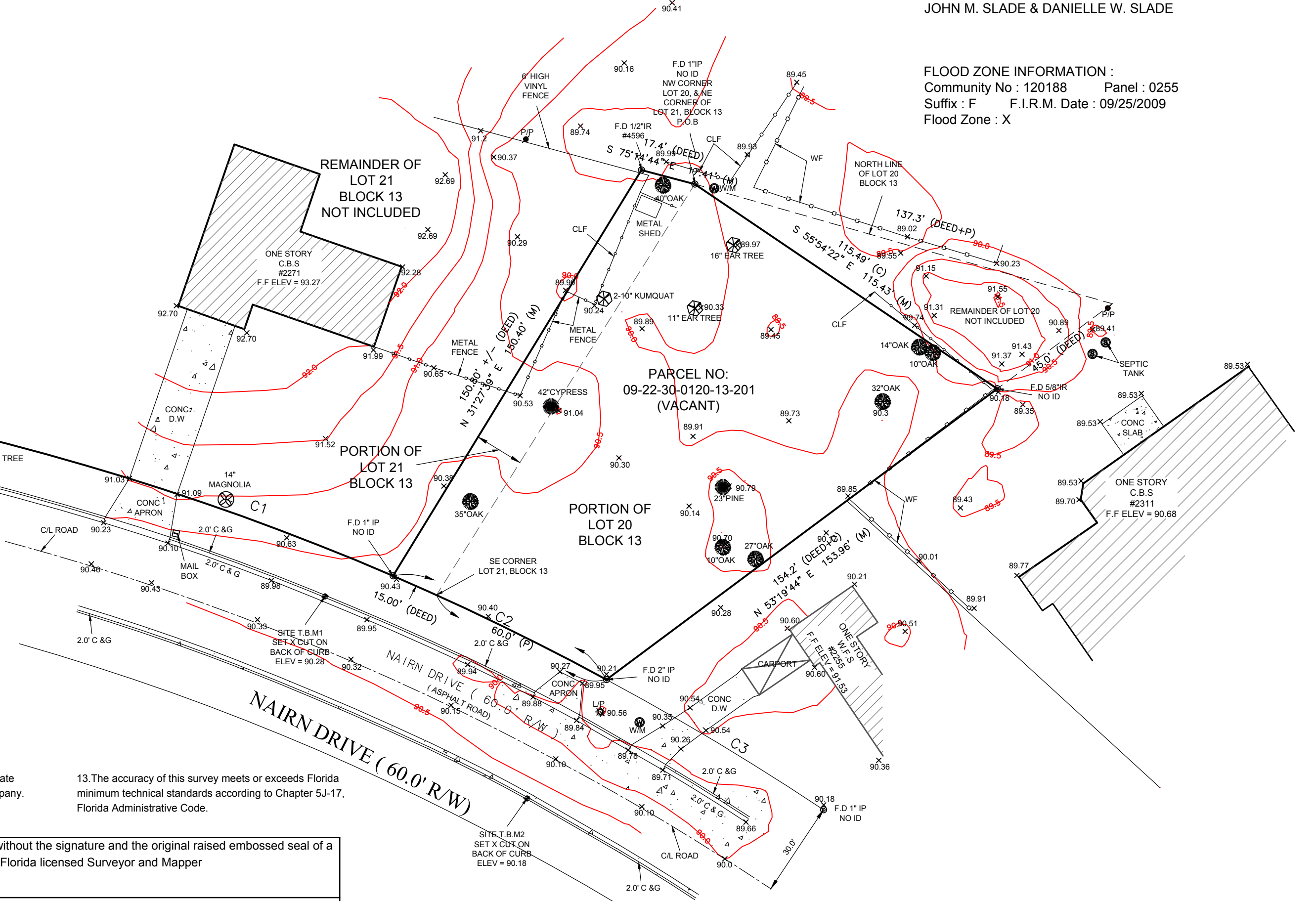
Field Date : 05/05/16
 Date Completed : 05/06/16
 Revised Date : 01/09/17 Route Survey

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



LEGEND

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

Surveyor's Notes

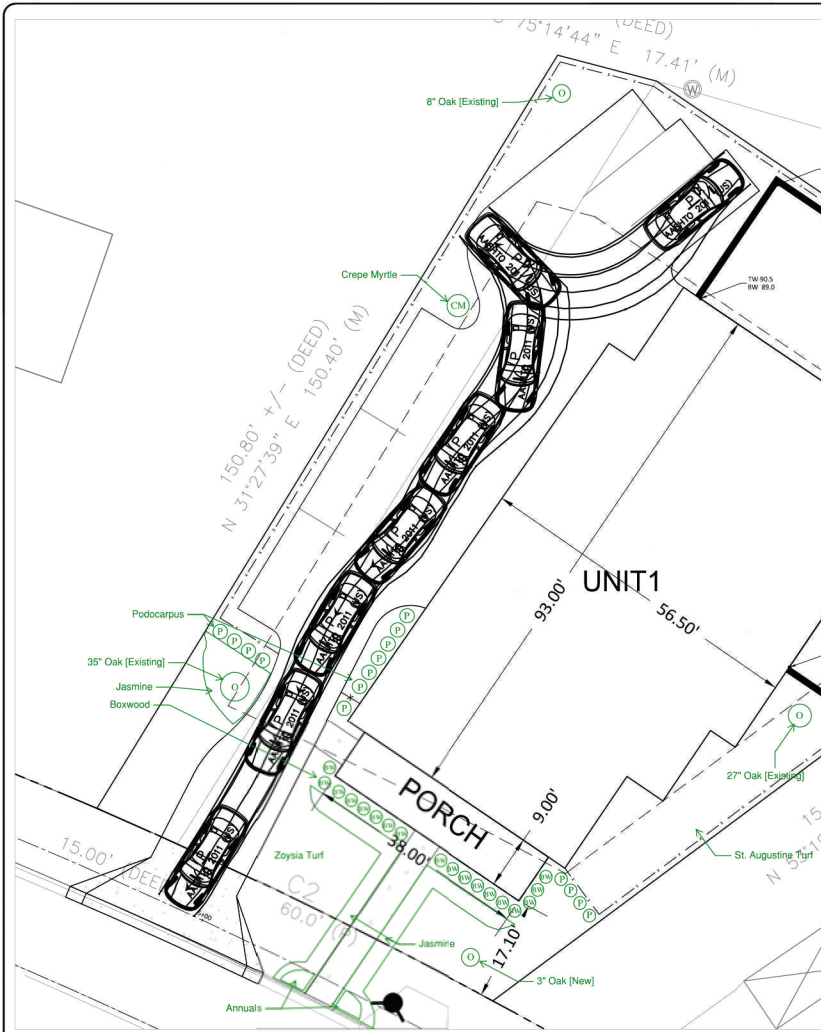
- This survey is based on the legal description as provided by the Client.
- This Surveyor has not abstracted the land shown hereon for easements rights of way or restrictions of records which may affect the title or use of the land.
- No underground improvements or installations have been located unless 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 ties are to face of wall.
- Only visible utilities and encroachment located.
- This survey is valid for 90 days from the completed date or revised date shown.
- Septic Tanks and drainfield location are approximate and should be verified by the appropriate utility company.
- The accuracy of this survey meets or exceeds Florida minimum technical standards according to Chapter 5J-17, Florida Administrative Code.

