

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

**Staff Report
March 6, 2018**

SPR 18-03 REQUEST OF WINTER PARK DESIGN FOR APPROVAL TO CONSTRUCT A NEW 5,758 SQUARE FOOT SINGLE-FAMILY HOME LOCATED AT 1234 LAKEVIEW DRIVE ON LAKE VIRGINIA, ZONED R-1AAA.

Winter Park Design (representing the property owners) is requesting site plan approval to construct a new two-story, 5,758 square foot single-family home located at 1234 Lakeview Drive on Lake Virginia, zoned R-1AAA.

As the Board may recall, in July of 2017, the owner of this property and 1251 Lakeview Drive came before the Board to do a lakefront lot swap and lot reconfiguration. See attached survey for reference. The combined lot is what the Board is tasked with reviewing. The new combined 1234 Lakeview Drive property measures 16,159 square feet. It was previously developed with a single-family home that was demolished. The proposed two-story home will be total of 5,758 gross square feet, excluding the porches, garage and attic space. The floor area ratio (FAR) of this home yields 36%, which is within the maximum 38%. This new home will have impervious lot coverage of 7,919 square feet or 49%, which is within the maximum 50%.

TREE PRESERVATION: The Code direction on water front lots is "to preserve existing trees to the degree reasonably possible." As part of this request, several trees within the building footprint are being removed, most of which are unprotected or decaying trees. The remaining cypress trees near the lakefront are to be 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. This lot has a grade drop from the street to the lakefront of almost ten (10) feet. At the street front this home appears to be a one-story home, and as the lot slopes the second floor is being constructed within that grade drop. Because of this design technique, the issues that we typically deal with about grades and pools decks/retaining walls are not present in this case since the pool is at the same grade as the bottom floor.

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 home is being constructed at roughly the same lakefront setback as the south adjoining residence. The north adjoining property is currently vacant, but is in the same ownership as the lot across Lakeview Drive (1251), and is proposed to be developed with a pool and cabana that will also be at the same lakefront setback. The lakefront views of neighbors will not be diminished from this request.

STORM WATER RETENTION: The zoning code requires retention of storm water so that storm water flowing over a waterfront 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 waterfront 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 area that is sized to meet the City's code requirement near the lake edge.

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

MEARS RESIDENCE



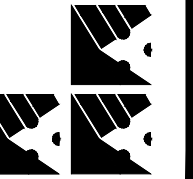
WINTER PARK, FLORIDA



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WINTER PARK DESIGN

151 ORACLE DRIVE
MAITLAND, FL 32751
PHONE: 407.644.9863
FAX: 407.644.7888



MEARS RESIDENCE
WINTER PARK, FLORIDA

JOB NUMBER

DATE

SHEET

DRAWN

REVISIONS

CS

OF

Legal Description:

Parcel 1 :

AND TOGETHER WITH

LESS AND EXCEPT THEREFROM THE FOLLOWING LAND AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED JANUARY 15, 1976 IN OFFICIAL RECORDS BOOK 2672, PAGE 1345, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. TO WIT:


Parcel 2 :
ALL OF LOT 3 AND THE NORTHERLY 6 FEET OF LOT 4, BLOCK "H", OF VIRGINIA HEIGHTS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "G", PAGE 107, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; ALSO BEGIN AT THE SW CORNER OF LOT 2, OF SAID SUBDIVISION AND RUNNING NORTHERLY 10 FEET THENCE NORTHEASTERLY TO A POINT 5 FEET NORTH OF THE SE CORNER OF SAID LOT 2, THENCE SOUTH 5 FEET TO THE SE CORNER OF SAID LOT, THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT TO THE PLACE OF BEGINNING, ORANGE COUNTY, FLORIDA.

Parcel 2 :
ALL OF LOT 3 AND THE NORTHERLY 6 FEET OF LOT 4, BLOCK "H", OF VIRGINIA HEIGHTS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "G", PAGE 107, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; ALSO BEGIN AT THE SW CORNER OF LOT 2, OF SAID SUBDIVISION AND RUNNING NORTHERLY 10 FEET THENCE NORTHEASTERLY TO A POINT 5 FEET NORTH OF THE SE CORNER OF SAID LOT 2, THENCE SOUTH 5 FEET TO THE SE CORNER OF SAID LOT, THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT TO THE PLACE OF BEGINNING, ORANGE COUNTY, FLORIDA.

⊙ #1

⊕ #2

-Benchmark Information-

 Orange County Datum Elevation: 66.229'
Found Square Cut in Concrete Wing Wall at Boat Ramp
West of the Wood Dock in Dinky Dock Park.
(Elevations are based upon NAVD 88 Datum)

Tree Note:
Palm - Denotes Tree Type
(18") - Diameter of Tree measured at Chest Height

Tree Legend:

Cypress
(14")

 Palm
(1.4") Oak
(14")Rain
(1.4")

Graphic Scale

0' 15' 30' 60'

Scale: 1"=30'

NEW COMBINED
1234 LAKEVIEW DRIVE

Updated Survey: 04/28/17
Revised Building Tie: 05/6/16
Revised Property Line: 03/29/16

Field Date: 03/07/16	Date Co
Drawn By: G.L.G.	File Num

Updated Survey: 04/28/17
Revised Building Tie: 05/6/16
Revised Property Line: 03/29/16

Field Date: 03/07/16	Date Completed: 03/10/16
Drawn By: GLG	File Number: IS-26848

-Legend-

C - Calculate	P.C. - Point of Curvature
K - Centrifuge	Pg - Page
CB - Concrete Block	Pl - Plaster
CM - Concrete Monument	P.O.B. - Point of Beginning
Conc. - Concrete	P.O.L. - Point of Long Line
D - Description	Power - Power Pole
E.E. - Easement	Permit - Permit Reference
Easmt. - Easement	Monument - Monument
EM - Emergency Management Agency	PT - Point of Tangency
R - Radius	R - Radius
F.FE - First Floor Elevation	R&C - Road & Cap
Fnd. - Foundation	R&R - Recovered
IP - Iron Pipe	Rocf. - Roofline
L - Length (Arc)	Sel. - Set
M - Measured	Set - "Set" / "Rebar"
Nail & Disk	Cap L.B. Rebar - Cap L.B. Rebar
N.R. - Non-Recordable	Ty - TYPICAL 7623"
NR - Non-Recordable	WM - Water Meter
PCB - Plastic Cement Block	WM - Water Meter
P - Plat	WM - Water Meter
P.B. - Plat Book	Δ - Delta (Center Angle)
Plat - Plat	Chain Link Fence - Chain Link Fence

- **Notes-**
- Survey is Based upon the Legal Description supplied by Client.
- Adjacent Properties Deeds have **NOT** been Researched for Gaps, Omissions or Other Hidden Defects.
- Subjecting to any Easements and/or Restrictions of Record.
- Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB"
- If the "BB" is **NOT** to be used to reconstruct Property Lines.
- Fence Ownership is **NOT** determined.
- Roof Overhangs, Underground Utilities and/or Footers have **NOT** been located **UNLESS** otherwise noted.
- Septic Tanks and/or Drainfield locations are approximate and **MUST** be verified by appropriate engineering Companies.
- Use of this Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor.
- Surveyor does not warrant that the information is sufficient to give Any Rights or Benefits to Anyone Other than those so Certified.
- Flood Zone Determination Shown Hereon is Given as a Courtesy, and is not a Guarantee. Flood Zones are Determined by FEMA and can be affected by Flood Factors and/or other information **NEITHER** known nor assumed by the Surveyor. The Surveyor is not licensed to give Flood Zone Determinations. The Surveyor is a member of the National and Associates Surveying Inc. and the signing surveyor assumes **NO** Liability for the Accuracy of the Determination.
- I hereby certify that the Best and Accurate Copy of this Deed and Property is in my possession and I have made every effort to make the same Correct to the Best of my knowledge. I shall as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me by the Client, and the Surveyor's own knowledge, make a Correct Copy of the Surveying in the State of Florida in accordance with Chapter 5-317.002, Florida Administrative Rules, Pursuant to 68B-02.002 Florida Statutes.

 **FOR THE FIRM**

Patrick K. Ireland **PSM#6637** **LB 7623**

This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

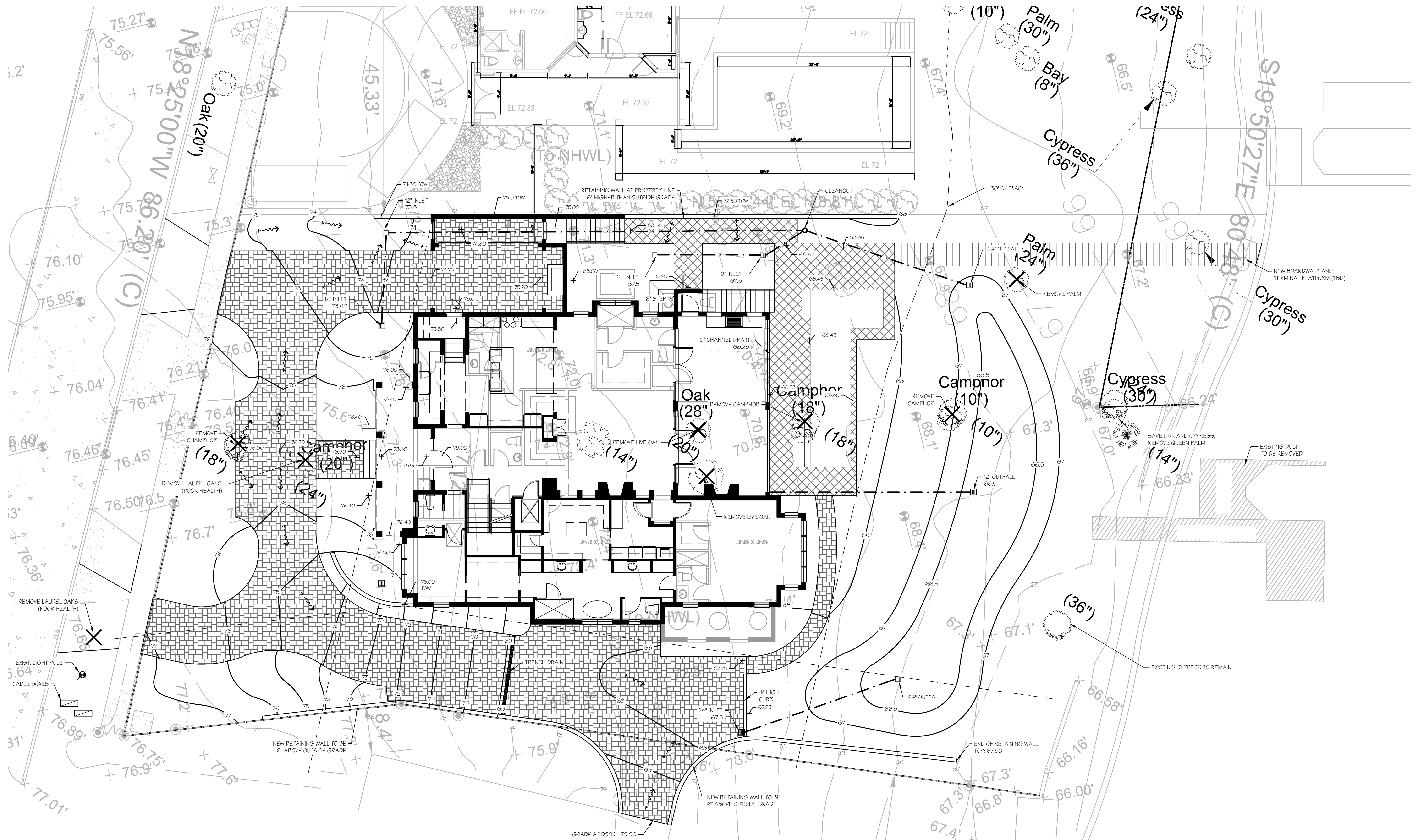
Ireland & Associates Surveying, Inc.

1301 S. International Parkway Suite 2001
Lake Mary, Florida 32746
www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

CERTIFIED TO:
 Gregory S. Seidel and Valerie L. Seidel
 T D Bank, N.A., its successors and/or assigns

Stephen F. Broome, P.A.
 First American Title Insurance Company



STORMWATER USE RATIONAL RUNOFF FORMULA
Q=CIA
I = 1" RAINFALL = 0.083
C = .5
A = 16159 (LOT AREA)

0.5 x 0.083 x 16159 = **670 C.F.**

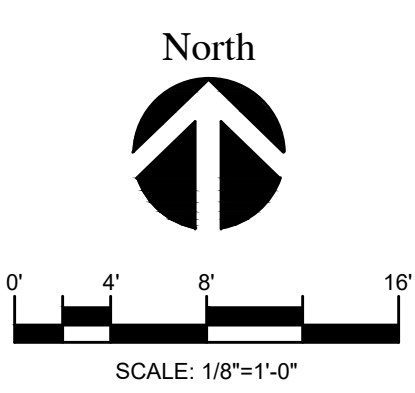
STORAGE PROVIDED
POND 'A' = 754 C.F.

IMPERVIOUS CALCULATIONS
TOTAL SITE AREA:
IMPERVIOUS ALLOWED:
TOTAL IMPERVIOUS PROPOSED:

16,159 SF
8,079.50 (50%)
7,919 SF (49%)

FRONTYARD GREENSPACE CALCULATIONS
TOTAL AREA:
GREENSPACE REQ.:
TOTAL GREENSPACE PROVIDED:

2,987 SF
1,493.50 SF (50%)
1,519 SF



REVISIONS		
DATE	BY	DESCRIPTION

VERLANDER
Landscape Architecture, LLC
706 Turnbull Avenue, Suite 201
Altamonte Springs, FL 32701
Email: paul@paulverlander.com

Phone: (407) 834-4104
Fax: (407) 834-2919
Website: www.paulverlander.com

PAUL L. VERLANDER, PLA
License No. LA0000546

GRADING PLAN
MEARS RESIDENCE
LAKEVIEW DRIVE
WINTER PARK, FLORIDA

PROJ. NO.: 1761
SCALE: 1/8"=1'-0"
DATE: 1-10-18
SHEET NO: **GR-1**

COVERAGE CALCULATIONS		
PROPERTY ADDRESS	LAKEVIEW AVE	
EXISTING ZONING	RIAAA	
LOT AREA	16,159	
IMPERVIOUS COVERAGE	ALLOWED	PROPOSED
BUILDING COVERAGE		3883 SF
HARDSCAPING/POOL		4036
TOTAL	8079 SF (50%)	7919 SF (49%)
FLOOR AREA RATIO	ALLOWED	PROPOSED
	6140 (38%)	5758 SQ.FT. (35.6%)
RESIDENCE		
SETBACKS	ALLOWED	PROPOSED
FRONT	30'-0"	33'-4"
LAKESIDE	50'-0"	55'-0"
RIGHT SIDE	13'-0"/17'-0"	17'-0"
LEFT SIDE	13'-0"/17'-0"	17'-0"
PORTE COCHERE SIDE	5'-0"	5'-0"
RESIDENCE HEIGHT	ALLOWED	PROPOSED
	37'-0"	33'-6" ABOVE AVERAGE GRADE AT FRONT OF RESIDENCE

AREA TABULATION:

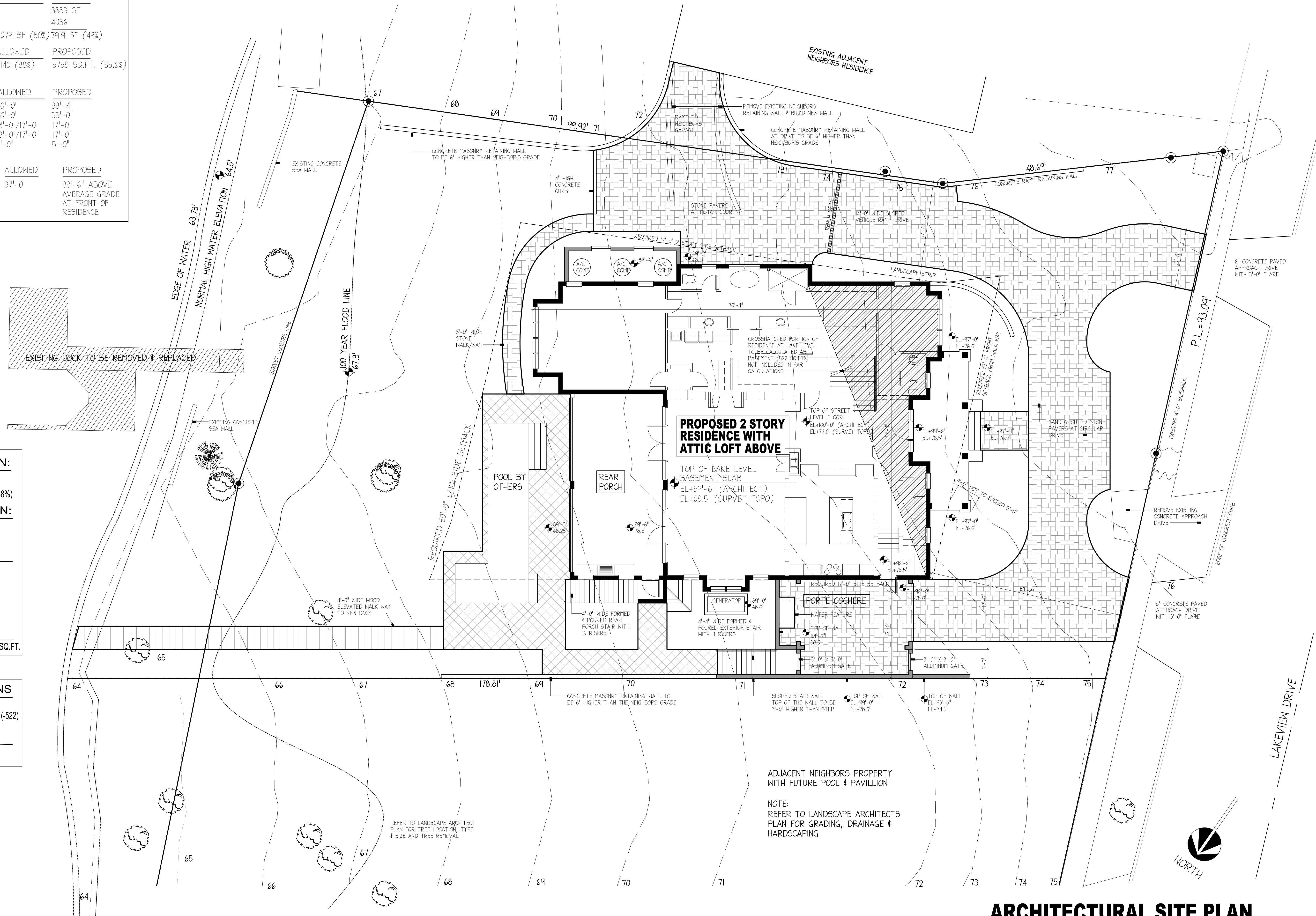
LOT AREA	16,159
FAR ALLOWED	6,140 (38%)

AREA TABULATION:

STREET LEVEL LIVING	2,845
LAKE LEVEL LIVING	2,336
ATTIC LOFT LIVING	1,698
TOTAL LIVING	6,879
GARAGE/STORAGE	778
FRONT PORCH	208
PORTE COCHERE	240
BALCONY	512
LAKE PORCH	251
STAIR	70
TOTAL	8,938 SQ.FT.

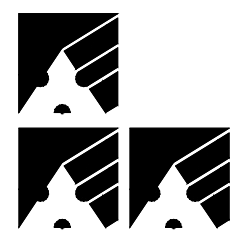
FAR CALCULATIONS

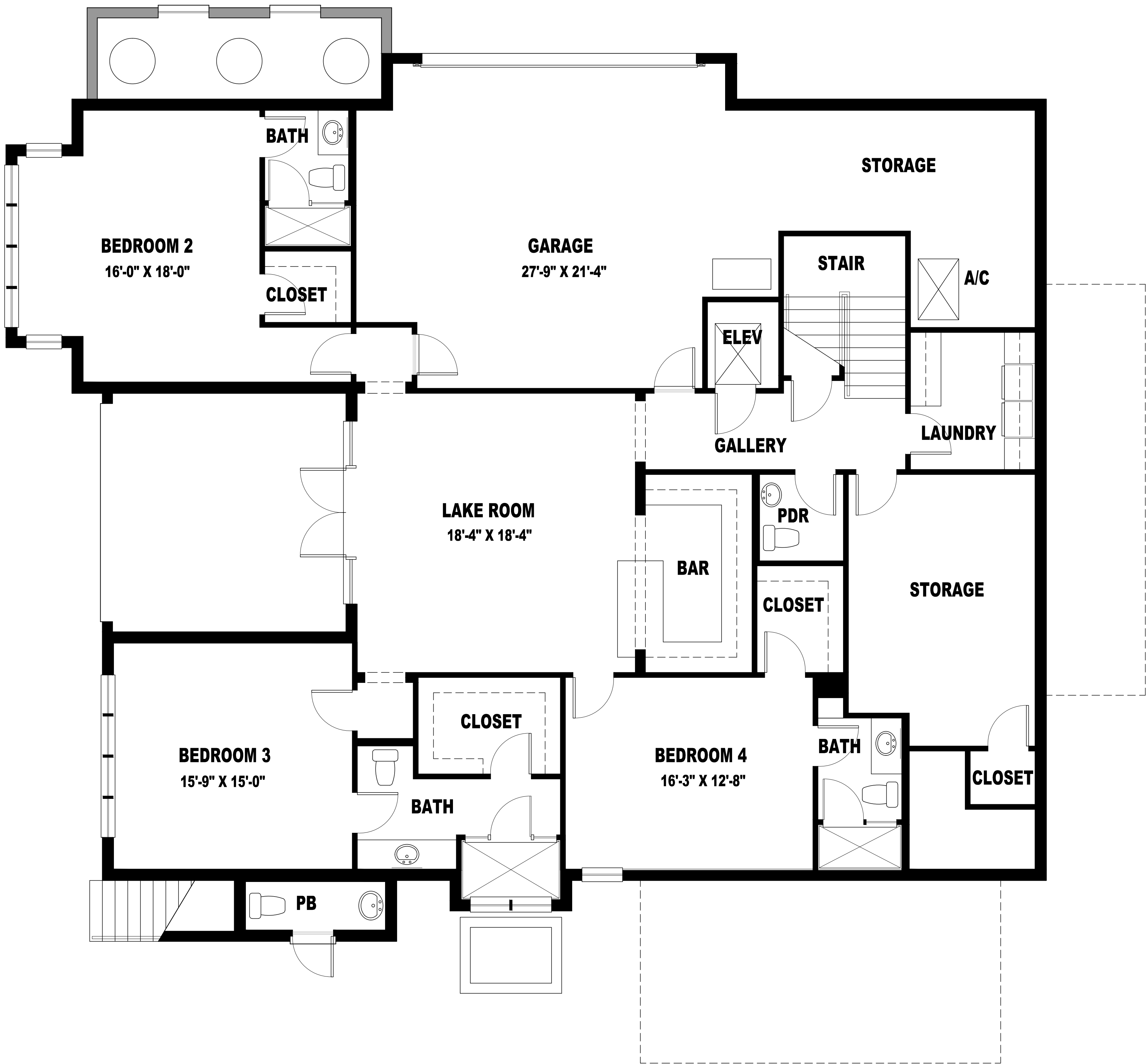
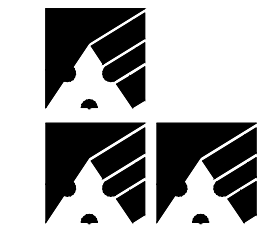
STREET LEVEL	2,845
LAKE LEVEL	3,124 (-522)
FRONT PORCH FAR	48
REAR PORCH FAR	263
TOTAL	5,758



ARCHITECTURAL SITE PLAN

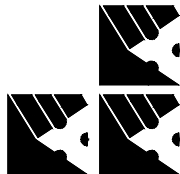
MEARS RESIDENCE
WINTER PARK, FLORIDA





LAKE LEVEL FLOOR PLAN

1/4"=1'-0"



MEARS RESIDENCE
WINTER PARK, FLORIDA

JOB NUMBER

DOWN

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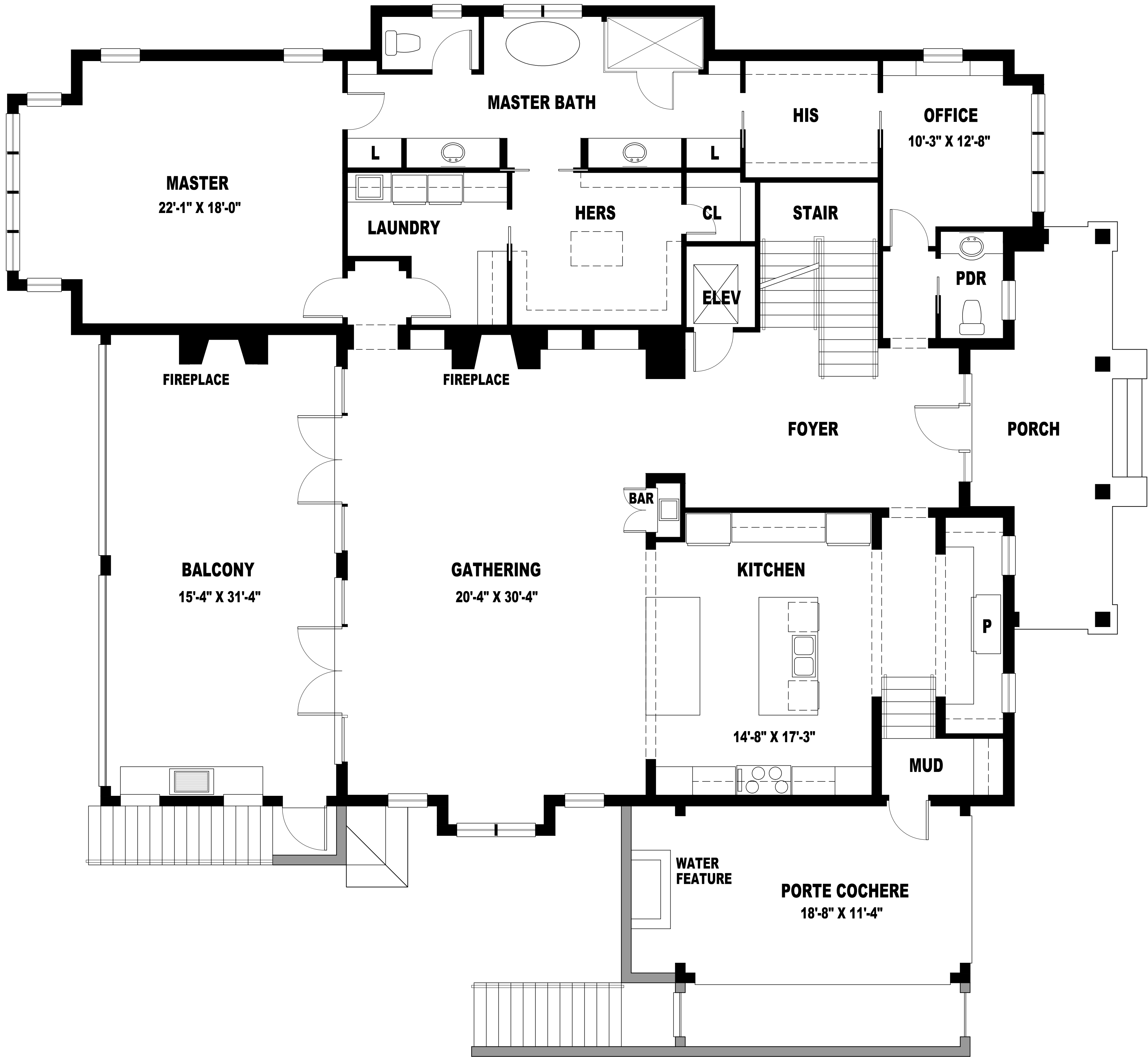
DATE

REVISIONS

SHEET

3

OF



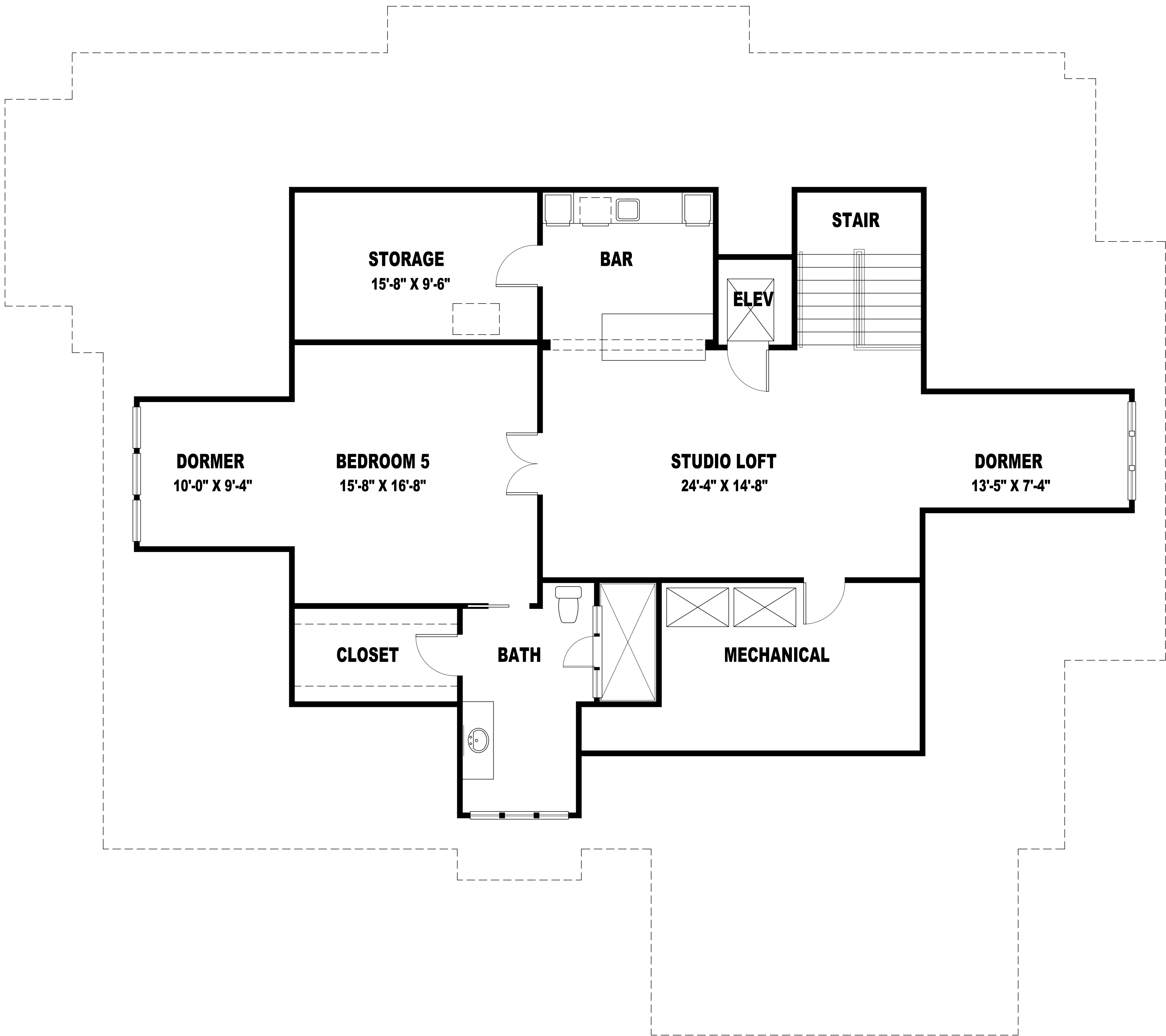
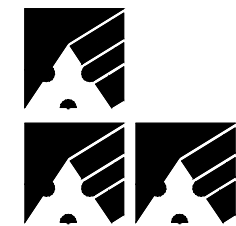
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FAR CALCULATIONS	
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LAKE LEVEL	3,124 (-522)
FRONT PORCH FAR	48
REAR PORCH FAR	263
TOTAL	5,758

STREET LEVEL FLOOR PLAN

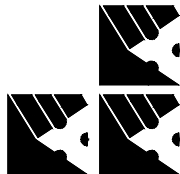
1/4"=1'-0"





THIRD FLOOR ATTIC STUDIO FLOOR PLAN

1/4"=1'-0"



MEARS RESIDENCE
WINTER PARK, FLORIDA

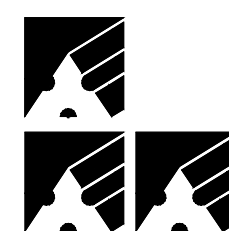
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DATE	REVISIONS	



FRONT ELEVATION

$$|A^k| = |I -$$


RIGHT SIDE ELEVATION

$$1/A^{\dagger} = 1 -$$




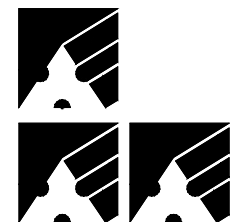
REAR ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

1/4"=1'-0"





MEARS RESIDENCE
WINTER PARK, FLORIDA

CHECKED

REVISIONS

SHEET

30


$$|4^n - 1| = 0$$

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

**Staff Report
March 6, 2018**

REQUEST OF Z PROPERTIES FOR: SUBDIVISION OR LOT SPLIT APPROVAL TO DIVIDE THE PROPERTY AT 566 SYLVAN DRIVE COMBINED WITH 10 FEET FROM THE 1570 BRYAN AVENUE PROPERTY TO FORM TWO SINGLE FAMILY BUILDING LOTS. THE NEW CORNER LOT WILL HAVE 85 FEET OF FRONTAGE ON BRYAN AVENUE AND 12,070 SQUARE FEET OF LAND AREA AND THE INTERIOR LOT WILL HAVE 75 FEET OF FRONTAGE ON BRYAN AVENUE AND 10,650 SQUARE FEET OF LAND AREA. BOTH LOTS THEN MEET THE MINIMUM LOT SIZE REQUIREMENTS OF THE R-1A ZONING AND NO VARIANCES ARE REQUESTED.

Z Properties Group is requesting subdivision or lot split approval to divide the property located at 566 Sylvan Drive, combined with ten (10) feet from the eastern adjoining property, 1570 Bryan Avenue, into two single-family lots. The zoning of these properties is R-1A. Both properties are currently occupied by single-family homes, which are to be demolished.

During the City's review process of subdivisions or lot split requests, there are two criteria that are reviewed. First is the 'Zoning Test' as to conformance with the zoning criteria. The next is the 'Comprehensive Plan Test' which is conformance to the neighborhood character.

ZONING TEST: The existing 566 Sylvan Drive is a corner lot, and is 150 feet wide on Bryan Avenue, 142 feet wide on Sylvan Drive, and measures 21,238 square feet in size. The existing 1570 Bryan Avenue is 100 feet wide and 14,168 square feet in size. The subdivided lots are proposed to be divided north and south and fronting on Bryan Avenue. With the western ten (10) feet from 1570 Bryan Avenue, the property is proposed to be divided into a 75 feet wide interior lot and an 85 feet wide corner lot, with lot areas of 10,650 square feet and 12,070 square feet in size, respectively. Then the resulting 1570 Bryan Avenue will be 90 feet wide and 12,780 square feet in size. The R-1A zoning requires a minimum of 75 feet of lot width for an interior lot and 85 feet for a corner lot, and a minimum of 8,500 square feet of land area. Thus, this request meets the R-1A lot dimension standards, and no variances are requested.

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

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

There are 49 homes within this neighborhood along with the R-1A zoning (see attached map). The average lot width is 87 feet, and the median lot width is 85 feet. The average lot area from this 49 home survey is 13,609 square feet, and the median lot area is 13,852 square feet.

Over 55% of the neighborhood has lot widths in the 75-85 foot range and lot areas of 10,000 to 13,000 square feet. Thus, in this case the applicant is proposing to create three 75-85 foot wide lots lot with areas of 10,650-12,780 square feet that compare favorably to a majority of the neighborhood.

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

DEVELOPMENT PLANS: The applicant has provided a generalized front elevation for the type of homes that they plan to build, and general site plans for the layout of the proposed new homes. Staff is recommending that a condition be placed that these homes be of varying architecture as the applicant has presented. The applicants will comply with the normal single-family development standards, setbacks, etc.

SUMMARY: The request meets all of the R-1A zoning requirements for lot sizes, and no variances are requested.

STAFF RECOMMENDATION IS FOR APPROVAL with the following condition:

1. That the proposed homes be of varying architecture.

RELEVANT COMPREHENSIVE PLAN POLICY:

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

ARTICLE VI. - SUBDIVISION AND LOT CONSOLIDATION REGULATIONS

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

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

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

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

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

Z



February 14, 2018

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

Re: 566 Sylvan Drive Lot Split

To whom it may concern,

I purchased ten feet from the adjacent property at 1570 Bryan Avenue so that 566 Sylvan Drive can conform with zoning regulations. The current structure will be demolished. It is my intent to split the new conforming property and build two new single-family residences. Please see attached letter from the adjacent neighbor supporting this proposed lot split.

Best,

A handwritten signature in blue ink, appearing to be 'Zane Williams'.

Zane Williams
Z Properties Group, Inc.

February 1, 2018

FLOM Holdings
Asghar "Oscar" Meshkati
5415 Lake Howell Road
#323
Winter Park, Fl. 32792

Re: 566 Sylvan/ 1570 Bryan

To Whom It May Concern:

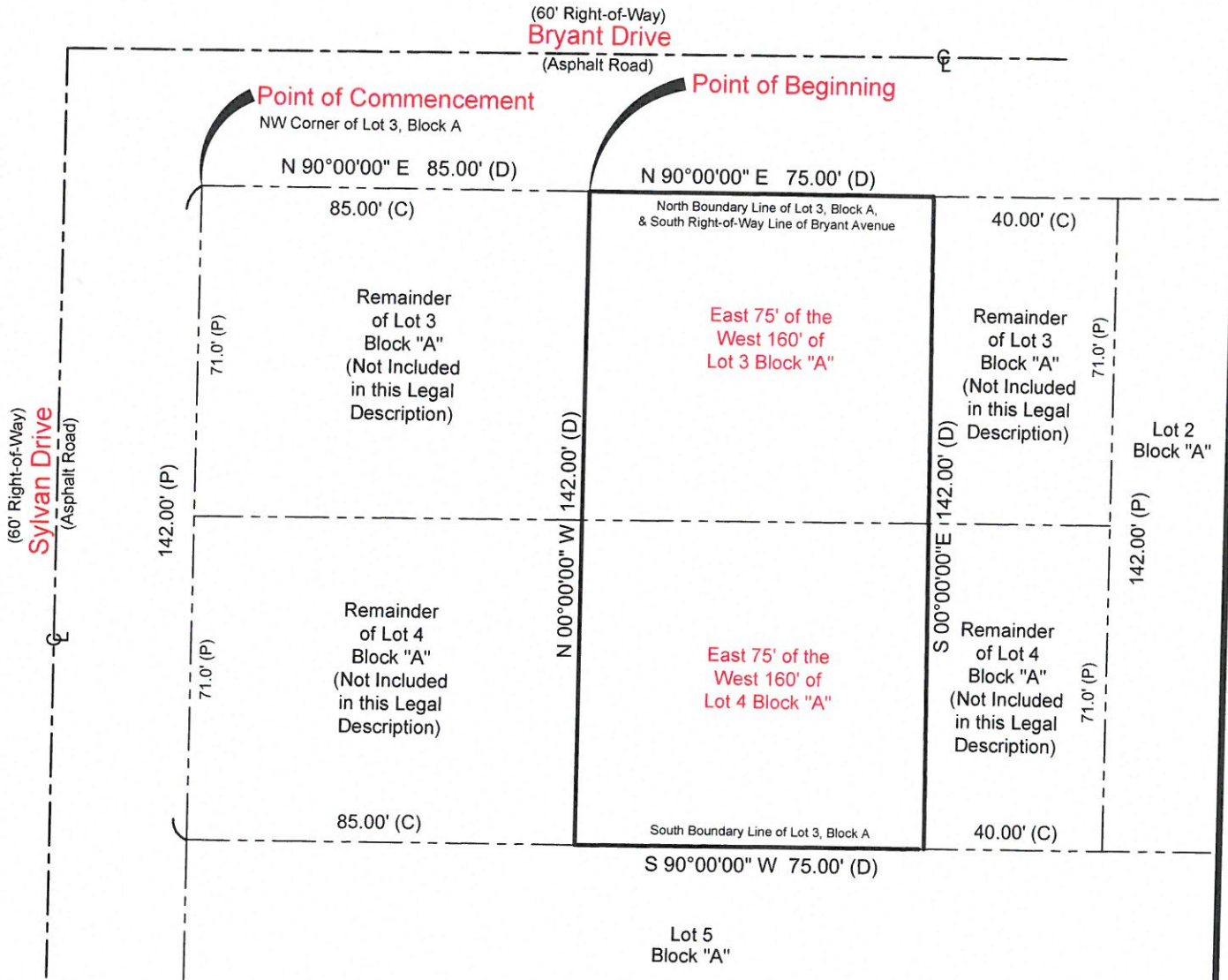
I, Oscar Meshkatia, as primary director of FLOM Holdings, own 1570 Bryan Avenue, Winter Park, Florida 32789. I support splitting the lot adjacent to me located at 566 Sylvan Drive, Winter Park, Florida 32789.