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

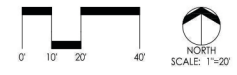
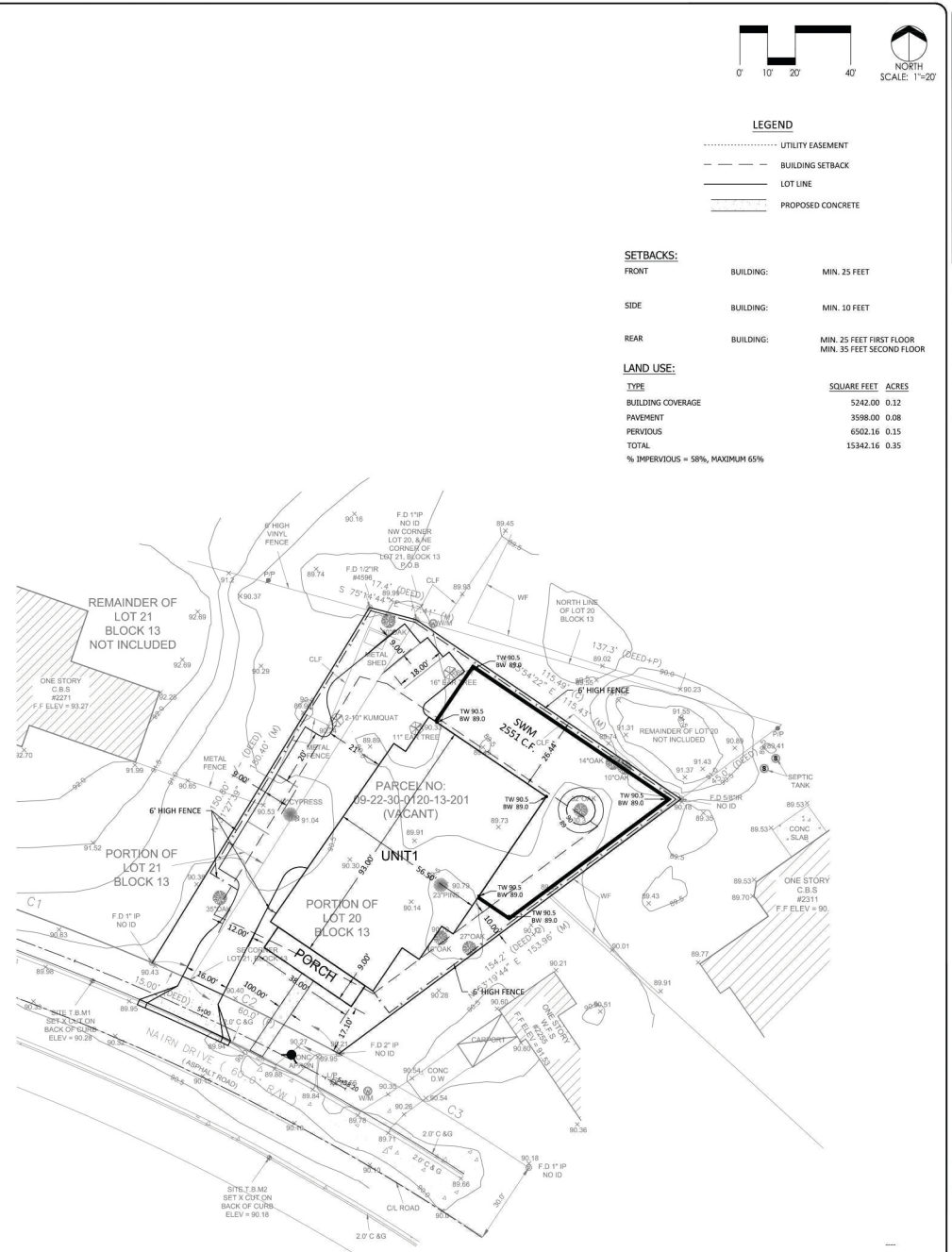
I certify that this survey was made under my direction and that it meets the minimum technical standards set forth by the Board of Professional Land Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472-027, Florida Statutes.

LB 7772

Harry H. Sobhraj Professional Surveyor and Mapper No. 5342



LANDSCAPE DETAIL



LEGEND

- UTILITY EASEMENT
- - - - - BUILDING SETBACK
- LOT LINE
- ==== PROPOSED CONCRETE

SETBACKS:

FRONT	BUILDING:	MIN. 25 FEET
SIDE	BUILDING:	MIN. 10 FEET
REAR	BUILDING:	MIN. 25 FEET FIRST FLOOR MIN. 35 FEET SECOND FLOOR

LAND USE:

TYPE	SQUARE FEET	ACRES
BUILDING COVERAGE	5242.00	0.12
PAVEMENT	3598.00	0.08
PERVIOUS	6502.16	0.15
TOTAL	15342.16	0.35

% IMPERVIOUS = 58%, MAXIMUM 65%

BOYD CIVIL
ENGINEERING
16 Haring Blvd, Suite 200
Orlando, FL 32807
Office: (407) 994-2693
Certificate of Auth. 29791

Rev.	Date	Description	CHK by

CADY WAY COTTAGES, 2281 NAIRN DR.
WINTER PARK, FLORIDA
PREPARED FOR: _____

GEOMETRY SITE PLAN

Date: 7/13/2017
Scale: AS SHOWN
Project No.: 1079.000
Drawn By: WEW
Designed By: WEW
Checked By: XJG

SHEET NO.
2.00



K
R
B

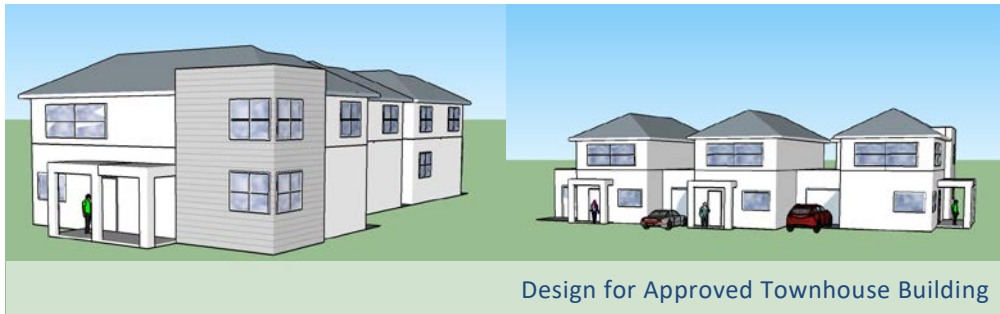
July 12, 2017

Allison McGillis
City of Winter Park-Planning and Community Development
401 Park Ave South
Winter Park, FL 32789

RE: Nairn Community Residential Home Project Summary

Dear Allison McGillis:

We are requesting a conditional use permit for a Community Residential Home at 2281 Narin Dr. The Future Land Use of this lot and the surrounding area is Professional Office. We obtained approvals to increase the density of the property to an R-2 zoning to develop town homes on this property. The townhomes we propose to build would be 2 story units with second floor balconies that will overlook adjoining properties and have a total gross building area of approximately 8,047 square feet.



We are requesting permission for an alternative that would lower the intensity and scale of the development. To do this we would build a one-story senior living home with storage in a second-floor loft space and have approximately 5,200-5,500 square feet gross area. It would be approximately 20-22' in height. We proposed to fence the entire property with a 6' fence. This home would be for seniors that need a little bit of assistance in their everyday lives and want to live in a high-end home that resembles the home where they currently live.



This home would be for 14 residents and have a 24-hour care taker. We propose to have 14 rooms and 15 bathrooms and a communal area for activities and resident enjoyment with a residential kitchen.

If you need additional information please feel free to contact me.

Sincerely,

Eric Rey

6/14/2017

Re: 2281 Nairn Dr.