Thank you,


Oscar Meshkati/ FLOM Holdings Date 2/2/18

Sketch of Description

Sheet 2 of 2



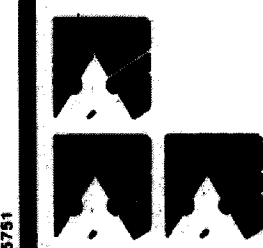
*Ireland & Associates
Surveying, Inc.*

1301 S. International Parkway Suite 2001
Lake Mary, Florida 32746
www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165



NOT To Scale
This is **NOT** a Survey.
This is **ONLY** a Sketch.

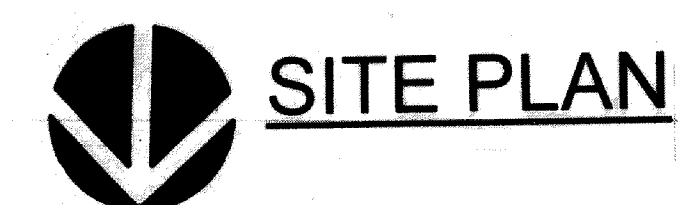
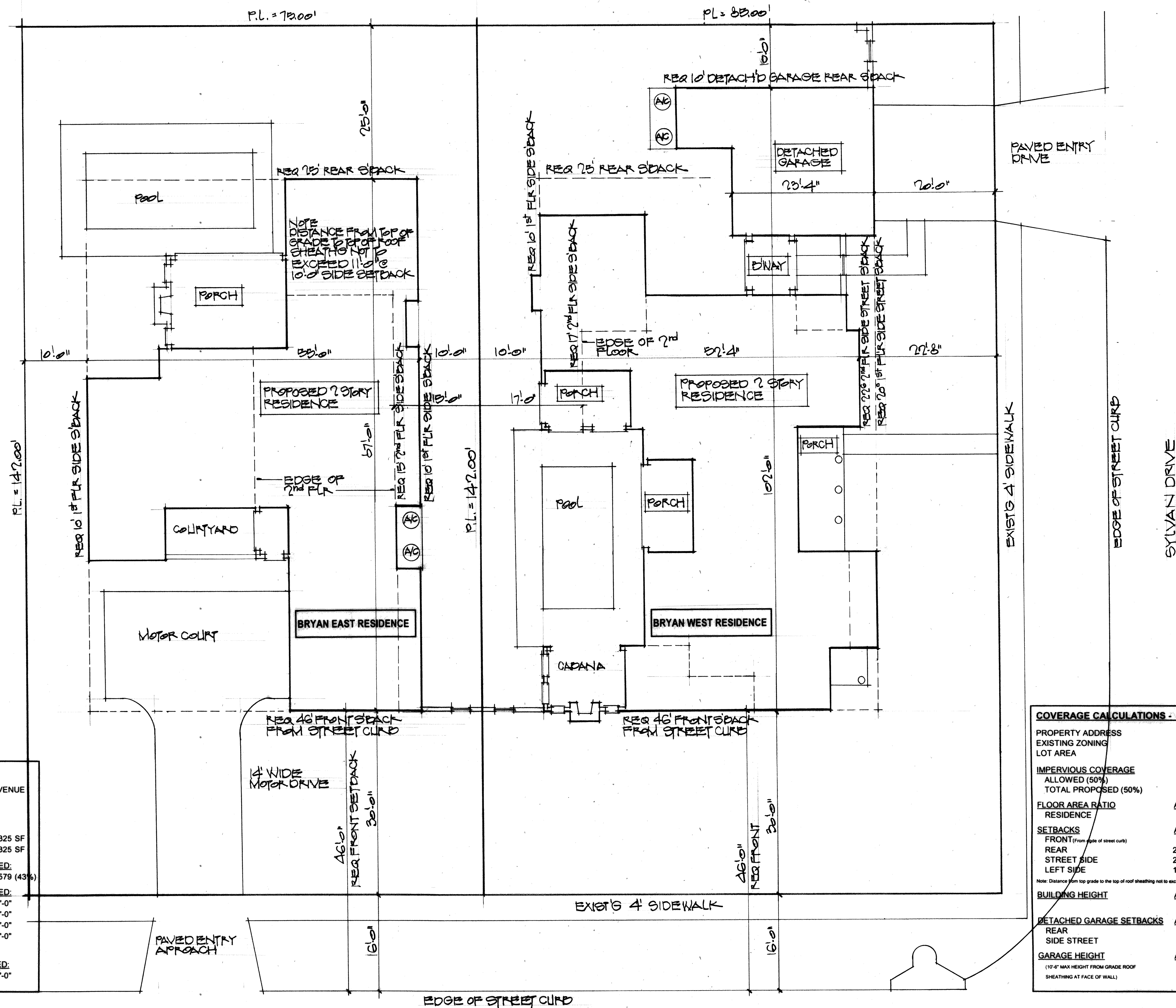


<u>COVERAGE CALCULATIONS - BRYAN EAST</u>			
PROPERTY ADDRESS	: BRYAN AVENUE		
EXISTING ZONING	: R-1AA		
LOT AREA	: 10,650 SF		
<u>IMPERVIOUS COVERAGE</u>			
ALLOWED (50%)	:	5,325 SF	
TOTAL PROPOSED (50%)	:	5,325 SF	
<u>FLOOR AREA RATIO</u>			
RESIDENCE	4,579 :	4,579	(43%)
<u>SETBACKS</u>			
FRONT (From edge of street curb)	46'-0"	ALLOWED:	PROPOSED: 46'-0"
REAR	25'-0"/35'-0"		25'-0"/44'-0"
STREET SIDE	10'-0"/15'-0"		10'-0"/15'-0"
LEFT SIDE	10'-0"/15'-0"		10'-0"/37'-0"
Note: Distance from top grade to the top of roof sheathing not to exceed 11'-0" at 10'-0" side setback.			
<u>BUILDING HEIGHT</u>			
(FROM GRADE TO TOP OF RIDGE)	30'-0"	ALLOWED:	PROPOSED: 30'-0"

Note: Distance from top grade to the top of roof sheathing not to exceed 11'-0" at 10'-0" side setback

<u>COVERAGE CALCULATIONS - BRYAN WEST</u>			
PROPERTY ADDRESS	: BRYAN AVENUE		
EXISTING ZONING	: R-1AA		
LOT AREA	: 12,070 SF		
<u>IMPERVIOUS COVERAGE</u>			
ALLOWED (50%)	:	6,035 SF	
TOTAL PROPOSED (50%)	:	6,035 SF	
<u>FLOOR AREA RATIO</u>		<u>ALLOWED:</u>	<u>PROPOSED:</u>
RESIDENCE		5,200	5,200
<u>SETBACKS</u>		<u>ALLOWED:</u>	<u>PROPOSED:</u>
FRONT (From edge of street curb)		46'-0"	46'-0"
REAR		25'-0"/35'-0"	31'-0"/44'-0"
STREET SIDE		20'-0"/22'-8"	20'-0"/22'-8"
LEFT SIDE		10'-0"/17'-0"	10'-0"/17'-0"
Note: Distance from top grade to the top of roof sheathing not to exceed 11'-0" at 10'-0" side setback			
<u>BUILDING HEIGHT</u>		<u>ALLOWED:</u>	<u>PROPOSED:</u>
		35'-0"	35'-0"
<u>DETACHED GARAGE SETBACKS</u>		<u>ALLOWED:</u>	<u>PROPOSED:</u>
REAR		10'-0"	10'-0"
SIDE STREET		20'-0"	20'-0"
<u>GARAGE HEIGHT</u>		<u>ALLOWED:</u>	<u>PROPOSED:</u>
(10'-6" MAX HEIGHT FROM GRADE ROOF SHEATHING AT FACE OF WALL)		18'-0"	18'-0"

Note: Distance from top grade to the top of roof sheathing not to exceed 11'-0" at 10'-0" side setback



SITE PLAN

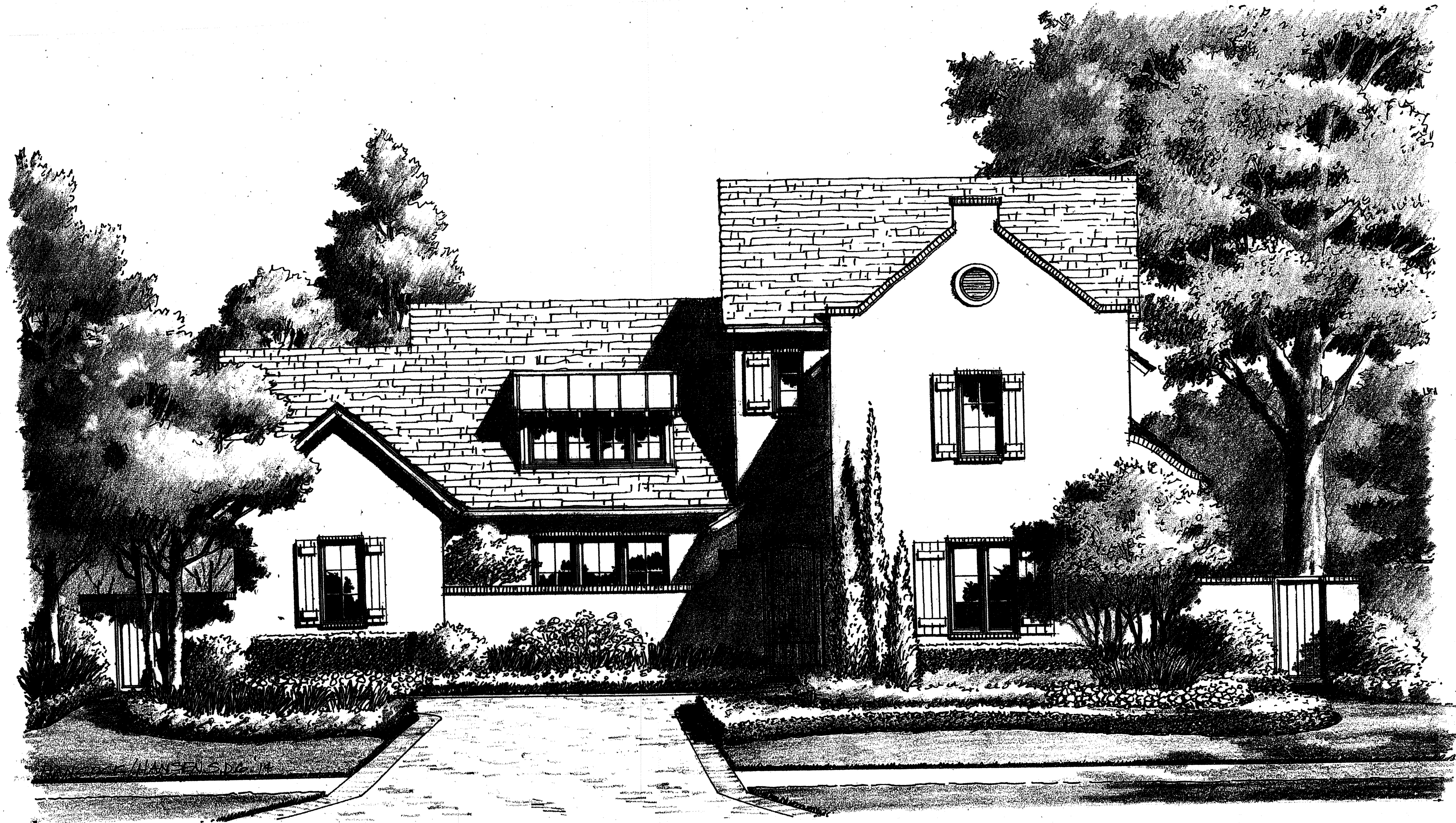


BRYAN RESIDENCES
WINTER PARK, FLORIDA

JAN 21 2016

SITE

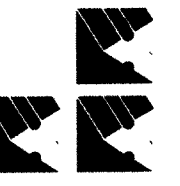
BRYAN EAST RESIDENCE



WINTER PARK, FLORIDA

WINTER PARK DESIGN

221 CIRCLE DRIVE
WINTER PARK, FLORIDA 32789
PHONE: 407.844.8888
FAX: 407.844.7808



BRYAN EAST RESIDENCE
WINTER PARK, FLORIDA

JOB NUMBER
0515

DRAWN
RgH
CHECKED

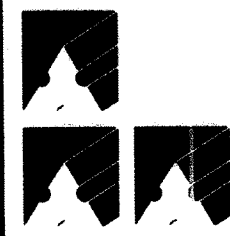
DATE
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REVISIONS

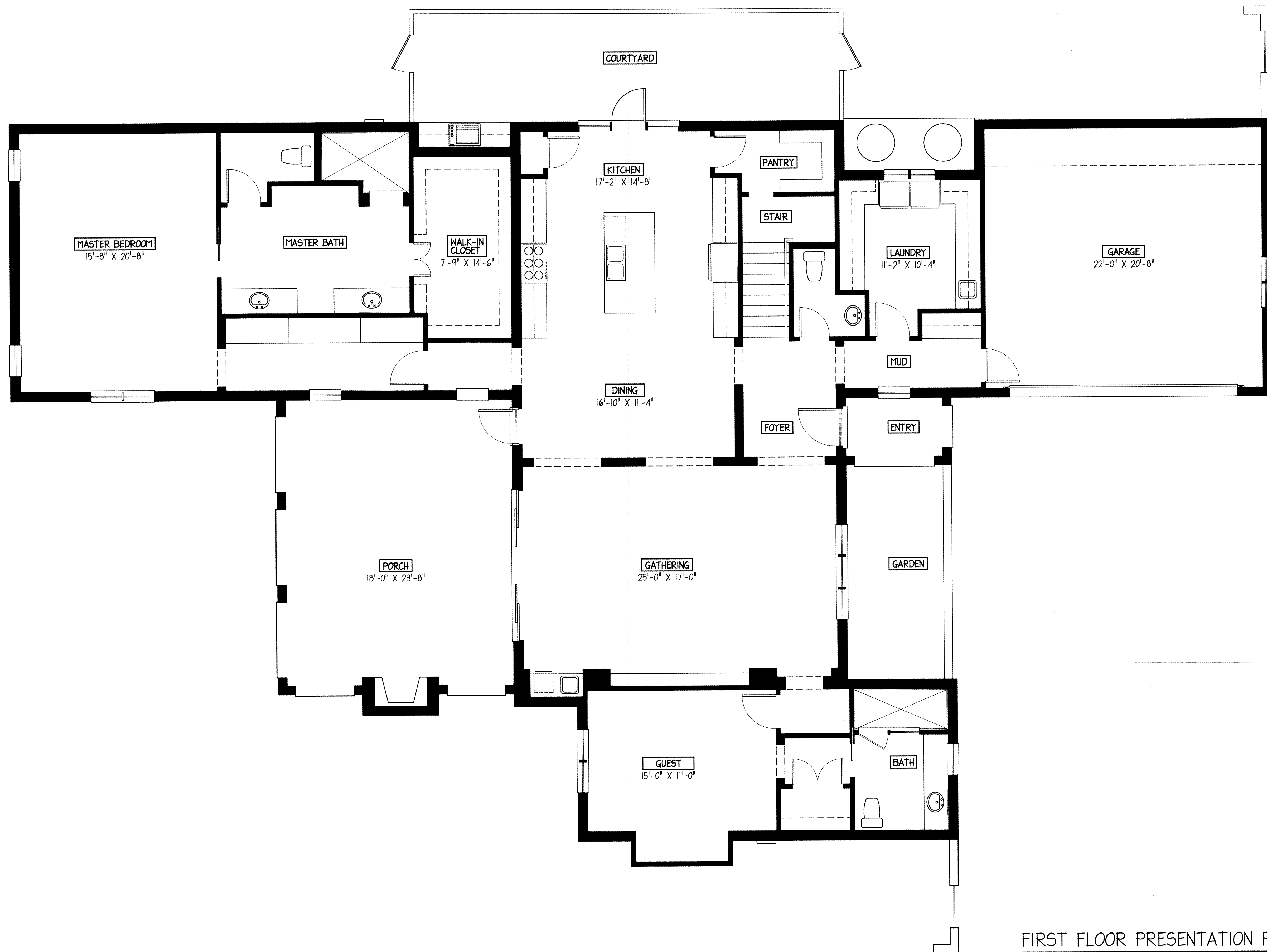
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SHEET

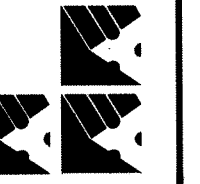
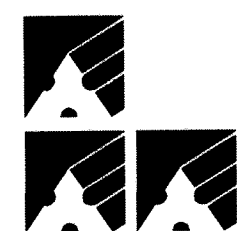
OF



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FIRST FLOOR PRESENTATION PLAN
1/4"=1'-0"



BRYAN EAST RESIDENCE
WINTER PARK, FLORIDA

JOB NUMBER
0506

DATE
JAN 31 2016

REVISIONS

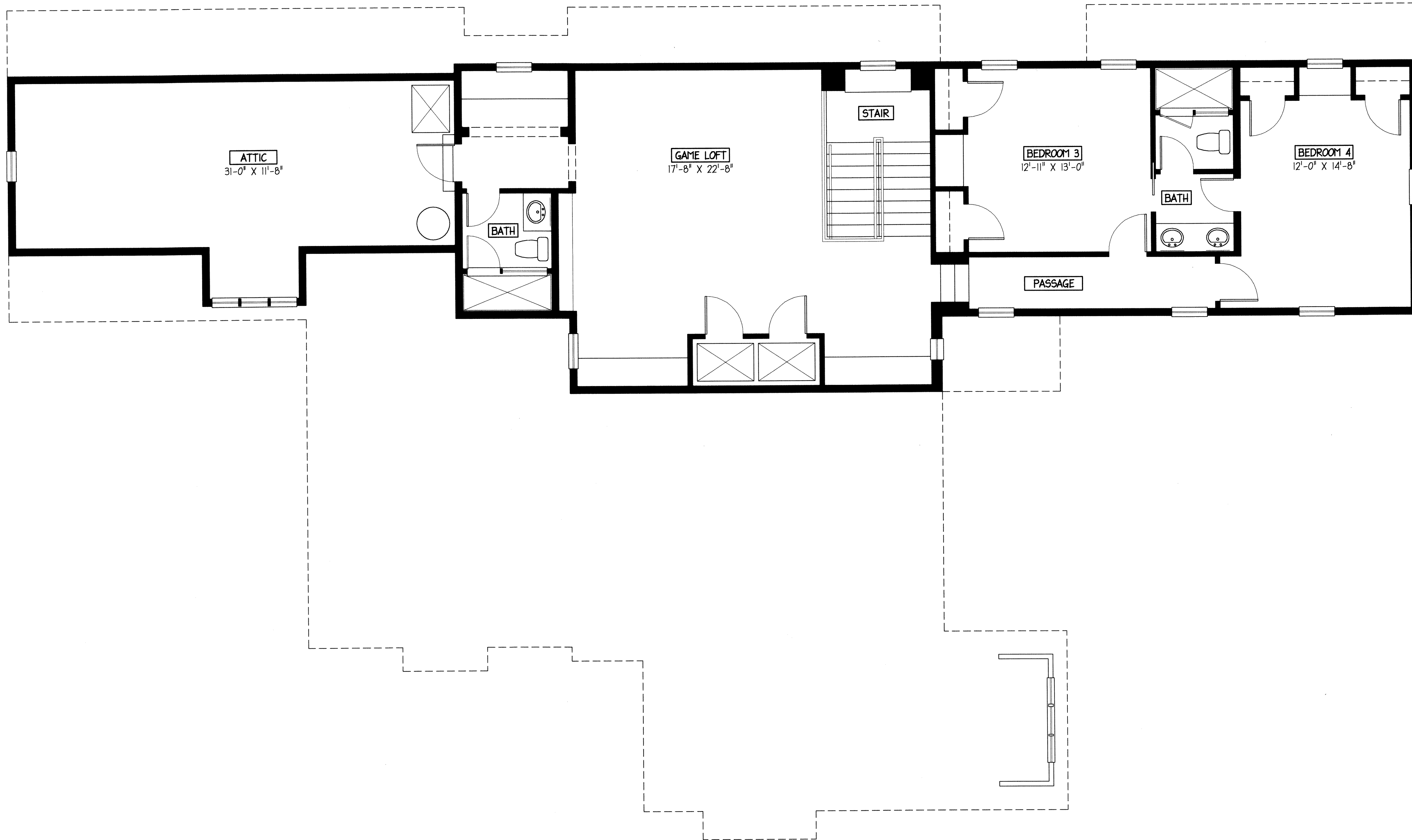
DATE
JAN 31 2016

REVISIONS

SHEET

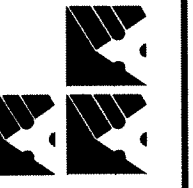
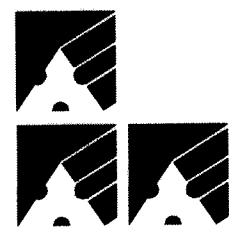
1