Dear Neighbor,

My name is Eric Rey and I am the owner of the property at 2281 Nairn Dr. In September of last year we obtained approvals from the city to increase the density of the property to an R-2 zoning to develop town homes on this property. We currently have approvals from the City of Winter Park and have construction documents to build three town home units which could potentially house approx. 18 residents/renters and have parking spots for 7 cars. The townhomes will be 2 story units with second floor balconies that will overlook adjoining properties and have a total gross building area of 8,047 square feet.



Design for Approved Townhouse Building

We are considering an alternative that would lower the intensity and scale of the development. To do this we would build a one-story senior living home with only approximately 5,200 square feet. This home would be for seniors that need a little bit of assistance in their everyday lives and want to live in a high-end home that resembles the home where they currently live. This home would be for no more than 14 residents. The parking would stay the same and all parking would be obscured from view. There would be no signage and this home would look like a normal single-family home. This home would be a place where my grandmother and her friends could live and enjoy their retirement years while playing bridge and strolling through the near-by parks. It would be a place to give them an excellent quality of life full of love and community.



Example of Proposed Design of Alternative Home

We would like to have an opportunity to answer any questions you may have about this project and ask for your support in making this property stay in keeping with the design of the neighborhood.

Please contact me at erey@urbanperchhomes.com if you have any questions.

Thank You,

Eric Rey



Eric Rey <erey@urbanperchhomes.com>

Your 6/14/2017 info sheet on 2281 Nairn

2 messages

Anke Read-Segerius <ankrs43@gmail.com>

Tue, Jun 20, 2017 at 2:47 PM

To: erey@urbanperchhomes.com

I represent Hawick 2232 and 2234 and you can count on full support for your proposed senior living version of development from the owners of 2232 and 2234

Anke Read-Segerius
Olde Town Brokers
Realtor
206 South Park Ave. Suite B
Winter Park FL. 32789
Direct Line [407-257-0833](tel:407-257-0833)

Eric Rey <erey@urbanperchhomes.com>

Tue, Jun 20, 2017 at 2:54 PM

To: Anke Read-Segerius <ankrs43@gmail.com>

Anke,

Thank you for your support, it is truly appreciated.

Eric

[Quoted text hidden]

--

Eric Rey
Urban Perch- A Boutique Home Builder
O [407-494-5199](tel:407-494-5199)
C- [407-467-2947](tel:407-467-2947)
erey@urbanperchhomes.com

Jeffrey Briggs

From: Will McCurdy <will.mccurdy@hotmail.com>
Sent: Monday, July 24, 2017 3:27 PM
To: Jeffrey Briggs
Subject: 2281 Nairn Drive

Mr. Briggs,

I hope this finds you doing well. I reside at 2288 Hawick Lane (since 2005) and am writing to express my concern over the proposed rezoning/development of the (currently) vacant lot located at 2281 Nairn Drive. This lot is located directly to the rear of my residence.

I recently observed the public notice for the request for change of land use for this property-the owner's intent is apparently to construct a 5000 square foot assisted living facility for up to 14 residents. I am in opposition to allowing this project to go forward. Among the many reasons are as follows:

- 1) This property is located on a residential street, not in a commercial district or even on a main thoroughfare (Nairn Drive is a very narrow street). The size and nature of the proposed building are entirely out of character for the neighborhood. Unless I am mistaken, this lot is not on the City sewer system and would eliminate/contain waste in a septic tank. I'm not sure what type of environmental impact that would have.
- 2) The large number of residents (and I am assuming staff) would create traffic/parking/noise problems in the area. I am assuming that 14 families will be coming and going to visit their loved ones if the project proceeds as proposed, adding to traffic/parked cars in the area. As I'm sure you are aware, facilities such as the one proposed also have vendors (trucks) frequently delivering medical supplies such as oxygen tanks and medical equipment. Also, assisted living facilities commonly have ambulance service (and Fire/Rescue as well) coming and going to support the staff/transport. I feel that these nuisance traffic/parking/noise issues would be an unfair burden to residents in the neighborhood.
- 3) When the property was originally rezoned at the request of the owner (from single to multi-family) last year, it was stated that the owner intended to build three townhouses at the location. That proposal would be in the character of the neighborhood and would not cause issues in my opinion-I had no problem with this at all.
- 4) At the August 22, 2016 City Commission Meeting, the owner's father stated that "they" had no intention of putting an "office" on the property. The proposed project may not be an "office," but it is definitely a commercial venture. You may be aware of this, but if not, Medicare/Medicaid pay these type of facilities approximately \$6,000 per month to house one individual. If you work out the math, for 14 residents, that is more than \$1,000,000 gross per year.

In conclusion, I feel that this rezoning/project would be detrimental to our neighborhood for the reasons listed above (in addition to possibly hurting property values in the area). I am hopeful that the City will be open to the thoughts and feelings of residents currently living in the neighborhood and take a cautious and methodical approach when considering whether to allow this project to proceed.

Thank you for your time and consideration in reviewing this email-if you could send me a reply to let me know it was received, it would be appreciated. As an aside, I spoke with Kim at your office earlier, and she was extremely courteous and helpful. It is my intention to attend the Planning and Zoning meeting on August 1st, so I may see you there.

Sincerely,
Will McCurdy

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

**Staff Report
August 1, 2017**

REQUEST OF ALOMA HOLDINGS LLC TO: AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) DISTRICT ZONING TO OFFICE (O-2) DISTRICT ZONING ON THE PROPERTIES AT 407 ST. ANDREWS BOULEVARD AND 2291/2295/2301 & 2305 GLENWOOD.

Aloma Holdings LLC is requesting to rezone the properties located at 407 St. Andrews Boulevard and 2291, 2295, 2301 and 2305 Glenwood Drive from Medium Density Multiple-Family Residential (R-3) to Office (O-2). Their intention is to redevelop these properties with two 4000 square foot office buildings, likely to be utilized as medical offices.

SITE AND CONTEXT: These properties are currently zoned R-3, and have a Future Land Use Designation of Office Professional. The surrounding properties along Glenwood Drive are zoned Office (O-2), so in terms of compatibility with the surrounding neighborhood, rezoning these properties to foster redevelopment would be a welcomed upgrade.

STAFF ANALYSIS OF THE REZONING REQUEST: With the Office Professional Future Land Use designation on these properties, Office zoning is both anticipated by the City and an entitlement to the owner. Therefore, this request is just for the zoning change from R-3 to O-2 (not any companion Comprehensive Plan future land use change). Given that the City's Comprehensive Plan has designated that this property can be zoned office, the City is obligated to follow our Comprehensive Plan, and provide that requested zoning. It is also beneficial to see how that entire property will be improved via this project.

PROPOSED PROJECT PLANS: While the Board is not tasked to approve the attached site plan provided by the applicant, oftentimes when properties are rezoned, the question is asked "what is the property going to be developed with" so the plans are included for informational purposes. Therefore, since this request does not include approval of the specific plans, the project will still be required to meet the applicable zoning and other codes of the City.

The site plans show the two proposed one-story, 4,000 square foot office buildings. The applicant also expressed that these offices will likely be utilized for medical offices. With medical offices, there comes a higher parking requirement of 1 space for every 200 square feet of space. This higher parking calculation has been accounted for in the site plan. Overall the project meets the zoning requirements, the only comment from the Public Works department was to relocate the sidewalks shown along Glenwood Drive and St. Andrews Boulevard to be relocated within the public right-of-way to start sidewalk connections along those streets.