OF



SECOND FLOOR PRESENTATION PLAN

1/4"=1'-0"



BRYAN EAST RESIDENCE
WINTER PARK, FLORIDA

JOB NUMBER
0216

DATE
JAN 21 2016

DRAWN
R9H
CHECKED

REVISIONS

SHEET

2

OF

BRYAN WEST RESIDENCE



WINTER PARK, FLORIDA

WINTER PARK DESIGN



221 CIRCLE DRIVE
WINTER PARK, FL 32789
PHONE 407.844.7800

BRYAN WEST RESIDENCE
WINTER PARK, FLORIDA

JOB NUMBER
0615

DRAWN
RgH

CHECKED

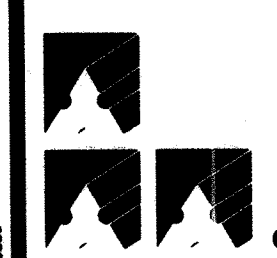
DATE
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REVISIONS

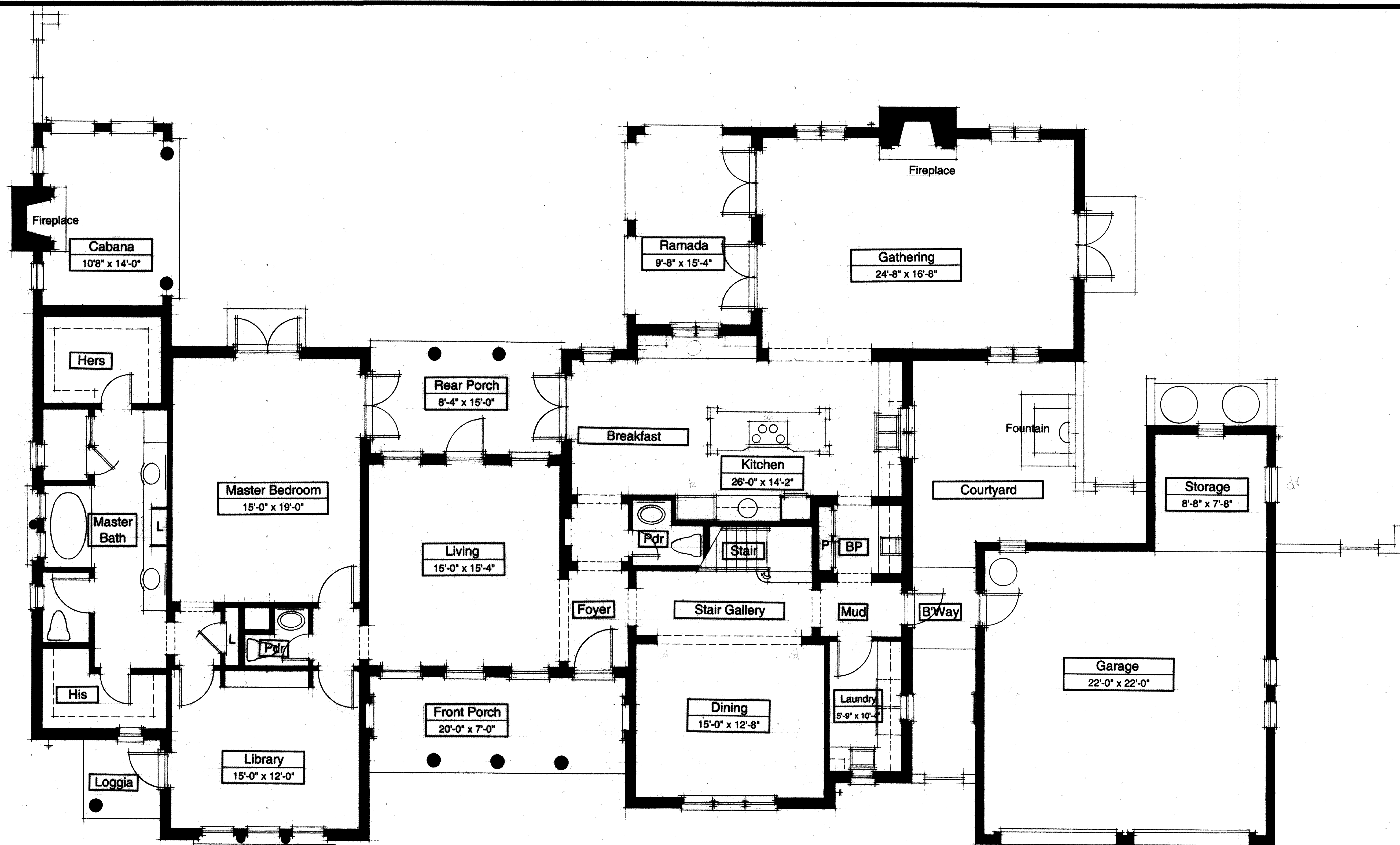
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SHEET

OF



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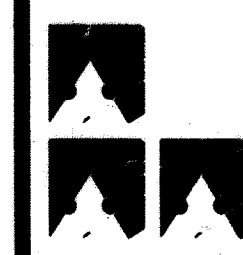


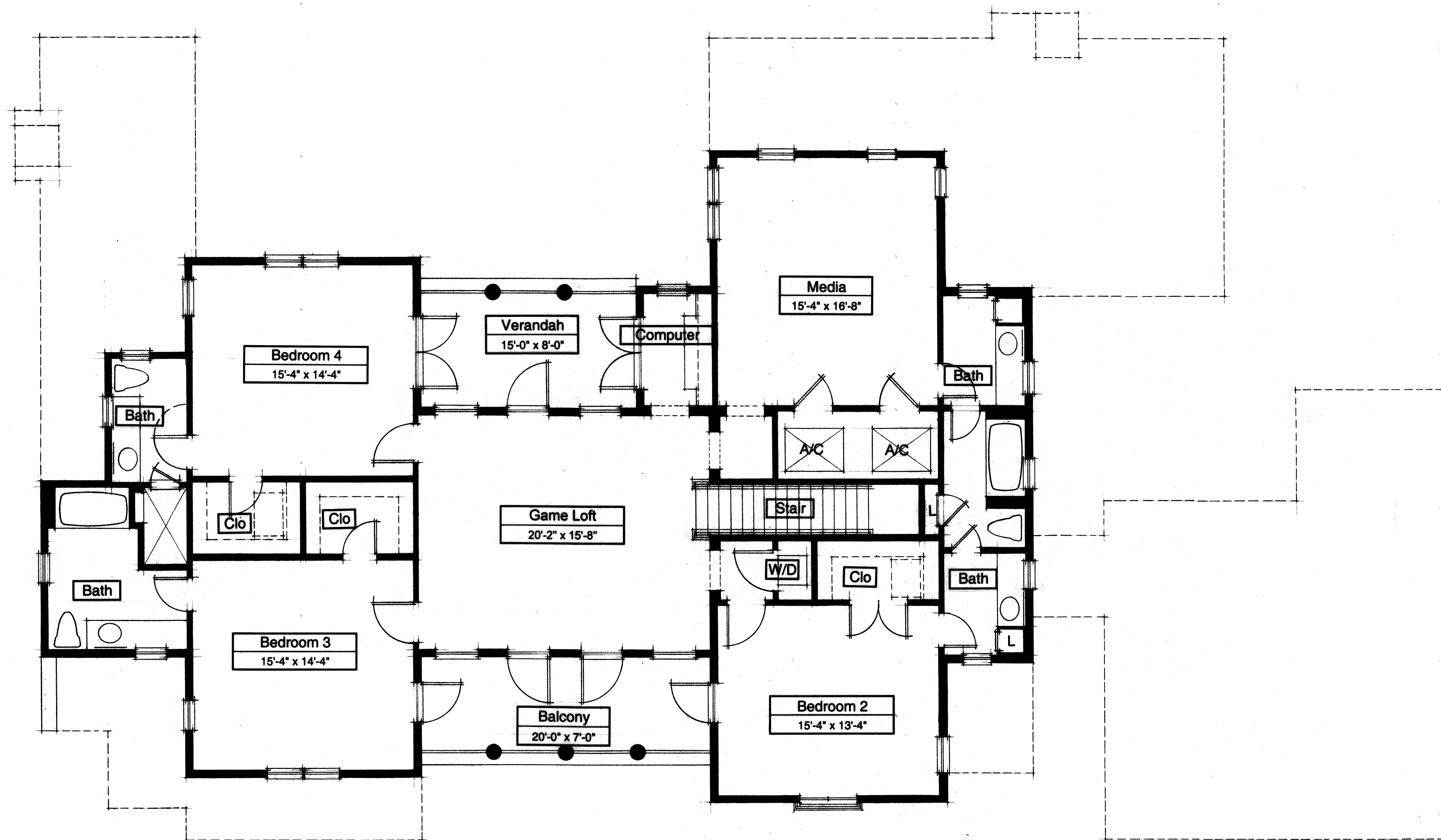
FIRST FLOOR PLAN

BRYAN WEST RESIDENCE

WINTER PARK, FLORIDA

JOB NUMBER 0613	DESIGNER Rgt	CHECKED
DATE JAN 31 2016	REVISIONS	





SECOND FLOOR PLAN

1/4" = 1'-0"

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

**Staff Report
March 6, 2018**

REQUEST OF VERAX INVESTMENTS, LLC FOR: CONDITIONAL USE APPROVAL TO CONSTRUCT A TWO STORY, 20,000 SQUARE FOOT MEDICAL AND GENERAL OFFICE BUILDING ON THE PROPERTY AT 1111 WEST FAIRBANKS AVENUE, ZONED C-3.

This item is a Conditional Use request to build an approximately 20,000 square foot, two-story, office building at the vacant property located at 1111 West Fairbanks Avenue. This property is currently owned by the City, but is under contract with the applicant. The applicant was selected by the City Commission through the Notice of Disposal process to move forward with more detailed plans of their proposal. Therefore, the applicant has developed the attached Conditional Use package to receive the necessary entitlements to construct the building prior to closing on the property.

Site & Context: The original former Fairbanks Bowl property was 1.63 acres. However, the City is retaining (not selling) twenty (20) feet on the southern portion of the property along Fairbanks Avenue and an additional three (3) feet along Harper Street as right-of-way in order to do roadway and sidewalk widening in this area. Therefore, the property the applicant has to build on measures 1.51 acres, or 68,814 square feet. The property is currently vacant, and has frontages along Harper Street, West Fairbanks, Ward and West Comstock Avenues. To the east is an auto-body shop and commercial properties, to the south is additional commercial properties, to the west is a CVS Pharmacy, and to the north is Martin Luther King, Jr. Park.

Project Plans: As part of the Notice of Disposal, the City Commission stated that they were interested in quality redevelopment that would enhance the street image and streetscape along the Fairbanks Avenue corridor. This redevelopment should also maintain a view corridor from Fairbanks Avenue into MLK Jr. Park. While the view today is primarily of the Rollins softball field, the future evolution of the park may relocate that field elsewhere and open up a vista into MLK Jr. Park. The other stated goal of the City Commission was to provide for some joint use of the parking lot at night and on weekends to accommodate special events and peak times of the soccer/lacrosse fields.

The applicant has provided two site plan options, both showing a two-story, medical/general office building. Option A is what was shown to the City Commission at the time this buyer was selected which locates the building in a north/south orientation on the eastern side of the property. Excluding the Harper Street right-of-way and Walgreens, it provides for a 165 foot view shed across the parking lot toward MLK Jr. Park. This option is approximately 20,000 square feet in size, has a floor area ratio (FAR) of 29% which is below the code maximum of 45%. This option meets all of the Code requirements with respect to building heights, setbacks, and impervious coverage.

Option B locates the building in an east/west orientation parallel to Fairbanks Avenue. Again excluding the Harper Street right-of-way and Walgreens, it provides for an 80 foot view shed across the parking lot toward MLK Jr. Park. This option is approximately 20,800 square feet in size, has a FAR of 30% which is below the code maximum of 45%. This option also meets all of the Code requirements with respect to building heights, setbacks, and impervious coverage.

There is a graphic in the applicant's materials concerning the view shed that attempts to conclude that both view shed options are similar. To be clear, the City Commission suggested, during the review of the NOD process, that the building should be located on the east side of the lot. This placement location was part of the overall contract for sale. The advantage of Option A is that it creates twice as much view shed (165 feet versus 80 feet) across the parking lot into MLK Jr. Park.

The advantage of Option B is that the building screens more of the view of the parking lot along the Fairbanks Avenue frontage. This placement also coincides with the urban form that staff has developed for design guidelines along other corridors. Another advantage of Option B is that it allow more space for landscaping along the Fairbanks Avenue frontage. A disadvantage of Option B is that it faces the less attractive narrow side end wall of the building toward the 20,000 cars traveling east each day.

Architectural Image: Perspective elevations are included in the agenda materials depicting the look of the proposed office building. It is a contemporary architectural style. Again, as with some previous applications (Rollins Facility Bldg. & Sprouts) the staff will condition this request on a return to P&Z/City Commission with revised architectural images for some potential improvements in design or material selection.

With respect to signage, this application package does not include any proposed signage. However, staff is recommending a condition that the project shall be restricted to a non-interior illuminated monument sign and non-interior illuminated wall signage.

Landscaping: The applicant has provided a preliminary landscape plan to show the required enhanced landscaping that was requirement from the City Commission. The applicant is to be complemented on following the wishes of the City Commission for an enhanced landscape program for this project. The Urban Forestry Department commented that per code the species selection needs to be more diverse.

Parking: The Code requirement for parking is one space per 250 square feet for general office space, and one space per 200 square feet of medical office space. The project is meeting the medical office requirement with 100/104 parking spaces for the 20,000/20,800 square feet buildings. The project will also be required to comply with the City's bike parking Ordinance, which in this case requires 10 bike parking spaces.

One of the primary reasons for the selection of this group for the sale was the ability to provide a joint use parking lot adjacent MLK Jr. Park. Offices tend to need their peak parking during the business daytimes. The potential overflow parking needs from MLK Jr. Park are at nights and on weekends. The applicant has also expressed that they are open to allowing park visitors to use some of the parking lot provided that are spaces still available for building tenants to use during those times and that no over-night parking is allowed. Thus, the Development Agreement that will be required for this project will

impose a condition that 25 spaces be available for joint use by the City after 5:00 p.m. on weekdays and all-day on the weekends, but no overnight parking. On-site signage will provide this guidance to users.

Traffic & Circulation: There are two entrances to the property. One entrance is from Harper Street, and the other is from Ward Avenue. This is the best possible scenario because the former Bowl America site had several more access points and an access point on Fairbanks which can cause internal backups at rush hour times, especially with an office use.

The applicant has not provided a traffic study as part of their conditional use submittal, however, staff utilized the Institute of Transportation Engineers (ITE) Trip Generation rates to estimate the daily trips that would be associated with this project. As previously mentioned, the project will be a mix of general office and medical office uses. Based on the approximate 20,000 square feet of space, the average trip generation per weekday would be 200 trips, if the building were entirely general office. Or alternatively, 723 trips if the building were entirely medical uses. This project will likely be a hybrid of both of those scenarios. Either way, this use will typically have very little weekend or night time traffic as office buildings are normally closed at nights and weekends. This is also significantly less than what a development with a retail or restaurant component would generate. Therefore, in terms of neighborhood compatibility this is the best possible scenario for this property that already has Commercial (C-3) zoning. Also, with this being an office building that is closed at nights and weekends, that gives the park visitors additional parking during those times.

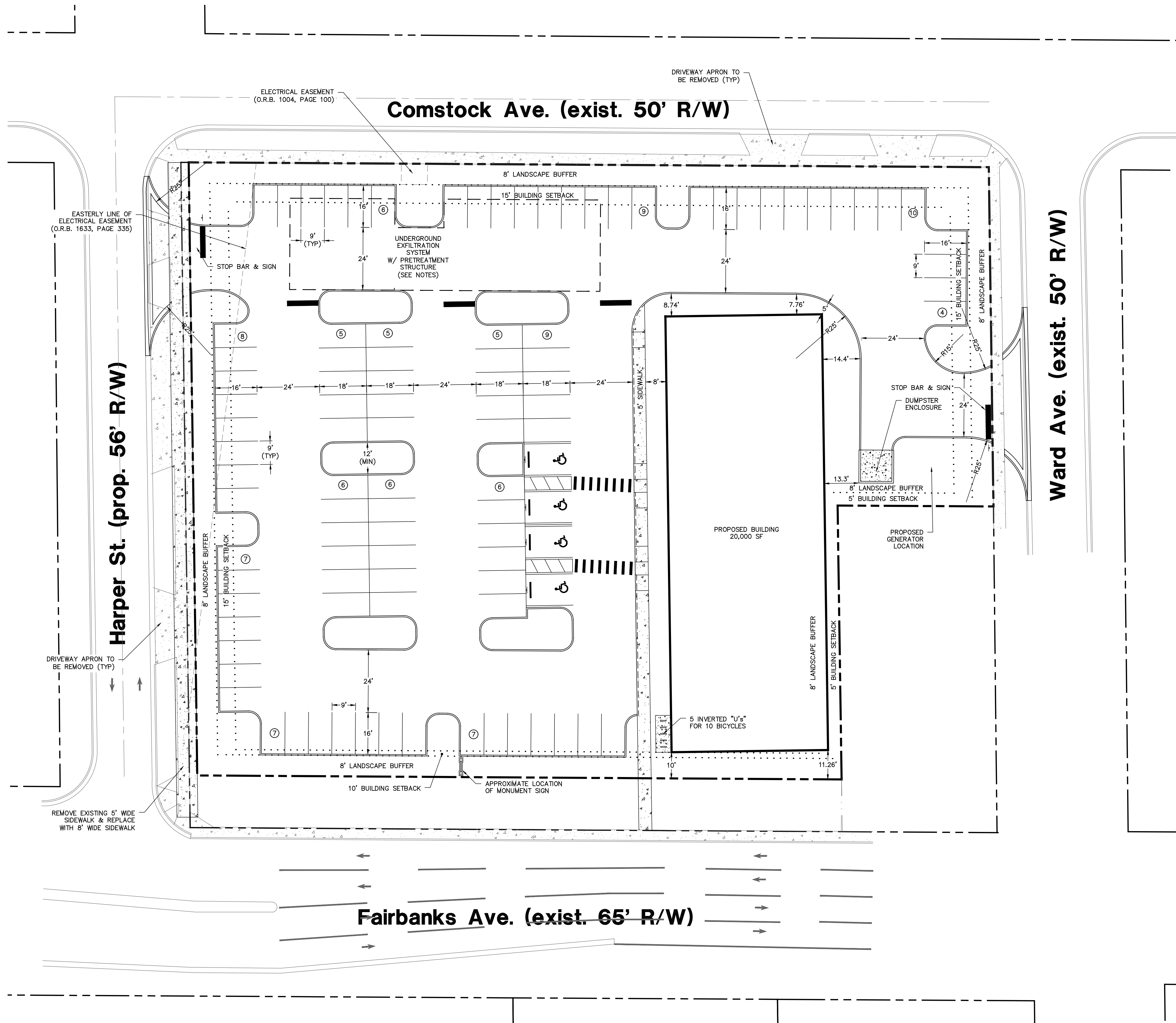
Storm Water Retention: This site will have an underground storm water exfiltration system that will meet the requirements of the St. John River Water Management District as well as City Code.

Other Items from Departmental Review: The Public Works department has requested that the project install a new eight (8) foot sidewalk along Harper Street from Fairbanks to Comstock Avenue to match the planned eight (8) foot sidewalk along Fairbanks Avenue. This will provide an adequate multi-use sidewalk leading into Martin Luther King, Jr. Park. The time of construction of this sidewalk can be determined at a later date, and may come after the project is completed due to the electric utility undergrounding of this section of Fairbanks which will require this section of Harper Street to be deconstructed. However, the condition will be that the sidewalk must be constructed and paid for by the developer of this project.

Summary: The proposed location for this office building is compatible with the surrounding buildings and importantly there are no variances or exceptions requested. This is a positive infill development scenario if created in an architectural style that relates to the context of its location. The planning staff is not asking the P&Z Board to choose between Options A or B, however if the Board has preference that can be conveyed to the City Commission as part of your recommendation. The proposed recommendation would be for both Options together with appropriate conditions of approval, as discussed and as outlined below.

STAFF RECOMMENDATION IS FOR APPROVAL of both the preliminary and final conditional use with the following conditions:

- 1. That the final architectural elevations and materials of the proposed office building, be revised to a traditional architectural style other than a contemporary or postmodern style and that such architectural elevations and materials be subsequently approved by the P&Z Board and City Commission after input and dialogue with the city architect.**
- 2. That the project shall be restricted to a non-interior illuminated monument sign and non-interior illuminated wall signage.**
- 3. That the project incorporate the required bike parking.**
- 4. That a Development Agreement be executed with approval from the city attorney that will permit joint use of 25 spaces after 5:00 p.m. on weekdays and all-day on the weekends, excluding over-night parking and that on-site signage shall indicate such.**
- 5. That the final landscape plan meet the code requirements for species diversity.**
- 6. That the project construct, an eight (8) foot wide sidewalk along Harper Street from Fairbanks to Comstock Avenue.**



NOTES

- 1) LANDSCAPING TO MEET OR EXCEED CITY OF WINTER PARK LAND DEVELOPMENT CODE REQUIREMENTS.
- 2) A TREE PROTECTION PLAN WILL BE PROVIDED WITH SUBMITTAL OF SITEWORK CONSTRUCTION PLANS.
- 3) SITE LIGHTING TO MEET OR EXCEED CITY OF WINTER PARK LAND DEVELOPMENT CODE REQUIREMENTS.
- 4) STORM WATER DRAINAGE & RETENTION WILL BE DESIGNED TO MEET SJRWMD & CITY OF WINTER PARK DESIGN CRITERIA.
- 5) AREA FOR STORMWATER EXFILTRATION SYSTEM WAS ESTIMATED USING EXFILTRATION INFORMATION AVAILABLE FROM THE SJRWMD FOR THE WALGREENS PROJECT CONTIGUOUS TO THIS SITE.
- 6) PROJECT SIGNAGE TO BE PER CITY OF WINTER PARK SIGN ORDINANCE.
- 7) COORDINATE CONSTRUCTION OF 8' WIDE SIDEWALK ALONG HARPER STREET WITH DUKE ENERGY. DUKE ENERGY IS PROPOSING TO PLACE OVERHEAD POWER LINES ALONG HARPER STREET WITH UNDERGROUND POWER.
- 8) SIDEWALK ALONG FAIRBANKS AVENUE TO BE INSTALLED BY FDOT WITH FAIRBANKS AVENUE IMPROVEMENTS.

OWNERS
VERAX INVESTMENTS, LLC
1605 W FAIRBANKS AVE
WINTER PARK, FL 32789

ZONING

LEGAL DESCRIPTION
LAKE ISLAND ESTATES W/95 LOTS 7 TO 11 & 13 TO 18 & 10 FT VAC ALLEY N OF LOTS 7 TO 11 & S OF LOTS 14 TO 17 & N1/2 OF VAC ALLEY S OF LOT 13 PER 1780/381 BLK 1

APPROX 1.63± AC

PARKING

PARKING REQUIRED
20,000± SF x (1 SPACE/200 SF) 100

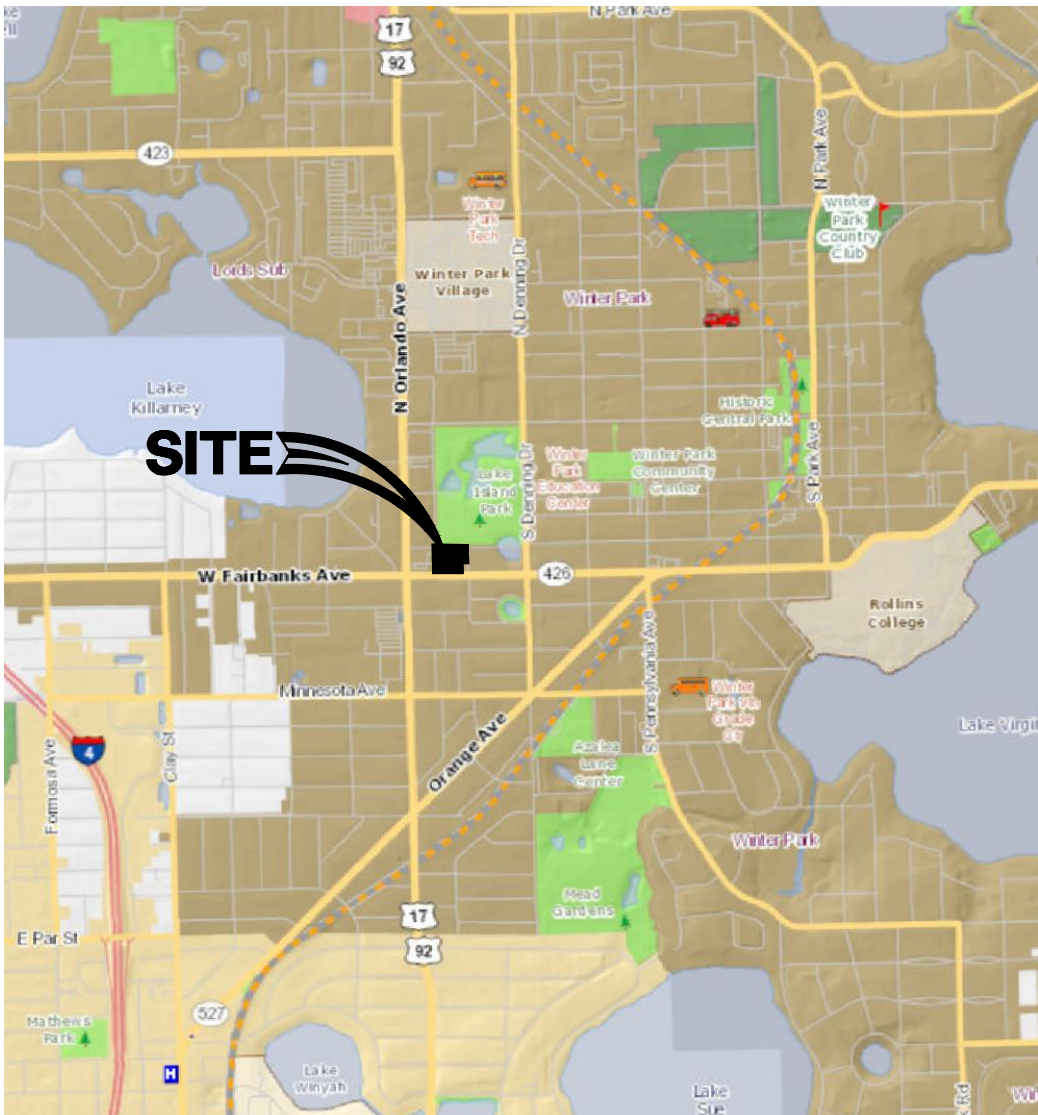
PARKING PROVIDED
9'x18' SPACE 96
HANDICAP PARKING 4
TOTAL PARKING PROVIDED 100

FLOODPLAIN

COMPLETELY OUTSIDE THE 100-YEAR FLOODPLAIN PER FEMA FIRM PANEL 12095C0255F.

LOCATION MAP

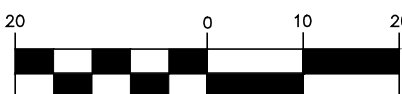
1111 W FAIRBANKS AVE
WINTER PARK, FL 32789



NTS



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

CIVIL ENGINEERING
CONSULTANTS

Burkett
engineering

105 E. Robinson Street, Suite 501 Orlando, Florida 32801
(407) 246-1260 Fax (407) 246-0423
www.burkettengineering.com

MEDICAL OFFICE BUILDING
CONDITIONAL USE PLAN
FOR VERAX INVESTMENTS, LLC

OPTION 1 - SITE PLAN WITH NOTES

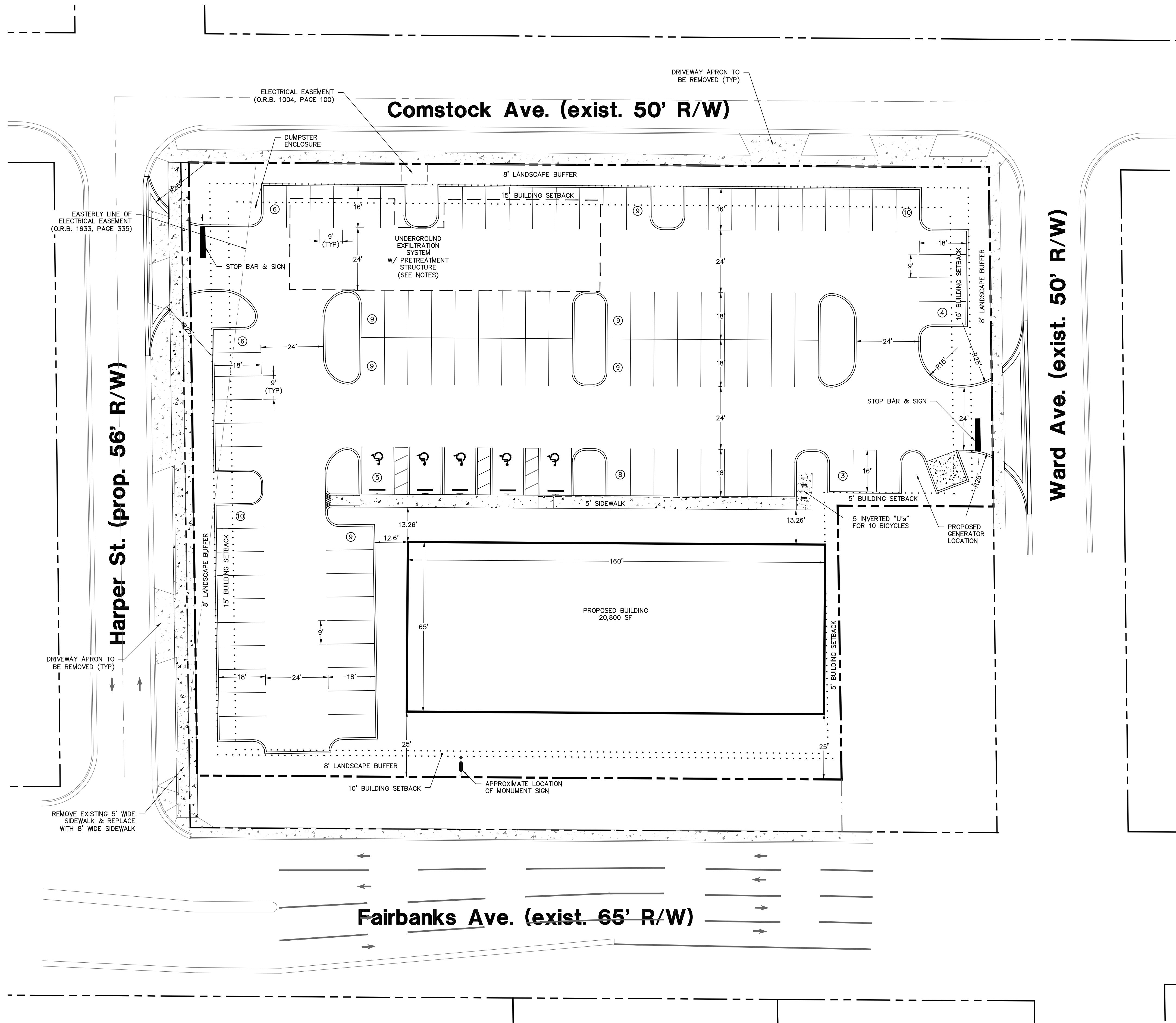
DATE:
2/22/18
PROJECT NO.:
1715.11
DRAWN BY:
JCM
DESIGNED BY:
WEB
CHECKED BY:
WEB
ENGINEER IN CHARGE:
WILLIAM E. BURKETT, PE

REG. # 36043
BURKETT ENGINEERING, INC.
CERT. OF AUTH. NO. 7105

SHEET NO.

1

OF:1



NOTES

- 1) LANDSCAPING TO MEET OR EXCEED CITY OF WINTER PARK LAND DEVELOPMENT CODE REQUIREMENTS.
- 2) A TREE PROTECTION PLAN WILL BE PROVIDED WITH SUBMITTAL OF SITEWORK CONSTRUCTION PLANS.
- 3) SITE LIGHTING TO MEET OR EXCEED CITY OF WINTER PARK LAND DEVELOPMENT CODE REQUIREMENTS.
- 4) STORM WATER DRAINAGE & RETENTION WILL BE DESIGNED TO MEET SJRWMD & CITY OF WINTER PARK DESIGN CRITERIA.
- 5) AREA FOR STORMWATER EXFILTRATION SYSTEM WAS ESTIMATED USING EXFILTRATION INFORMATION AVAILABLE FROM THE SJRWMD FOR THE WALGREENS PROJECT CONTIGUOUS TO THIS SITE.
- 6) PROJECT SIGNAGE TO BE PER CITY OF WINTER PARK SIGN ORDINANCE.
- 7) THE PROPOSED OFFICE BUILDING MAY SHIFT NORTHERLY OR SOUTHERLY DURING FINAL DESIGN OF LANDSCAPE AND/OR HARDSCAPE FEATURES FOR THE PROJECT.
- 8) COORDINATE CONSTRUCTION OF 8' WIDE SIDEWALK ALONG HARPER STREET WITH DUKE ENERGY. DUKE ENERGY IS PROPOSING TO PLACE OVERHEAD POWER LINES ALONG HARPER STREET WITH UNDERGROUND POWER.
- 9) SIDEWALK ALONG FAIRBANKS AVENUE TO BE INSTALLED BY FDOT WITH FAIRBANKS AVENUE IMPROVEMENTS.

OWNERS

VERAX INVESTMENTS, LLC
1605 W FAIRBANKS AVE
WINTER PARK, FL 32789

ZONING

LEGAL DESCRIPTION

LAKE ISLAND ESTATES W/95 LOTS 7 TO 11 & 13 TO 18 & 10 FT VAC ALLEY N OF LOTS 7 TO 11 & S OF LOTS 14 TO 17 & N1/2 OF VAC ALLEY S OF LOT 13 PER 1780/381 BLK 1

APPROX 1.63± AC

PARKING

PARKING REQUIRED
20,800± SF x (1 SPACE/200 SF) 104

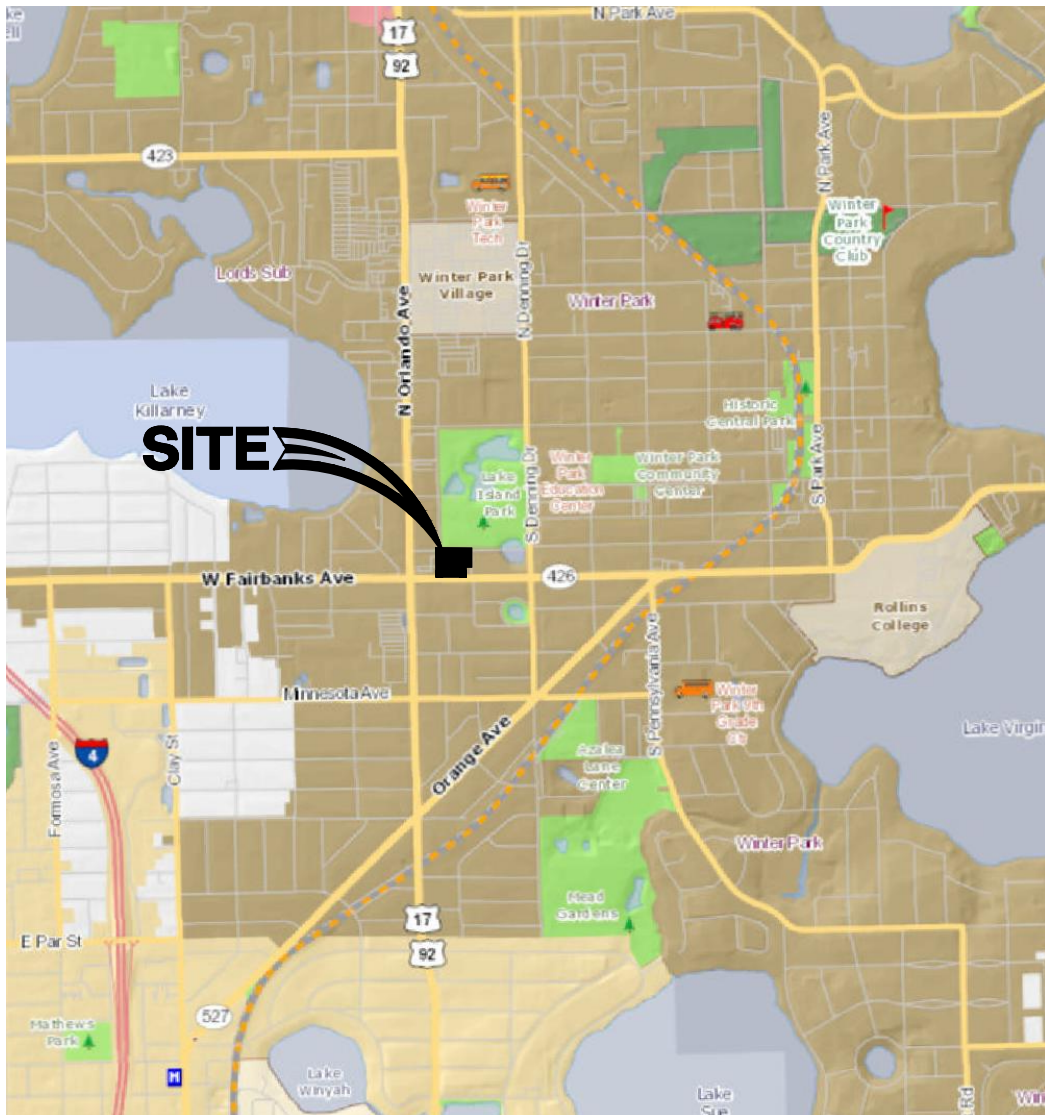
PARKING PROVIDED	
9'x16' SPACE	28
9'x18' SPACE	73
HANDICAP PARKING	5
TOTAL PARKING PROVIDED	106

FLOODPLAIN

COMPLETELY OUTSIDE THE 100-YEAR FLOODPLAIN PER FEMA FIRM PANEL 12095C0255F.

LOCATION MAP

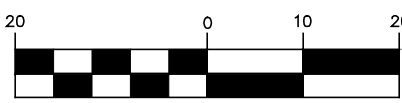
1111 W FAIRBANKS AVE
WINTER PARK, FL 32789



NTS



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

CIVIL ENGINEERING
CONSULTANTS

Burkett
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105 E. Robinson Street, Suite 501 Orlando, Florida 32801
(407) 246-1260 Fax (407) 246-0423
www.burkettengineering.com

MEDICAL OFFICE BUILDING
CONDITIONAL USE PLAN
FOR VERAX INVESTMENTS, LLC

OPTION 2 - SITE PLAN WITH NOTES

DATE:
2/22/18
PROJECT NO.:
1715.11
DRAWN BY:
JCM
DESIGNED BY:
WEB
CHECKED BY:
WEB
ENGINEER IN CHARGE:
WILLIAM E. BURKETT, PE

REG. # 36043
BURKETT ENGINEERING, INC.
CERT. OF AUTH. NO. 7105

SHEET NO.