STAFF RECOMMENDATION IS FOR APPROVAL OF THE REZONING REQUEST.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING, CHAPTER 58 LAND DEVELOPMENT CODE, ARTICLE II, ZONING AND THE OFFICIAL ZONING MAP TO CHANGE FROM MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) DISTRICT ZONING TO OFFICE (O-2) DISTRICT ZONING ON THE PROPERTIES AT 407 ST. ANDREWS BOULEVARD AND 2291/2295/2301 AND 2305 GLENWOOD DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the owners of property at 407 St. Andrews Boulevard and 2291/2295/2301 and 2305 Glenwood Drive have requested a Zoning map amendment in conformance with the Comprehensive Plan future land use designation for such properties and such municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

WHEREAS, the Planning and Zoning Board of the City of Winter Park has recommended approval of this Ordinance at their August 1, 2017 meeting; and

WHEREAS, the City Commission of the City of Winter Park held a duly noticed public hearing on the proposed zoning change set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the City of Winter Park Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder; and

WHEREAS, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida.

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

SECTION 1. Official Zoning Map Amendment. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to change the zoning designation of Medium Density Multiple Family Residential (R-3) District zoning to Office (O-2) District zoning on the properties at 407 St. Andrews Boulevard and 2291/2295/2301 and 2305 Glenwood Drive, more particularly described as follows:

LOTS 23, 24, 25 AND 26, PER THE PLAT OF ALOMA SECTION 1, AS RECORDED IN PLAT BOOK "O", PAGE 51, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Tax ID'S # 09-22-30-0120-16-251; 09-22-30-0120-16-241; 09-22-30-0120-16-240 and 09-22-30-0120-16-230

SECTION 2. Severability. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 3. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 4. Effective Date. This Ordinance shall become effective upon the final passage and adoption.

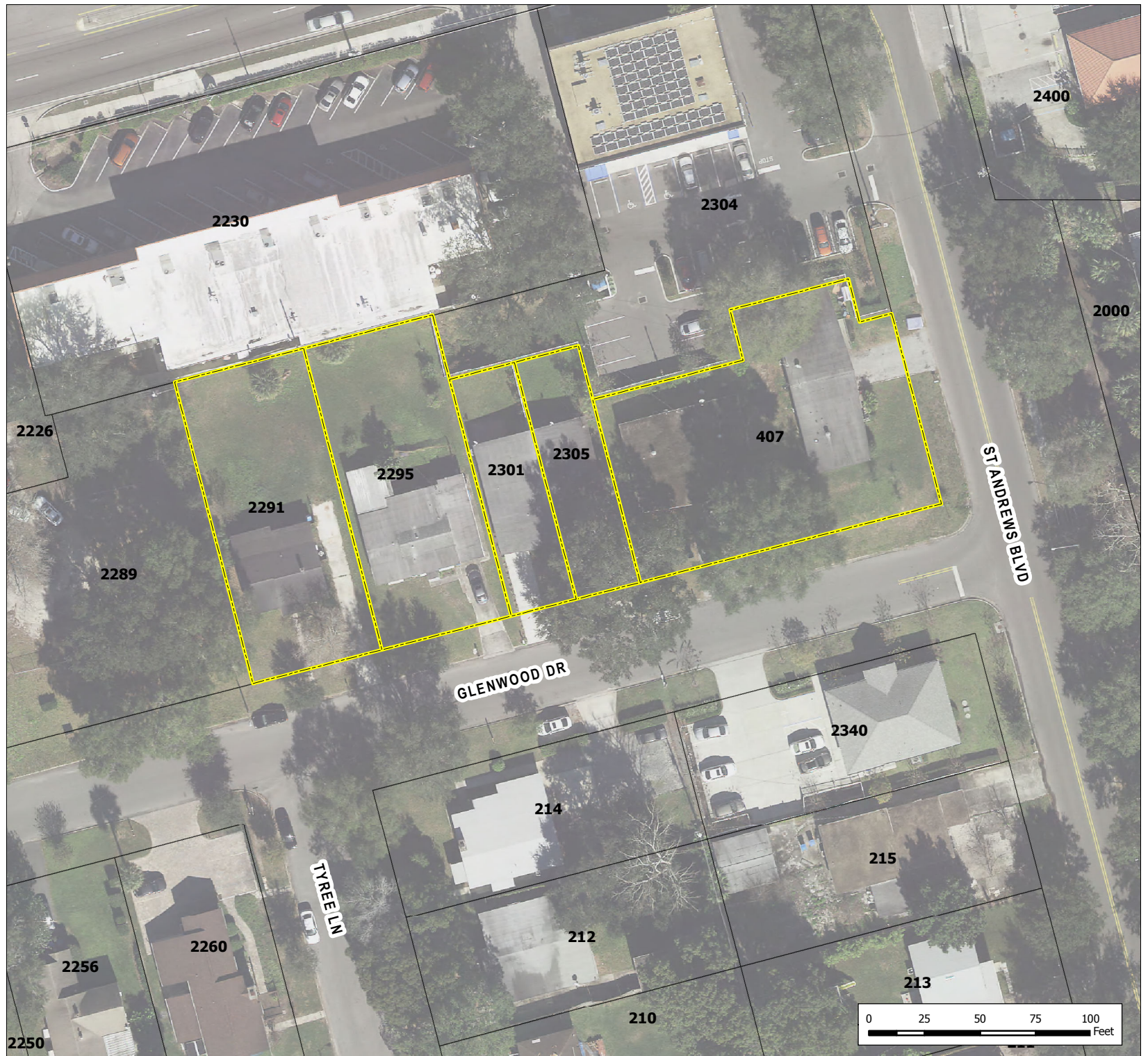
ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2016.

Mayor Steve Leary

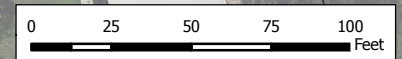
Attest:



**407 ST. ANDREWS BLVD.
2291, 2295, 2301 &
2305 GLENWOOD DRIVE**
REZONING REQUEST
City of Winter Park
Florida



Date: 7/20/2017





**407 ST. ANDREWS BLVD.
2291, 2295, 2301 &
2305 GLENWOOD DRIVE**

REZONING REQUEST

City of Winter Park
Florida

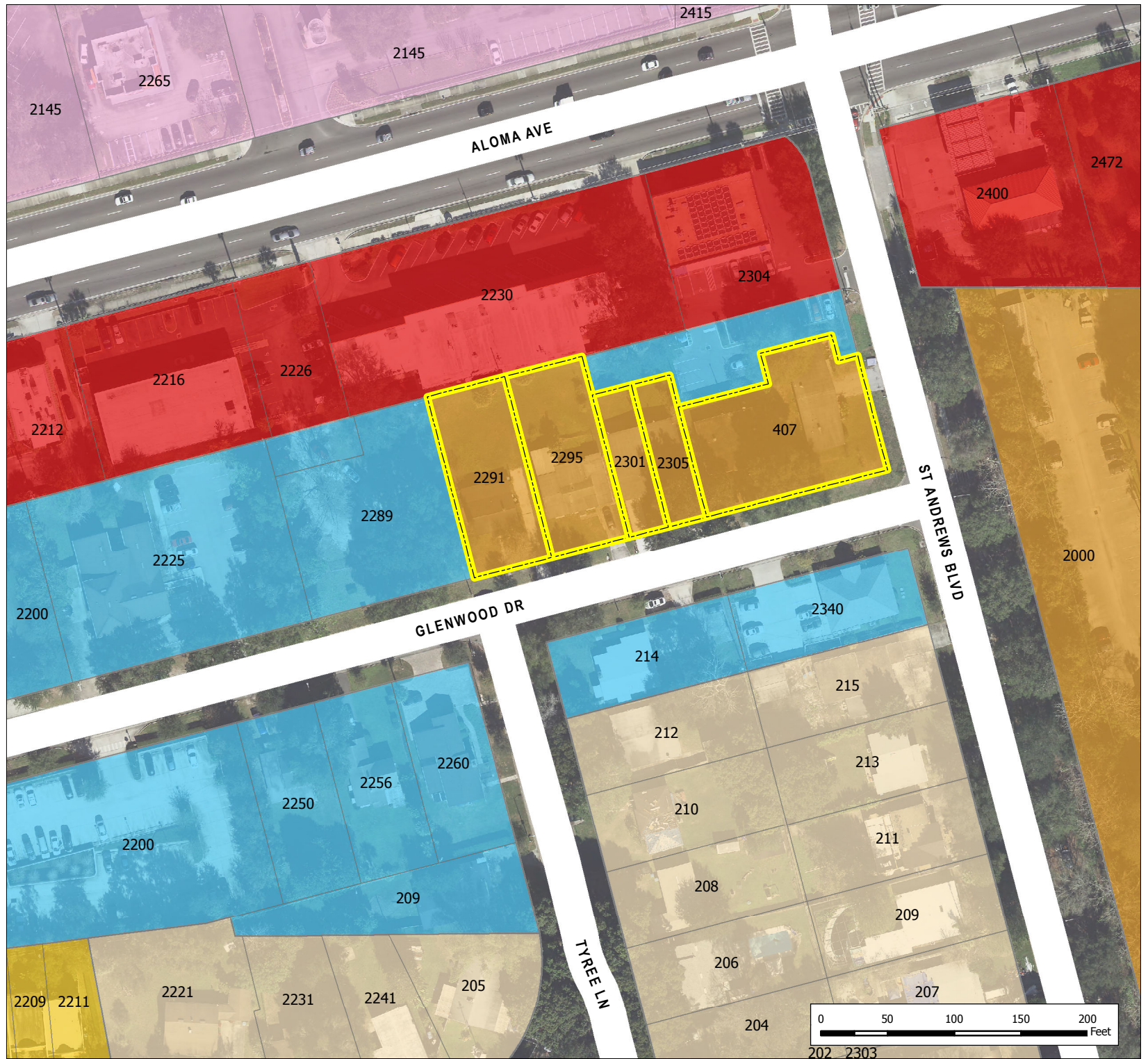
Legend

Zoning

- C-1
- C-3
- O-2
- R-1A
- R-2
- R-3



Date: 7/20/2017



GLENWOOD MEDICAL OFFICE ZONING CHANGE

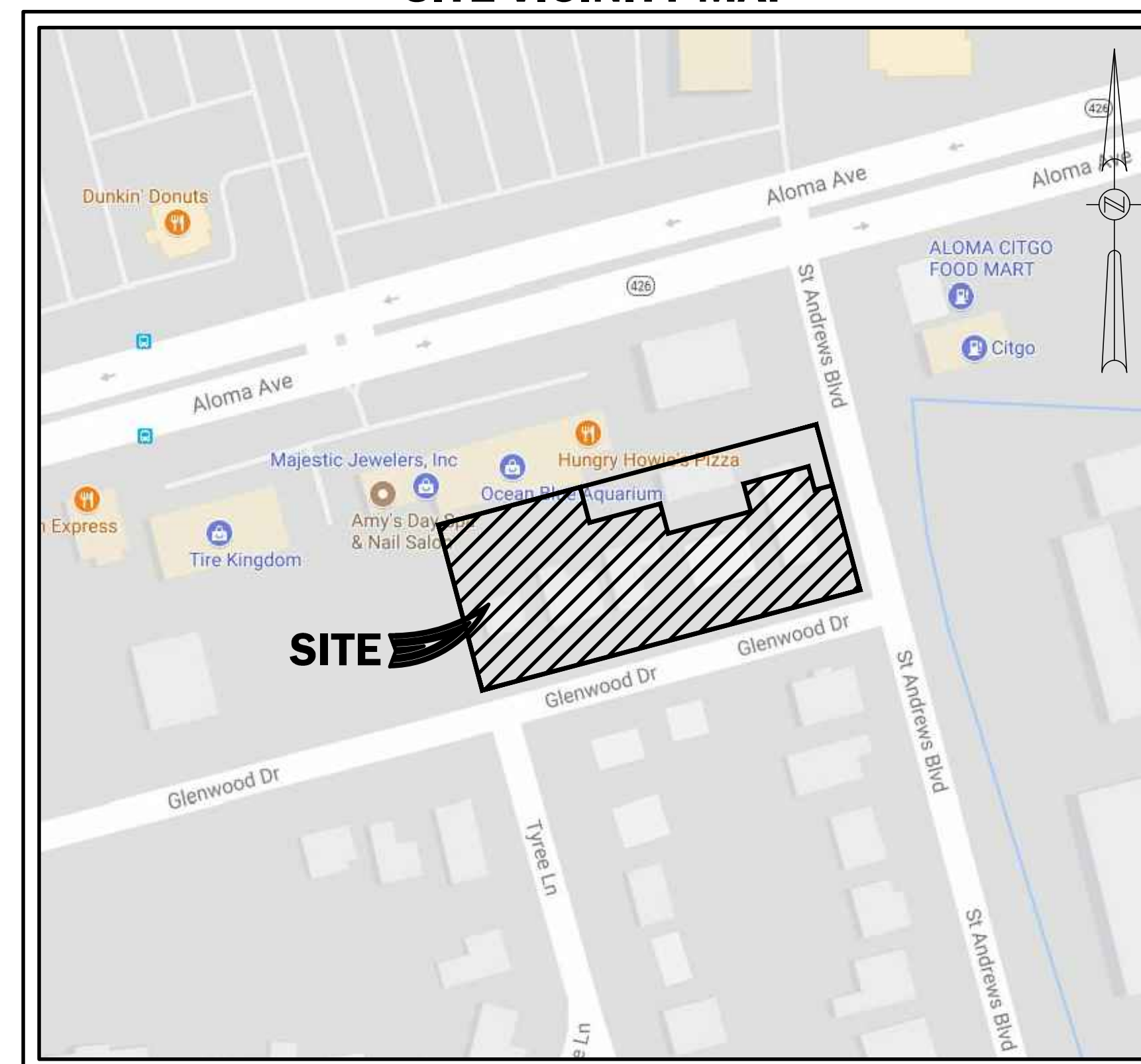
PARCEL I.D. No. 09-22-30-0120-16-220
PARCEL I.D. No. 09-22-30-0120-16-230
PARCEL I.D. No. 09-22-30-0120-16-240
PARCEL I.D. No. 09-22-30-0120-16-241
PARCEL I.D. No. 09-22-30-0120-16-251

OWNER: ALDK4 LLC & ALDK5 LLC
3067 CECILIA DRIVE
APOPKA, FL 32803
PHONE: (407) 889-4711

APPLICANT: ALOMA AVENUE HOLDINGS, LLC
3067 CECILIA DRIVE
APOPKA, FL 32803
PHONE: (407) 889-4711

SURVEYOR: ACCURIGHT SURVEYS OF ORLANDO INC.,
2012 E. ROBINSON STREET
ORLANDO, FL 32803
PHONE: (407) 894-6314

SITE VICINITY MAP



NOT TO SCALE

PLAN INDEX

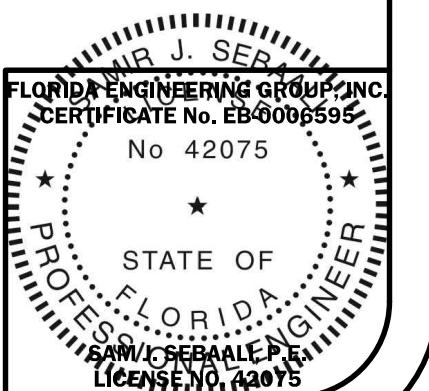
- C-1 COVER SHEET**
- C-2 SURVEY**
- C-3 CONCEPTUAL SITE PLAN**



Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us



SITE DATA
 PROPERTY LOCATION: 407 ST. ANDREWS BLVD., 2291, 2295, 2301, 2305
 GLENWOOD DR., WINTER PARK, FL 32792

PROPERTY FUTURE LAND USE DESIGNATION: OFFICE PROFESSIONAL
 PROPERTY ZONING: R-3
 PROPOSED ZONING: O-2

EXISTING USE: SINGLE - FAMILY
 PROPOSED USE: OFFICE / MEDICAL OFFICE
 PROJECT AREA: 0.84 ACRES

PROPOSED GROSS FLOOR AREA: 8,000 S.F.
 ALLOWABLE FLOOR AREA: 0.45
 PROPOSED FLOOR AREA: 0.22

BUILDING SETBACKS (REQUIRED)		BUILDING SETBACKS (PROPOSED)	
FRONT (SOUTH)	10'	FRONT (SOUTH)	12'
SIDE (WEST)	5'	SIDE (WEST)	11'
STREET SIDE (EAST)	10'	STREET SIDE (EAST)	17'
REAR (NORTH)	30'	REAR (NORTH)	>30'

MAXIMUM ALLOWABLE BUILDING HEIGHT: 30'
 BUILDING HEIGHT PROPOSED: <30'

BUFFER YARDS

BUFFER YARDS (REQUIRED)		BUFFER YARDS (PROPOSED)	
FRONT (SOUTH)	6'	FRONT (SOUTH)	7'
SIDE (WEST)	4'	SIDE (WEST)	5'
STREET SIDE (EAST)	10'	STREET SIDE (EAST)	12'
REAR (NORTH)	4'	REAR (NORTH)	20'

PARKING

PARKING REQUIRED
 OFFICE: 8,000 S.F. x (1 SPACES PER 200 S.F.) = 40 SPACES
 TOTAL PARKING REQUIRED: 40 SPACES
 SPACES REQUIRED TO BE RESERVED FOR HANDICAP: 2 SPACES

PARKING PROVIDED
 NEW ADDITIONAL STANDARD PARKING SPACES: 38 SPACES
 NEW ADDITIONAL HANDICAP PARKING: 2 SPACES
 TOTAL PARKING PROVIDED: 40 SPACES

MAXIMUM IMPERVIOUS COVER ALLOWED: 85 %
 IMPERVIOUS COVER PROPOSED: 75 %

FLOOD ZONE

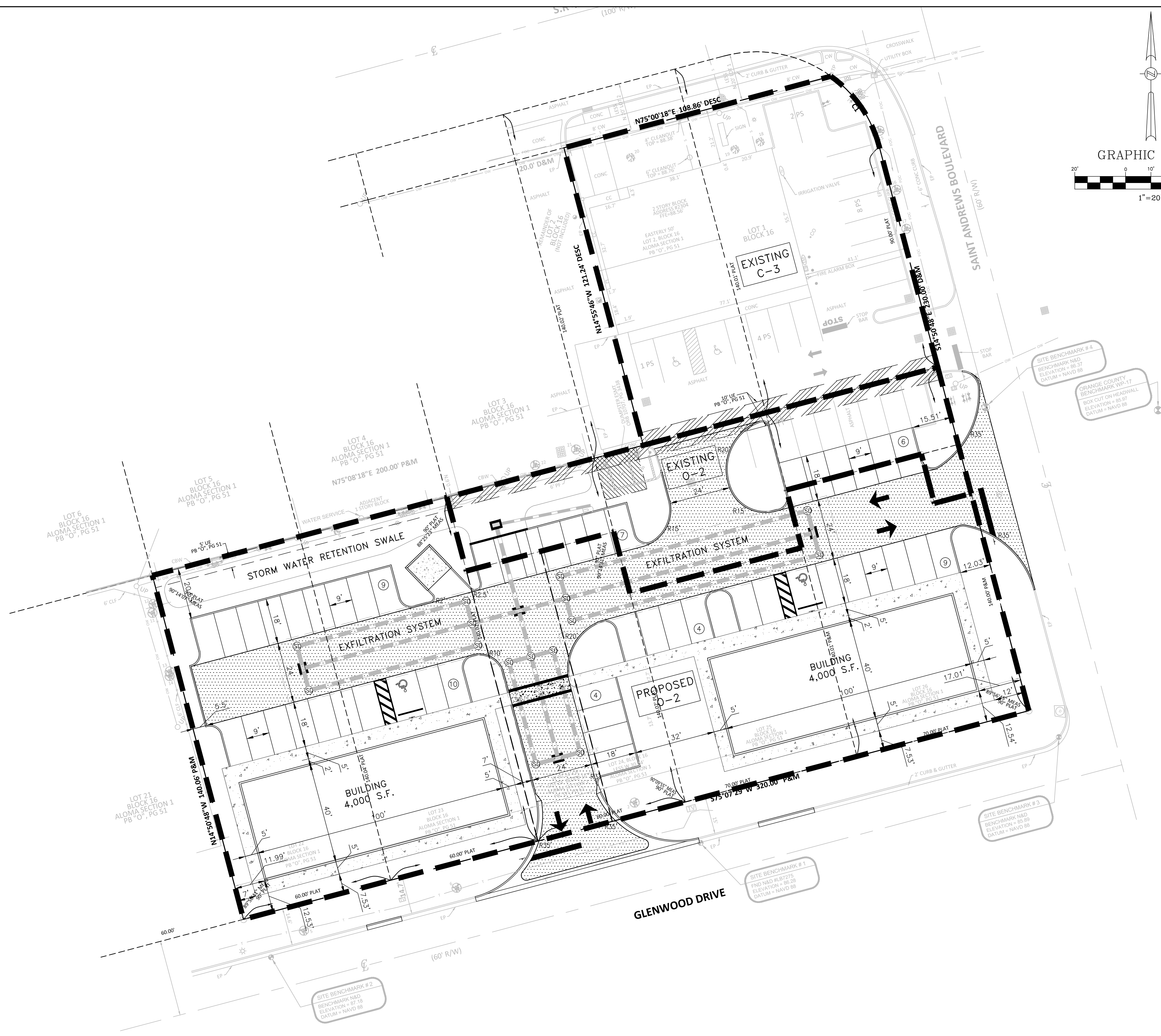
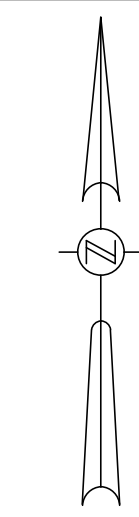
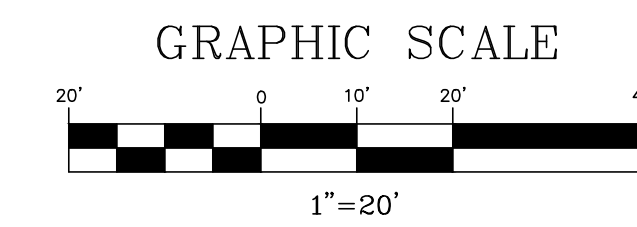
FLOOD ZONE X PER FEMA F.I.R.M. PANEL 12095C0255F DATED: 09/25/2009.

SOILS

45 SMYRNA-URBAN LAND COMPLEX

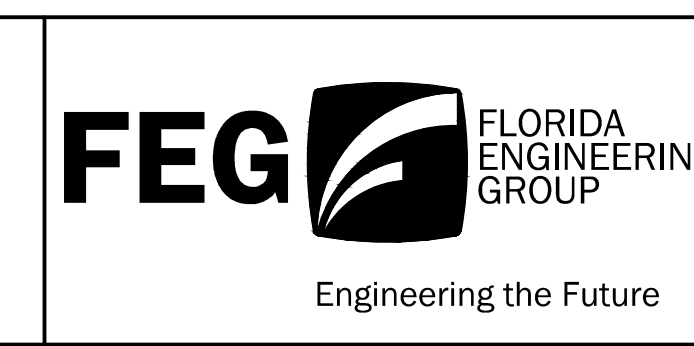
WETLAND STATEMENT

THERE ARE NO JURISDICTIONAL WETLANDS WITHIN THE PROJECT SITE.



DATE	REVISIONS	BY	CHECKED

GLENWOOD MEDICAL OFFICE
 ZONING CHANGE

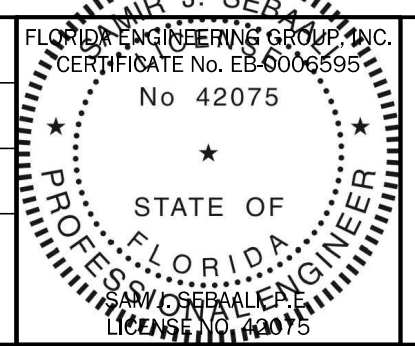


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 www.feg-inc.us

CONCEPTUAL SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

PROJECT NO. 16-060
 SCALE 1"=20'
 DATE JUNE 30, 2017
 SHEET NO. C-3
 SHEET 3 OF 3



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY (ENGINEER), P.E. ON (DATE) USING A DIGITAL SIGNATURE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

**Staff Report
August 1, 2017**

REQUEST OF THE CITY OF WINTER PARK TO: AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP TO CHANGE FROM AN INSTITUTIONAL FUTURE LAND USE DESIGNATION TO AN OPEN SPACE AND RECREATION FUTURE LAND USE DESIGNATION ON THE CITY PROPERTY LOCATED BETWEEN 652 AND 700 WEST MORSE BOULEVARD.

REQUEST OF THE CITY OF WINTER PARK TO: AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM PUBLIC, QUASI-PUBLIC (PQP) DISTRICT ZONING TO PARKS AND RECREATION (PR) DISTRICT ZONING ON THE CITY PROPERTY LOCATED BETWEEN 652 AND 700 WEST MORSE BOULEVARD.

In 2016 the City Commission sold a strip of city-owned property that is adjacent to the townhouse project at 652 W. Morse Blvd. The decision to offer this property for sale was based on the fact that the public does not use this "park" property as it is no longer a pathway to the Community Center given the redesign of that facility. Thus, as it is not serving any public purpose and the City can ensure that it remains as open space, then a sale would be advantageous to the City. The City Commission agreed to the sale for \$100,000 from the Morse and Pennsylvania LLC, who are the developers of the proposed 10 unit townhouse project on the adjacent property at 652 W. Morse Blvd.

The property was sold with notice that the zoning on this property would be Parks and Recreation (PR). Furthermore, a deed restriction would be placed upon the sale that the land could not be used for the development of any future buildings and also that the land itself may not be used in floor area ratio calculations to increase the development potential of any adjacent or nearby properties.

This change in land use designations help to enforce the deed restrictions that this land is to be open space without any buildings. The developers plan to use the land as a landscape open space common area tract functioning as front yard area with a walkway that will allow pedestrian access to the townhomes.

STAFF RECOMMENDATION IS FOR APPROVAL

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF INSTITUTIONAL TO OPEN SPACE AND RECREATION ON THE PROPERTY LOCATED BETWEEN 652 AND 700 WEST MORSE BOULEVARD, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, Section 163.3184, Florida Statutes, establishes a process for adoption of comprehensive plans or plan amendments amending the future land use designation of property; and

WHEREAS, this Comprehensive Plan amendment meets the criteria established by Chapter 163 and 166, Florida Statutes; and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

WHEREAS, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and recommended adoption of the proposed Comprehensive Plan amendment, having held an advertised public hearing on August 1, 2017, provided for participation by the public in the process, and rendered its recommendations to the City Commission; and

WHEREAS, the Winter Park City Commission has reviewed the proposed Comprehensive Plan amendment and held advertised public hearings on August 28, 2017 and on September 11, 2017 and provided for public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process.

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

SECTION 1. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to change the future land use map designation of Institutional to Open Space and Recreation on the property between 652 and 700 West Morse Boulevard, being more particularly described as follows:

The East 15.00 feet, (less the North 64.00 feet) of Lot 4, Block "K" and The West 15.00 feet, (less the North 64.00 feet) of Lot 3, Block "K", CAPEN'S ADDITION TO WINTER PARK, according to the plat thereof, as recorded in Plat Book "A", Page 95, Public Records of Orange County, Florida; AND: Commencing at the Southwest corner of said Lot 3, Block K, CAPEN'S ADDITION TO WINTER PARK, for a point of reference; thence East, 15.00 feet along and with the South line of said Lot 3 to the Southwest corner of the tract being described and the POINT OF BEGINNING; thence North, parallel to the West line of said Lot 3, 15.00 feet to the Northwest

corner of the tract being described ; thence East, parallel to the South line of said Lot 3, 6.00 feet; thence South, parallel to the West line of said Lot 3, 9.00 feet; thence East, parallel to the South line of said Lot 3, 24.00 feet; thence South parallel to the West line of said Lot 3, 6.00 feet to the South line of said Lot 3; thence West, along and with the South line of said Lot 3, 30.00 feet to the POINT OF BEGINNING.

SECTION 2. Severability. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 3. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 4. Effective Date. An amendment adopted under this paragraph does not become effective until 31 days after adoption. If timely challenged, an amendment may not become effective until the state land planning agency or the Administration Commission enters a final order determining that the adopted small scale development amendment is in compliance.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2017.

Mayor

Mayor Steve Leary

Attest:

City Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE PUBLIC, QUASI-PUBLIC (PQP) DISTRICT ZONING TO PARKS AND RECREATION (PR) DISTRICT ZONING ON THE PROPERTY LOCATED BETWEEN 652 AND 700 WEST MORSE BOULEVARD, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the owner of the subject property has requested a Zoning map amendment consistent with the amended Comprehensive Plan, and the requested zoning text change will achieve conformance with the Comprehensive Plan for the property and such municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

WHEREAS, the Planning and Zoning Board of the City of Winter Park has recommended approval of this Ordinance at their August 1, 2017 meeting; and

WHEREAS, the City Commission of the City of Winter Park held a duly noticed public hearing on the proposed zoning change set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the City of Winter Park Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder; and

WHEREAS, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida.