1

OF:1

2/26/2018

20 0 10 20

1 Inch = 20 Ft

This plan may have been reduced in size. Verify before scaling dimensions



PLANT SCHEDULE											
EXISTING TREES											
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CA/DBH	SPECIFICATION	WATER USAGE	NATIVE		REMARKS
	EXI TRE	8	EXISTING TREE	EXISTING OAK TO REMAIN	-						
SHADE TREES											
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CA/DBH	SPECIFICATION	WATER USAGE	NATIVE		REMARKS
	JUN SIL	1	JUNIPERUS VIRGINIANA 'SILICOLA'	SOUTHERN RED CEDAR	45 GAL	2.75" CAL	8' H X 4' S	LOW	YES		FULL
	LIQ STY	6	LIQUIDAMBAR STRYACIFLUA	AMERICAN SWEET GUM	65 GAL	3" CAL	12' H X 6' S	LOW-MEDIUM	YES		SINGLE, STRAIGHT TRUNK, FULL
	MAG BIA	6	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM	SOUTHERN MAGNOLIA	100 GAL	3.75" CAL	15' H X 8' S	LOW-MEDIUM	YES		SINGLE, STRAIGHT TRUNK, FULL
	QUE SHU	3	QUERCUS SHUMARDII	SHUMARD RED OAK	65 GAL	3" CAL	12' H X 5' S	LOW-MEDIUM	YES		SINGLE, STRAIGHT TRUNK, FULL
	QUE VIR	6	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	100 GAL	4" CAL	16' H X 9' S	LOW-MEDIUM	YES		SINGLE, STRAIGHT TRUNK, FULL
	ULM ALA	3	ULMUS ALATA	WINGED ELM	65 GAL	3" CAL	12' H X 4' S	LOW-MEDIUM	NO		SINGLE, STRAIGHT TRUNK, FULL
UNDERSTORY TREES											
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CA/DBH	SPECIFICATION	WATER USAGE	NATIVE		REMARKS
	ELA DEC	8	ELAECARPUS DECIPENS TM	JAPANESE BLUEBERRY TREE	65 GAL	2.5" CAL	10' H X 6' S	LOW-MEDIUM	NO		SINGLE, STRAIGHT TRUNK, FULL
	ERU JAP	3	ERIBOTRYA JAPONICA	LOQUAT	30 GAL	2" CAL	8' H X 5' S	LOW	NO		SINGLE, STRAIGHT TRUNK, FULL
	ILE PEN	4	ILEX VOMITORIA 'PENDULA'	WEeping YALPOH HOLLY	45 GAL	2" CAL	10' H X 5' S	MEDIUM	YES		FULL
	ILE ROB	3	ILEX 'X' 'ROBIN'	ROBIN HOLLY	30 GAL	1.25" CAL	6' H X 3' S	LOW-MEDIUM	YES		SINGLE, STRAIGHT TRUNK, FULL
	LAG TUK	4	LAGERSTROEMIA 'X' 'TUSKEGEE'	'TUSKEGEE' CRAPE MYRTLE	45 GAL	2.75" CAL	10' H X 5' S	LOW-MEDIUM	NO		SINGLE-STRAIGHT TRUNK
	MAG LIZ	4	MAGNOLIA GRANDIFLORA 'LITTLE GEN'	DWARF SOUTHERN MAGNOLIA	65 GAL	3" DBH	12' H X 6' S	LOW-MEDIUM	YES		SINGLE, STRAIGHT TRUNK, FULL
	MYR FRA	1	MYRICANTHES FRAGRANS	SIMPSON'S STOPPER	30 GAL	2" CAL	6' OA	MEDIUM	YES		MULTI-TRUNK, FULL
	VIT SHO	1	VITEX AGNUS-CASTUS 'SHOAL CREEK'	CHASTE TREE	25 GAL	2" COMB CAL MIN	5' H X 3' S	LOW-MEDIUM	NO		MULTI TRUNK
SHRUBS											
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.		SPECIFICATION	WATER USAGE	NATIVE		REMARKS
	AZA SUN	138	AZALEA ENCORE 'AUTUMN SUNBURST' TM	AUTUMN SUNBURST ENCORE AZALEA	3 GAL		24" H MIN	MEDIUM	NO		FULL
	LOR RUB	54	LOREPETALUM CHINENSE VAR. RUBRUM RUBY	REDLEAF CHINESE FRINGE BUSH	3 GAL		12" H X 12" S	LOW	NO		FULL
	PIE TOB	60	PITTOCOPIUM TOBIIRA	GREEN PITTOCOPIUM	3 GAL		12" H X 12" S	LOW	NO		FULL
	POD PSL	66	PODOCARPUS MACROPHYLLUS 'PRUNGLES'	DWARF PODOCARPUS	5 GAL		20" OA	LOW-MEDIUM	NO		FULL
	STR REG	12	STRELITZIA REGINAE	BIRD OF PARADISE	15 GAL		36" H X 24" S	LOW-MEDIUM	NO		HEAVY, FULL
	VIB 015	6	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	15 GAL		48" H X 36" S	LOW	NO		FULL
	VIB 002	71	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL		22" H X 18" S	LOW	NO		FULL
	VIB 007	220	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	7 GAL		30" H MIN X 24" S	LOW	NO		FULL
SHRUB AREAS											
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.		SPECIFICATION	WATER USAGE	NATIVE	SPACING	REMARKS
	ILE ST3	184	ILEX VOMITORIA 'STOKES DWARF'	DWARF YALPOH	3 GAL		12" H X 12" S	MEDIUM	YES	18" o.c.	FULL, DO NOT TRIM INTO A ROUND BALL
	JAS MJ3	205	JASMINUM MULTIFLORUM	DOWNEY JASMINE	3 GAL		18" H X 18" S	LOW	NO	30" o.c.	FULL
	ZAM PU2	170	ZAMIA FURILIA	COONTIE	3 GAL		14" H X 12" S	LOW-MEDIUM	YES	28" o.c.	FULL
GROUND COVERS											
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.		SPECIFICATION	WATER USAGE	NATIVE	SPACING	REMARKS
	AGA AFR	230	AGAPANTHUS AFRICANUS	LILY OF THE NILE	1 GAL		12" O.A.	LOW-MED	NO	18" o.c.	FULL
	LIR GIA	30	LIRIOPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LIRIOPE	1 GAL		12" H X 12" S	MEDIUM	NO	24" o.c.	FULL
	MUH CA3	65	MUHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL		12" H X 12" S	LOW	YES	24" o.c.	FULL
	TRA ASI	892	TRACHELOSPERMUM ASIATICUM 'MINIMA'	DWARF ASIAN JASMINE	1 GAL		10" H X 12" S	LOW-MED	NO	18" o.c.	FULL, 5 RUNNERS MIN.
SOD											
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.		SPECIFICATION	WATER USAGE	NATIVE	SPACING	REMARKS
	STE ALJ	11,130 SF	STENOTAPHRUM SECUNDATUM 'FLORITAN'	FLORITAN ST. AUGUSTINE SOD	SOD		SOD	MEDIUM	NO		CLEAN AND WEED FREE
	ZOY JAP	1,045 SF	ZOYSIA JAPONICA	ZOYSIA GRASS	SOD		PAUET	LOW-MEDIUM	NO		CLEAN, WEED FREE, LAID TIGHT AND FLAT

MEDICAL OFFICE BUILDING
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Winter Park, Florida

Revision

No: Date:

Sheet Title

OPTION 2

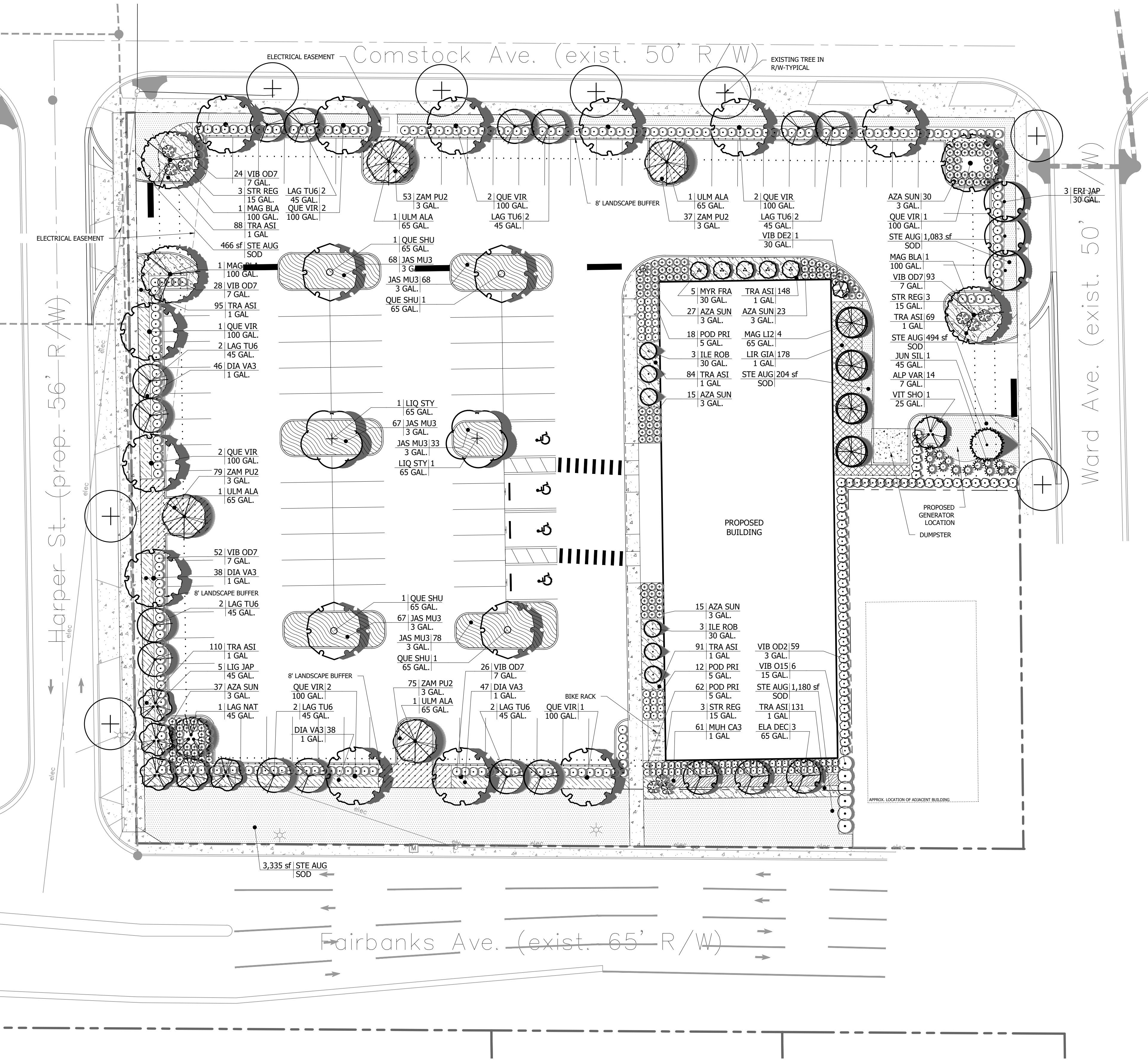
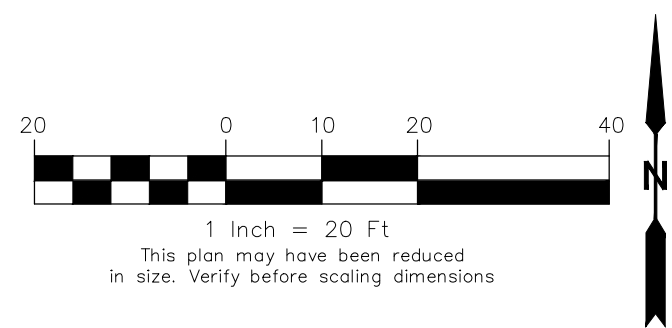
Sheet Number

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CONDITIONAL USE PLAN

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2/26/2018 7:41:29 AM



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CHAPTER 58 ARTICLE V DIVISION 8 LANDSCAPE REGULATIONS

HEDGE:
SHADE TREE:
UNDERSTORY TREE:

VINE:
MULCH:
MINIMUM NO. OF SPECIES:
DISTANCE:
PLANT QUALITY:
GROUND MOUNTED UTILITIES:
SOD:
SOD MAX:

58.5.8.(b)
58.5.8.(e)

7 GAL. MINIMUM/30" HT @ PLANTING/GROW TO 40" IN ONE YEAR/42" MAX SPACING
MINIMUM 12" HT./MINIMUM 3" CALIPER/PLANTED NO CLOSER THAN 25'
MINIMUM 6" HT./MINIMUM 1" CALIPER
2:1 FOR SHADE TREE IN SOME SITUATIONS
CAN BE USED WITHIN 15' OF POWER LINES
3 GAL. MINIMUM/24" HT @ PLANTING/GROW TO 40" IN ONE YEAR/36" MAX SPACING
2-3" THICKNESS/CYPRESS MULCH PROHIBITED
IF MORE THAN 5/10 TREES REQUIRED 2/3 SPECIES REQUIRED
MINIMUM 4" FROM CL OF TRUNK TO CURB, UTILITIES, WALKS, ETC.
FLORIDA #1 OR BETTER
SCREENED
NO LESS THAN 300SF AND NO LESS THAN 10' WIDE
30% IS MAX SOD COVERAGE FOR TOTAL LANDSCAPE AREAS

BUILDING FAÇADE
8' WIDE ADJACENT TO BUILDING
50% OF PLANTS MINIMUM 12" HT GROW TO 24" ONE YEAR
MINIMUM 5 UNDERSTORY TREES PER 100 LF

VIA
8' MINIMUM WIDTH/HEDGE/1 SHADE TREE & 1 UNDERSTORY TREE PER SOLE
OTHER AREAS LANDSCAPED WITH SHRUBS AND GROUND COVER AND SOD
1 SHADE TREE IN EACH ISLAND OR AREA
LANDSCAPE UNDER POWER LINES USE UNDERSTORY AT 2:1
UNOBSTRUCTED CROSS VISIBILITY TRIANGLE/SEE PLAN/BTWN 2.5' AND 8' MUST BE CLEAR
SERVICE AREAS 4' WIDE WITH 6' HEDGE

PLANT SCHEDULE											
EXISTING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL/DBH	SPECIFICATION	WATER USAGE	NATIVE	REMARKS	
	EXI TRE	8	EXISTING TREE	EXISTING OAK TO REMAIN	-						
SHADE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL/DBH	SPECIFICATION	WATER USAGE	NATIVE	REMARKS	
	JUN SIL	1	JUNIPERUS VIRGINIANA 'SILICOLA'	SOUTHERN RED CEDAR	45 GAL	2.75" CAL	8' H X 4' S	LOW	YES	FULL	
	LIQ STY	2	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM	65 GAL	3" CAL	12' H X 6' S	LOW-MEDIUM	YES	SINGLE, STRAIGHT TRUNK, FULL	
	MAG BLA	3	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM	SOUTHERN MAGNOLIA	100 GAL	3.75" CAL	15' H X 8' S	LOW-MEDIUM	YES	SINGLE, STRAIGHT TRUNK, FULL	
	QUE SHU	4	QUERCUS SHUMARDII	SHUMARD RED OAK	65 GAL	3" CAL	12' H X 5' S	LOW-MEDIUM	YES	SINGLE, STRAIGHT TRUNK, FULL	
	QUE VIR	13	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	100 GAL	4" CAL	16' H X 9' S	LOW-MEDIUM	YES	SINGLE, STRAIGHT TRUNK, FULL	
	ULM ALA	4	ULMUS ALATA	WINGED ELM	65 GAL	3" CAL	12' H X 4' S	LOW-MEDIUM	NO	SINGLE, STRAIGHT TRUNK, FULL	
UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL/DBH	SPECIFICATION	WATER USAGE	NATIVE	REMARKS	
	ELA DEC	3	ELAEACARPUS DECIPENS TM	JAPANESE BLUEBERRY TREE	65 GAL	2.5" CAL	10' H X 6' S	LOW-MEDIUM	NO	SINGLE, STRAIGHT TRUNK, FULL	
	ERI JAP	3	ERIOBOTRYA JAPONICA	LOQUAT	30 GAL	2" CAL	8' H X 5' S	LOW	NO	SINGLE, STRAIGHT TRUNK, FULL	
	ILE ROB	6	ILEX X 'ROBIN'	ROBIN HOLLY	30 GAL	1.25" CAL	6' H X 3' S	LOW-MEDIUM	YES	SINGLE, STRAIGHT TRUNK, FULL	
	LAG NAT	1	LAGERSTROEMIA X 'NATCHEZ'	WHITE CRAPE MYRTLE	45 GAL	1" CAL	10' H X 6' S	LOW-MEDIUM	NO	MULTI-TRUNK, FULL	
	LAG TU6	14	LAGERSTROEMIA X 'TUSKEGEE'	TUSKEGEE CRAPE MYRTLE	45 GAL	2.75" CAL	10' H X 5' S	LOW-MEDIUM	NO	SINGLE-STRAIGHT TRUNK	
	LIG JAP	5	LIGULSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL		8' H X 4' S	LOW	NO	MULTI-TRUNK, FULL	
	MAG LIZ	4	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	65 GAL	3" DBH	12' H X 6' S	LOW-MEDIUM	YES	SINGLE, STRAIGHT TRUNK, FULL	
	MYR FRA	5	MYRCANTHES FRAGRANS	SIMPSON'S STOPPER	30 GAL	2" CAL	6' GA	MEDIUM	YES	MULTI-TRUNK, FULL	
	VIB DE2	1	VIBURNUM OBovatum 'DENSE'	VIBURNUM	30 GAL	1.5" CAL	4' GA	LOW-MEDIUM	YES	FULL	
	VIT SHO	1	VITEX AGNUS-CASTUS 'SHOAL CREEK'	CHASTE TREE	25 GAL	2" COMB CAL MIN	5' H X 3' S	LOW-MEDIUM	NO	MULTI TRUNK	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	-	SPECIFICATION	WATER USAGE	NATIVE	REMARKS	
	ALP VAR	14	ALPINA ZERUMBERT 'VARIEGATA'	VARIEGATED SHELL GINGER	7 GAL		30" H X 24" S	LOW-MEDIUM	NO	FULL	
	AZA SUN	147	AZALEA ENCORE 'AUTUMN SUNBURST' TM	AUTUMN SUNBURST ENCORE AZALEA	3 GAL		24" H MIN	MEDIUM	NO	FULL	
	POD PRI	92	PODOCARPUS MACROPHYLLUS 'PRINGLES'	DWARF PODOCARPUS	5 GAL		20" GA	LOW-MEDIUM	NO	FULL	
	STR REG	9	STRELITZIA REGINAE	BIRD OF PARADISE	15 GAL		36" H X 24" S	LOW-MEDIUM	NO	HEAVY, FULL	
	VIB D15	6	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	15 GAL		48" H X 36" S	LOW	NO	FULL	
	VIB OD2	59	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL		22" H X 18" S	LOW	NO	FULL	
	VIB OD7	223	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	7 GAL		30" H MIN X 24" S	LOW	NO	FULL	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	-	SPECIFICATION	WATER USAGE	NATIVE	SPACING	REMARKS
	JAS MU3	381	JASMINUM MULTIFLORUM	DOANEY JASMINE	3 GAL		18" H X 18" S	LOW	NO	30" o.c.	FULL
	ZAM PU2	244	ZAMIA PUMILA	COONTIE	3 GAL		14" H X 12" S	LOW-MEDIUM	YES	28" o.c.	FULL
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	-	SPECIFICATION	WATER USAGE	NATIVE	SPACING	REMARKS
	DIA VA3	169	DIANELLA TASHANICA 'VARIEGATA'	FLAX LILY	1 GAL		16" H X 16" S	LOW	YES	28" o.c.	FULL
	LIR GIA	178	LIRIOPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LIRIOPE	1 GAL		12" H X 12" S	MEDIUM	NO	24" o.c.	FULL
	MUH CA3	61	MULLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL		12" H X 12" S	LOW	YES	24" o.c.	FULL
	TRA ASI	816	TRACHELOSPERMUM ASIATICUM 'MINDIA'	DWARF ASIAN JASMINE	1 GAL		10" H X 12" S	LOW-MED	NO	18" o.c.	FULL, 5 RUNNERS MIN.
SOD	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	-	SPECIFICATION	WATER USAGE	NATIVE	SPACING	REMARKS
	STE AUG	6,761 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM'	FLORITAM ST. AUGUSTINE SOD	SOD		SOD	MEDIUM	NO		CLEAN AND WEED FREE

Seal

Mary Katherine Magley
State of Florida Lic. No.: LA 0001375

MD MagleyDesign
Landscape Architecture * Site Planning * Project Management
1817 E. Washington St. * Orlando, FL 32803 * 407.858.0223

MEDICAL OFFICE BUILDING
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No: Date:

Date: FEBRUARY 27, 2018
Scale: AS SHOWN
Project Number: 1810

Sheet Title

LANDSCAPE
PLAN

OPTION 1

Sheet Number

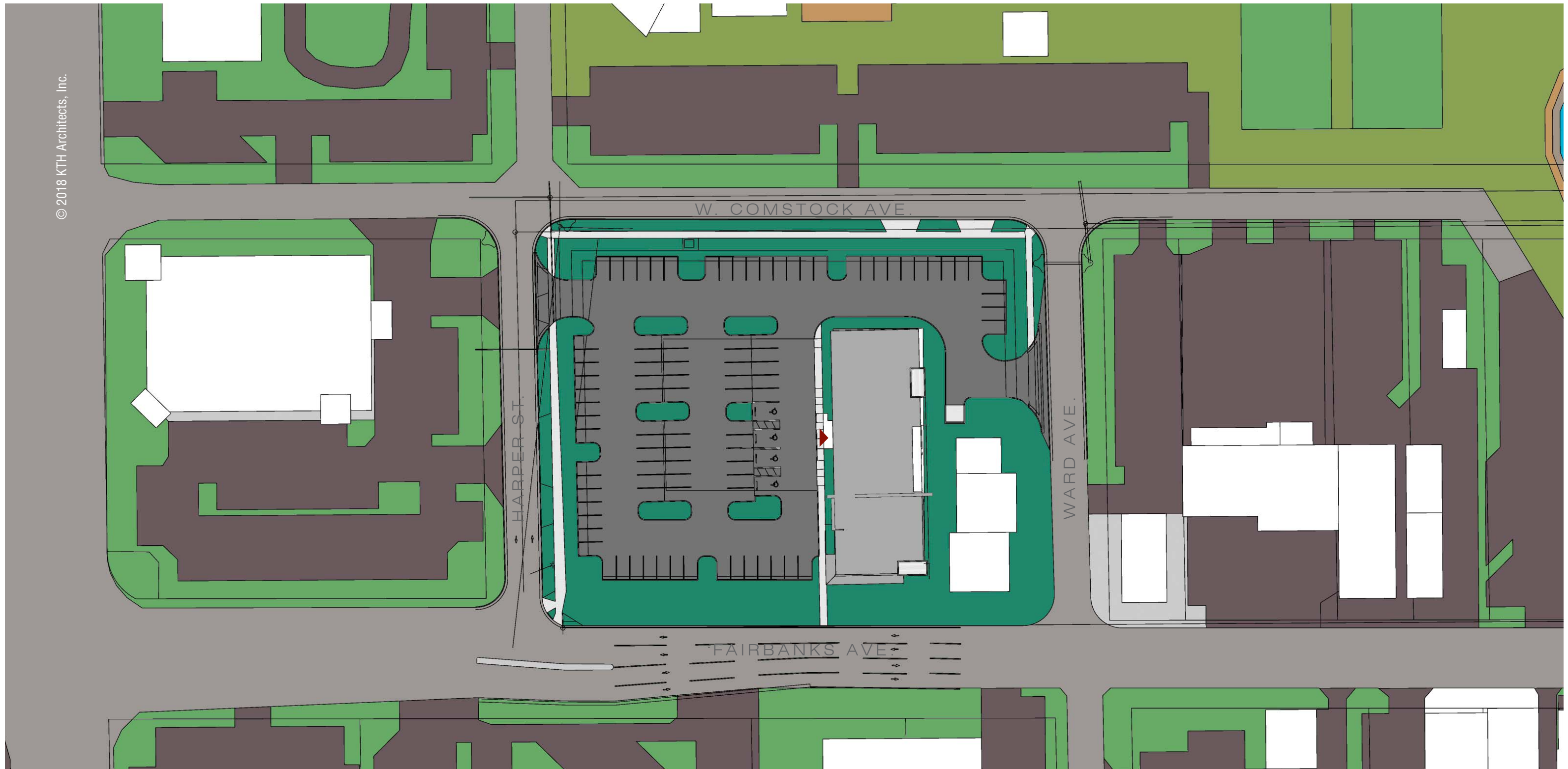
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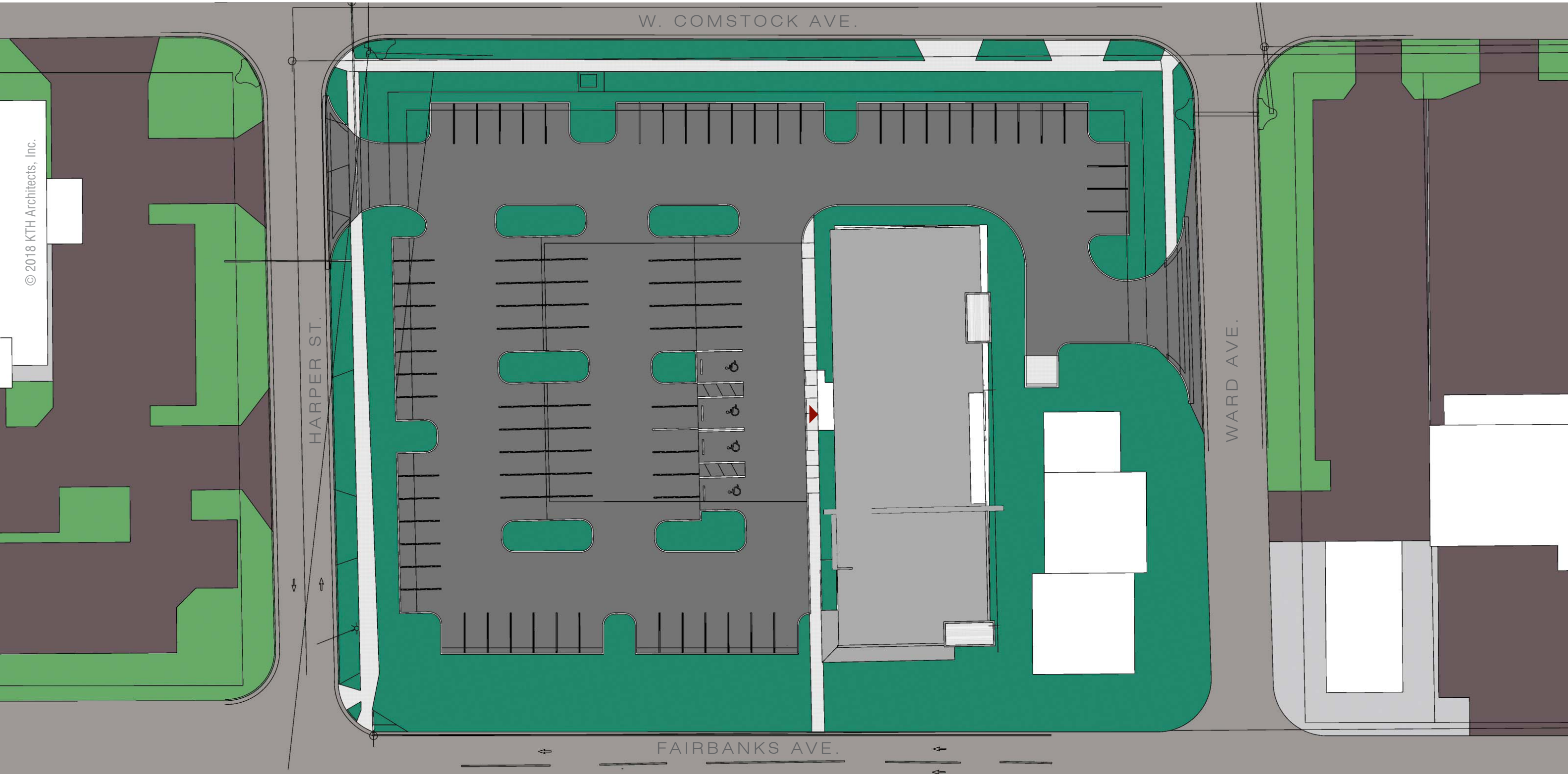
CONDITIONAL USE PLAN



Option 1

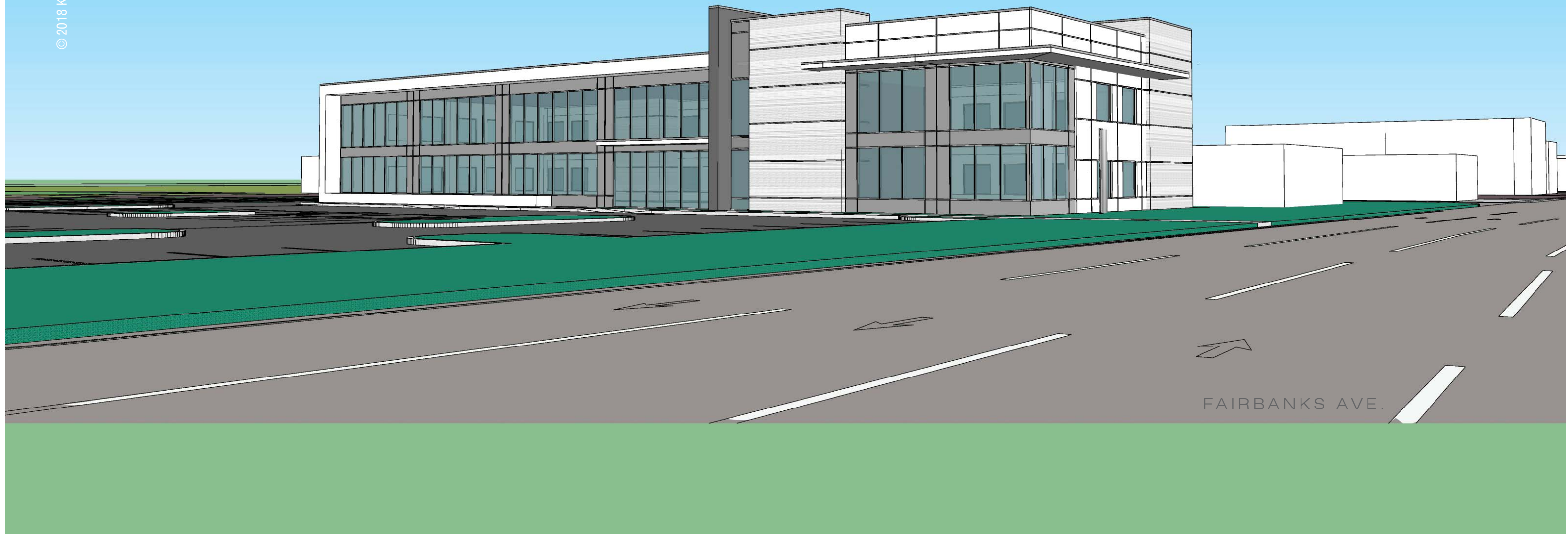
Fairbanks MOB - Exterior Design Concepts | 27 February 2018

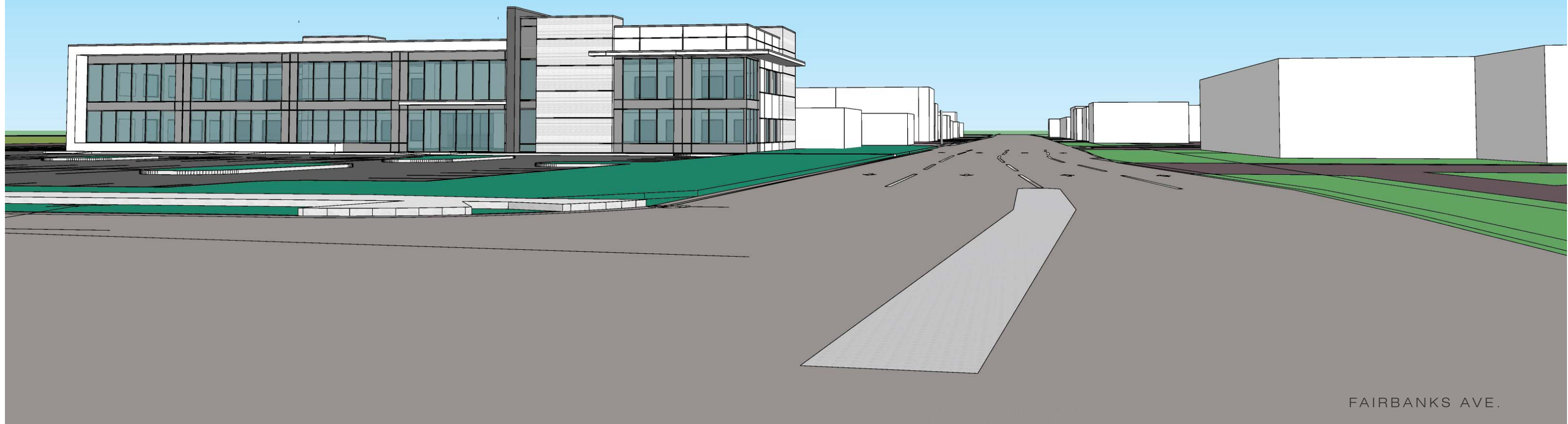




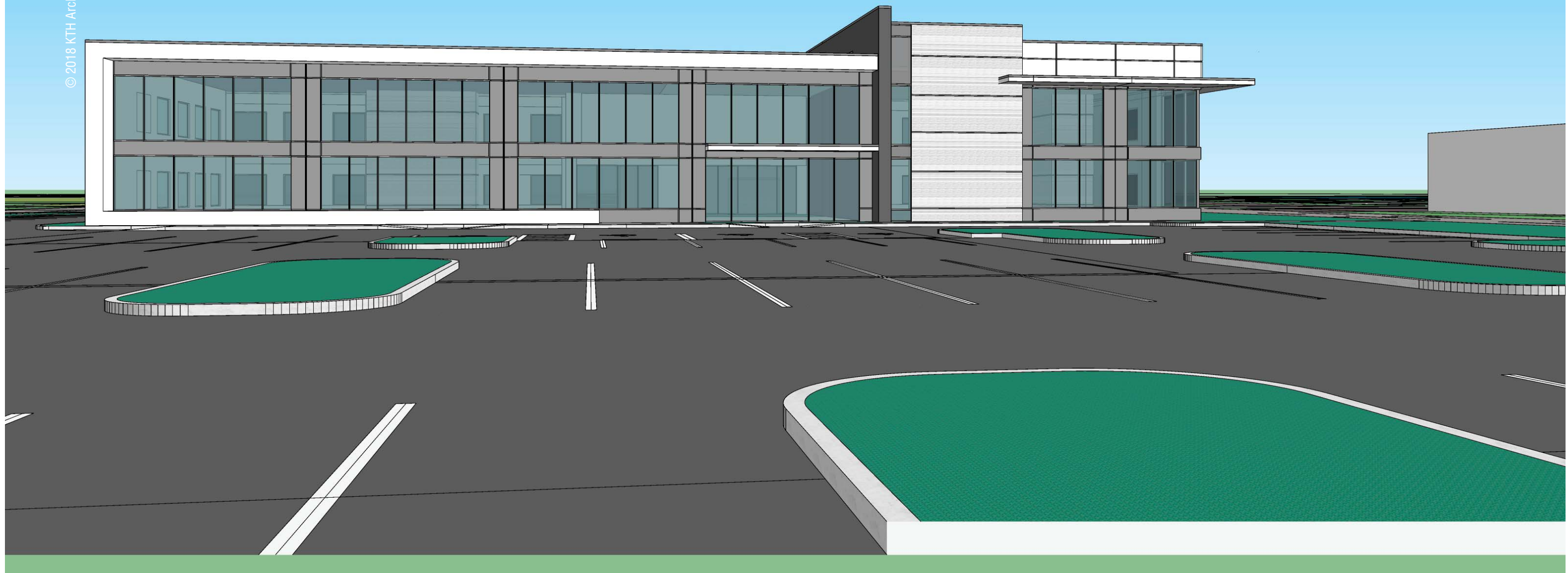
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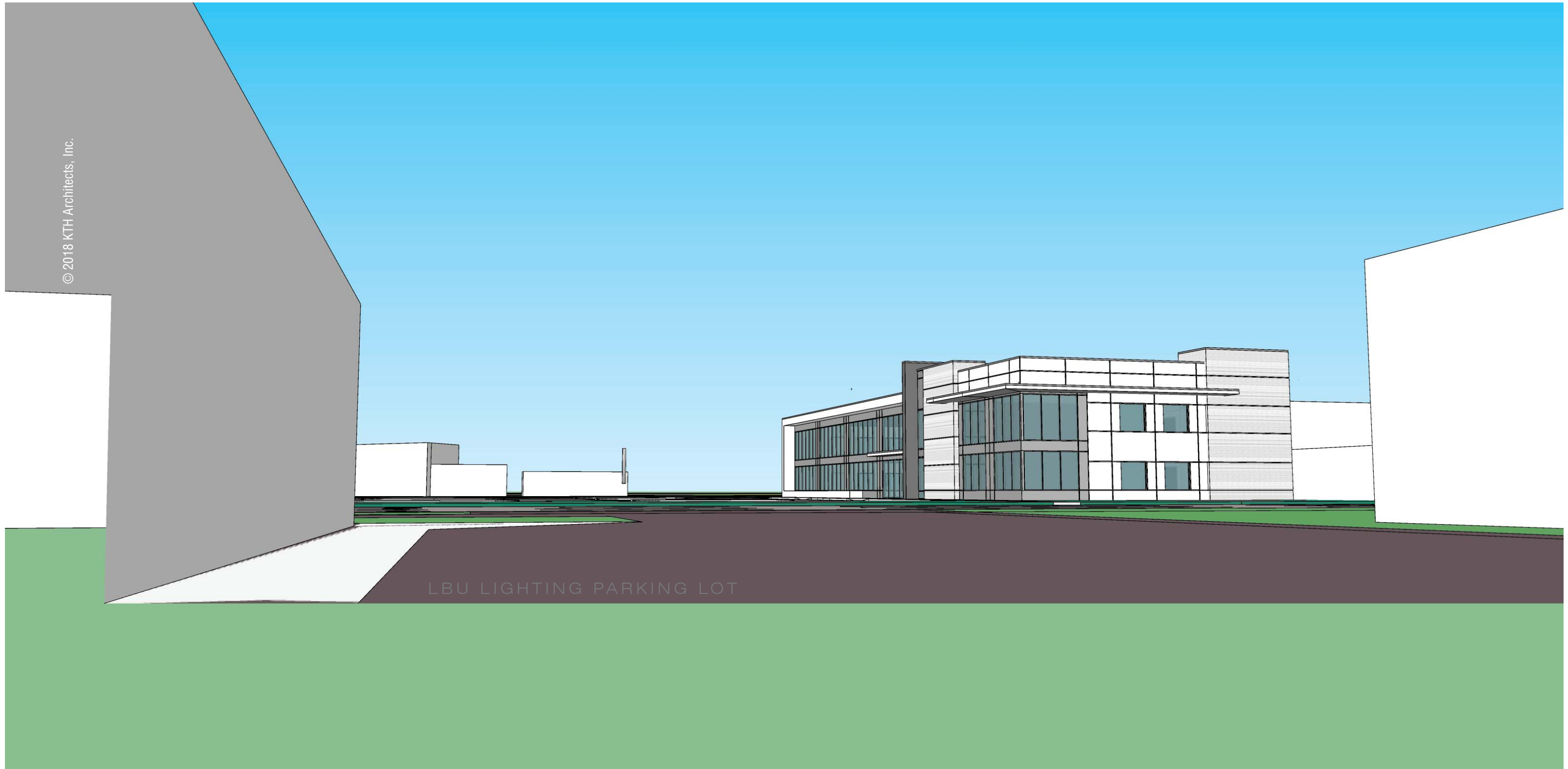