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

SECTION 1. Official Zoning Map Amendment. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to change the zoning designation of Public, Quasi-Public (PQP) District to Parks and Recreation (PR) district the property between 652 and 700 West Morse Boulevard, more particularly described as follows:

The East 15.00 feet, (less the North 64.00 feet) of Lot 4, Block "K" and The West 15.00 feet, (less the North 64.00 feet) of Lot 3, Block "K", CAPEN'S ADDITION TO WINTER PARK, according to the plat thereof, as recorded in Plat Book "A", Page 95, Public Records of Orange County, Florida; AND: Commencing at the Southwest corner of said Lot 3, Block K, CAPEN'S ADDITION TO WINTER PARK, for a point of reference; thence East, 15.00 feet along and with the South line of said Lot 3 to the Southwest corner of the tract being described and the POINT OF

BEGINNING; thence North, parallel to the West line of said Lot 3, 15.00 feet to the Northwest corner of the tract being described ; thence East, parallel to the South line of said Lot 3, 6.00 feet; thence South, parallel to the West line of said Lot 3, 9.00 feet; thence East, parallel to the South line of said Lot 3, 24.00 feet; thence South parallel to the West line of said Lot 3, 6.00 feet to the South line of said Lot 3; thence West, along and with the South line of said Lot 3, 30.00 feet to the POINT OF BEGINNING.

SECTION 2. Severability. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 3. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 4. Effective Date. This Ordinance shall become effective upon the effective date of Ordinance _____. If Ordinance _____ does not become effective, then this Ordinance shall be null and void.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2017.

Mayor Steve Leary

Attest:

City Clerk

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



Courtesy Rick Singh, CFA, Orange County Property Appraiser

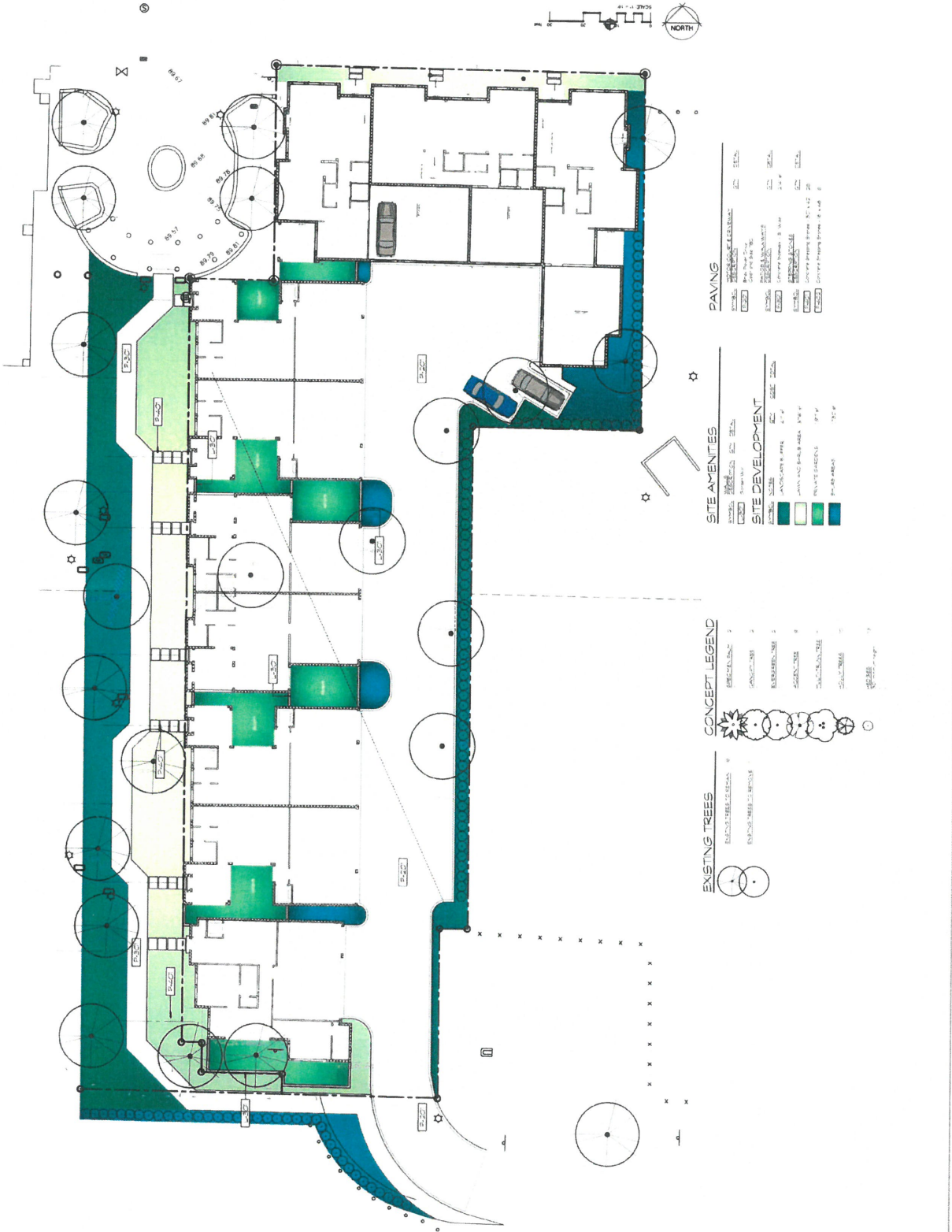
This map is for reference only and is not a survey.

Created: 7/17/2017

Hardscape Plan

DATE: 11/11/2014
 PROJECT: COLLEGE HORSE & PENNSYLVANIA BROWNSTONES
 CLIENT: COLLEGE HORSE & PENNSYLVANIA BROWNSTONES
 LOCATION: WINTER PARK, COLORADO
 SCALE: 1/8" = 1'-0"

COLLEGE HORSE & PENNSYLVANIA BROWNSTONES
 WINTER PARK, COLORADO



PAVING

ASPHALT	CONCRETE	GRAVEL	GRASS
PERMEABLE ASPHALT	PERMEABLE CONCRETE	PERMEABLE GRAVEL	PERMEABLE GRASS
WOOD DECK	WOOD DECK	WOOD DECK	WOOD DECK
WOOD DECK	WOOD DECK	WOOD DECK	WOOD DECK
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SITE AMENITIES

LANDSCAPE LIGHTING	LANDSCAPE LIGHTING	LANDSCAPE LIGHTING	LANDSCAPE LIGHTING
LANDSCAPE LIGHTING	LANDSCAPE LIGHTING	LANDSCAPE LIGHTING	LANDSCAPE LIGHTING
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LANDSCAPE LIGHTING	LANDSCAPE LIGHTING	LANDSCAPE LIGHTING	LANDSCAPE LIGHTING
LANDSCAPE LIGHTING	LANDSCAPE LIGHTING	LANDSCAPE LIGHTING	LANDSCAPE LIGHTING

CONCEPT LEGEND

PERMEABLE ASPHALT	PERMEABLE CONCRETE	PERMEABLE GRAVEL	PERMEABLE GRASS
WOOD DECK	WOOD DECK	WOOD DECK	WOOD DECK
WOOD DECK	WOOD DECK	WOOD DECK	WOOD DECK
WOOD DECK	WOOD DECK	WOOD DECK	WOOD DECK
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WOOD DECK	WOOD DECK	WOOD DECK	WOOD DECK
WOOD DECK	WOOD DECK	WOOD DECK	WOOD DECK

EXISTING TREES

SMALL TREE	MEDIUM TREE	LARGE TREE
SMALL TREE	MEDIUM TREE	LARGE TREE
SMALL TREE	MEDIUM TREE	LARGE TREE
SMALL TREE	MEDIUM TREE	LARGE TREE
SMALL TREE	MEDIUM TREE	LARGE TREE
SMALL TREE	MEDIUM TREE	LARGE TREE
SMALL TREE	MEDIUM TREE	LARGE TREE
SMALL TREE	MEDIUM TREE	LARGE TREE
SMALL TREE	MEDIUM TREE	LARGE TREE
SMALL TREE	MEDIUM TREE	LARGE TREE

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