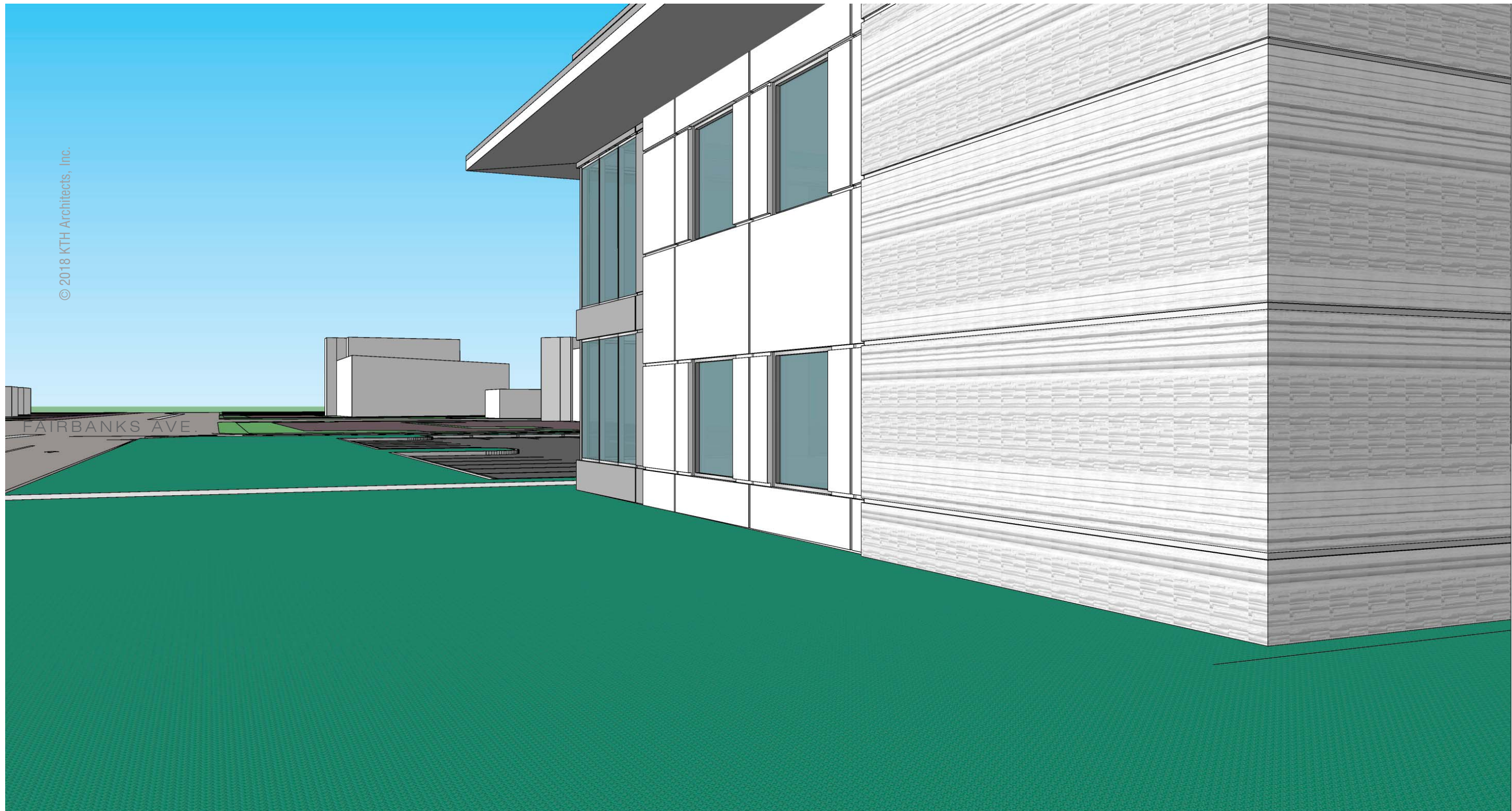


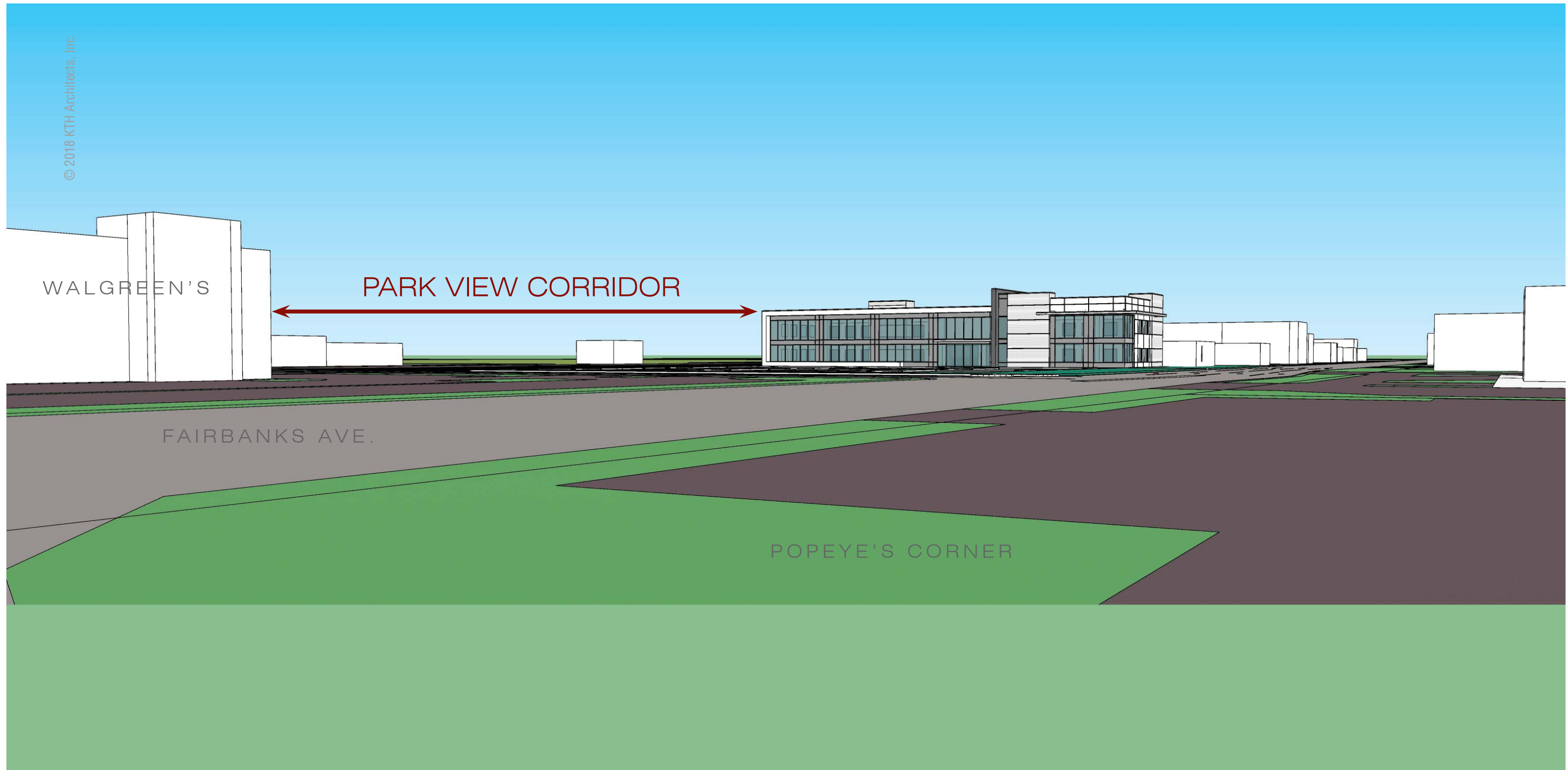


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WALGREEN'S

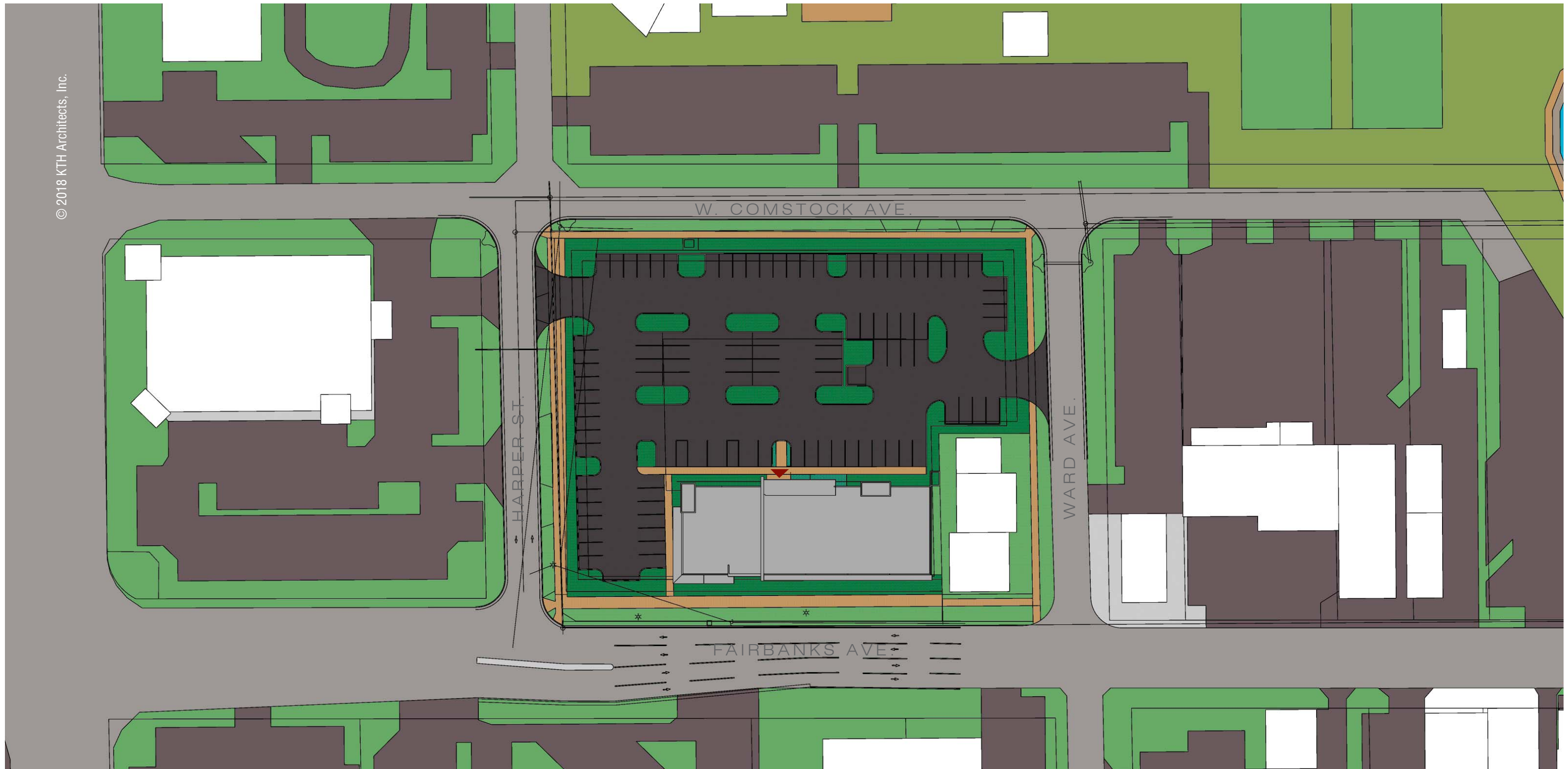
PARK VIEW CORRIDOR

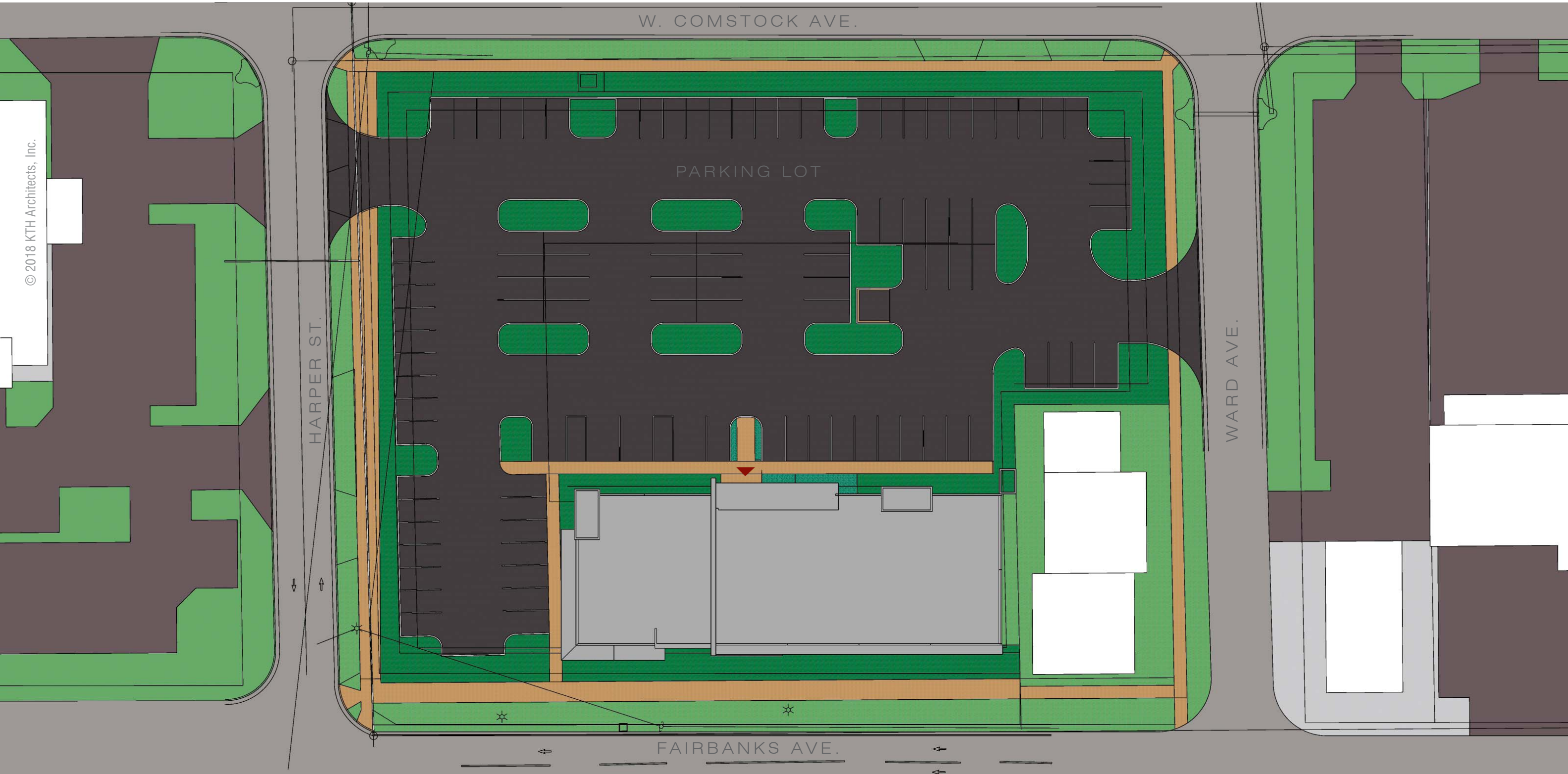
MILLS AVE./17-92

FAIRBANKS AVE.

Option 2

Fairbanks MOB - Exterior Design Concepts | 27 February 2018





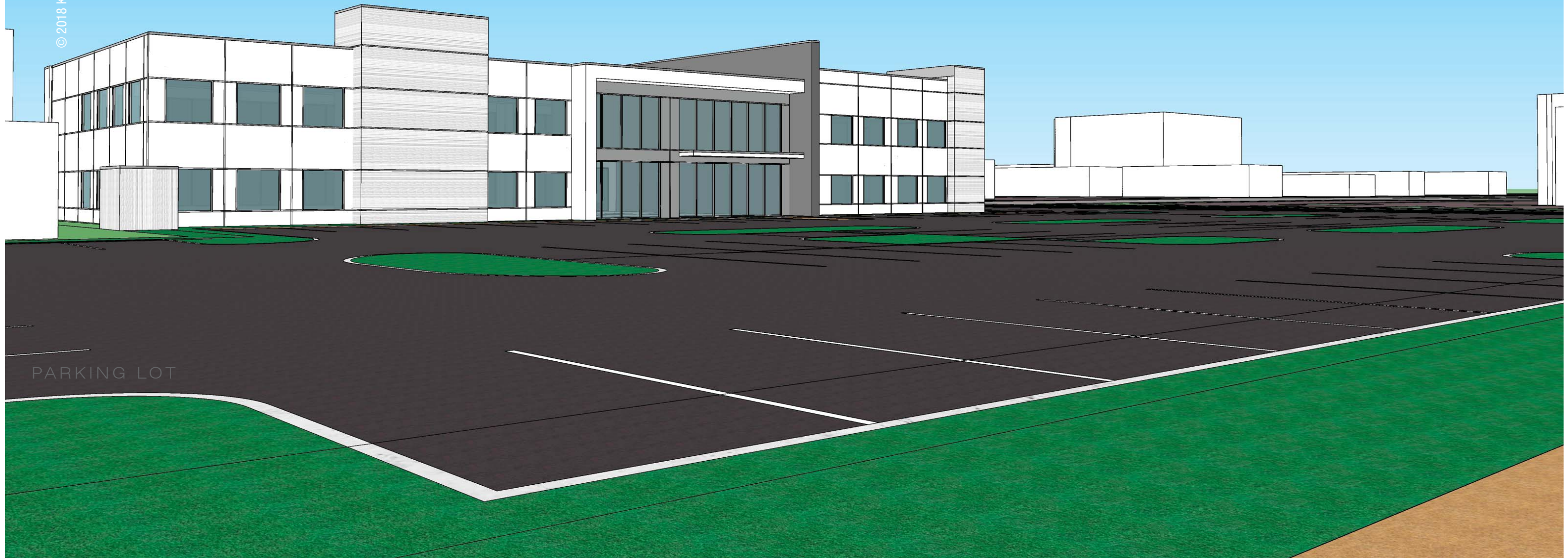
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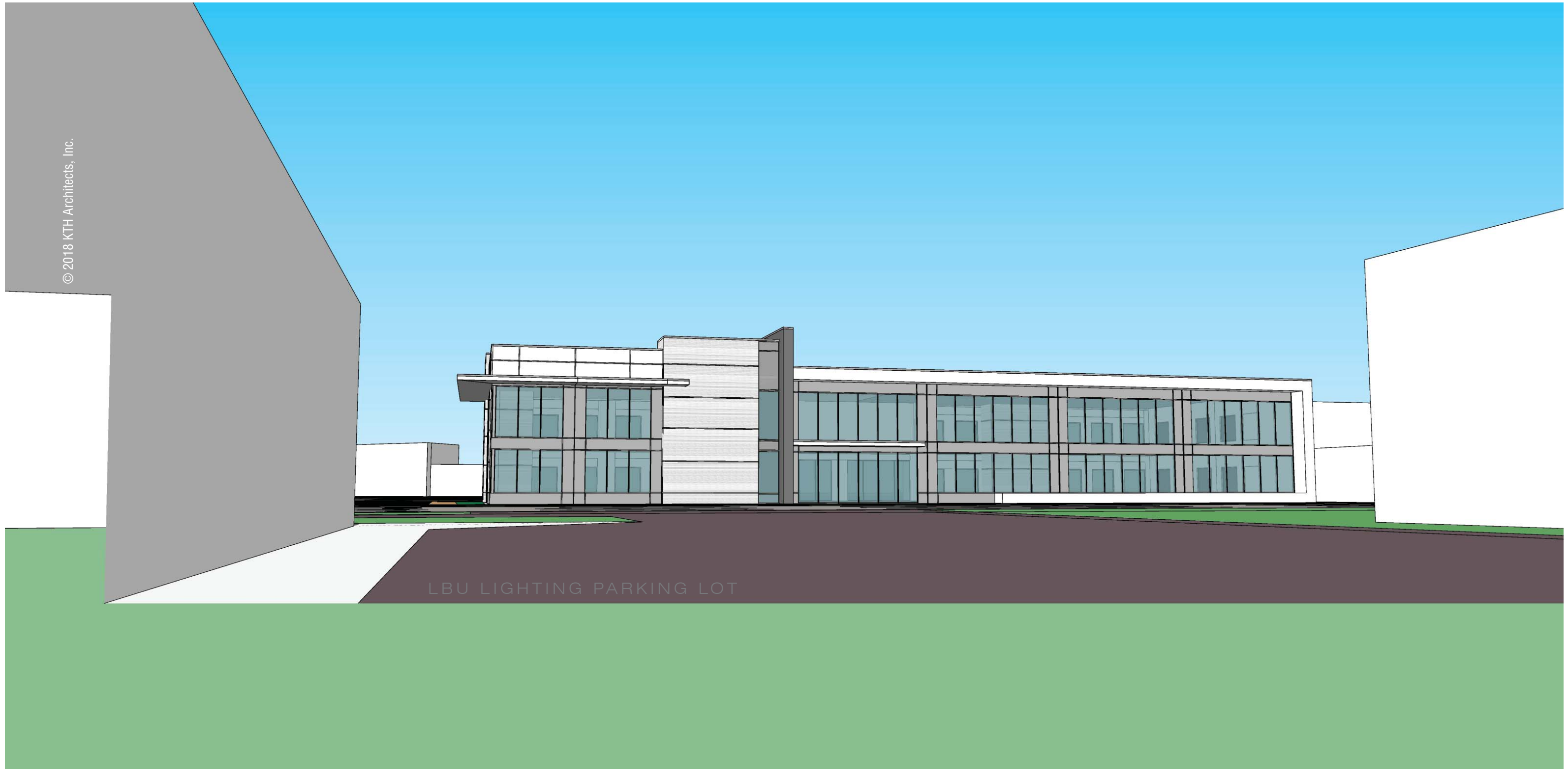




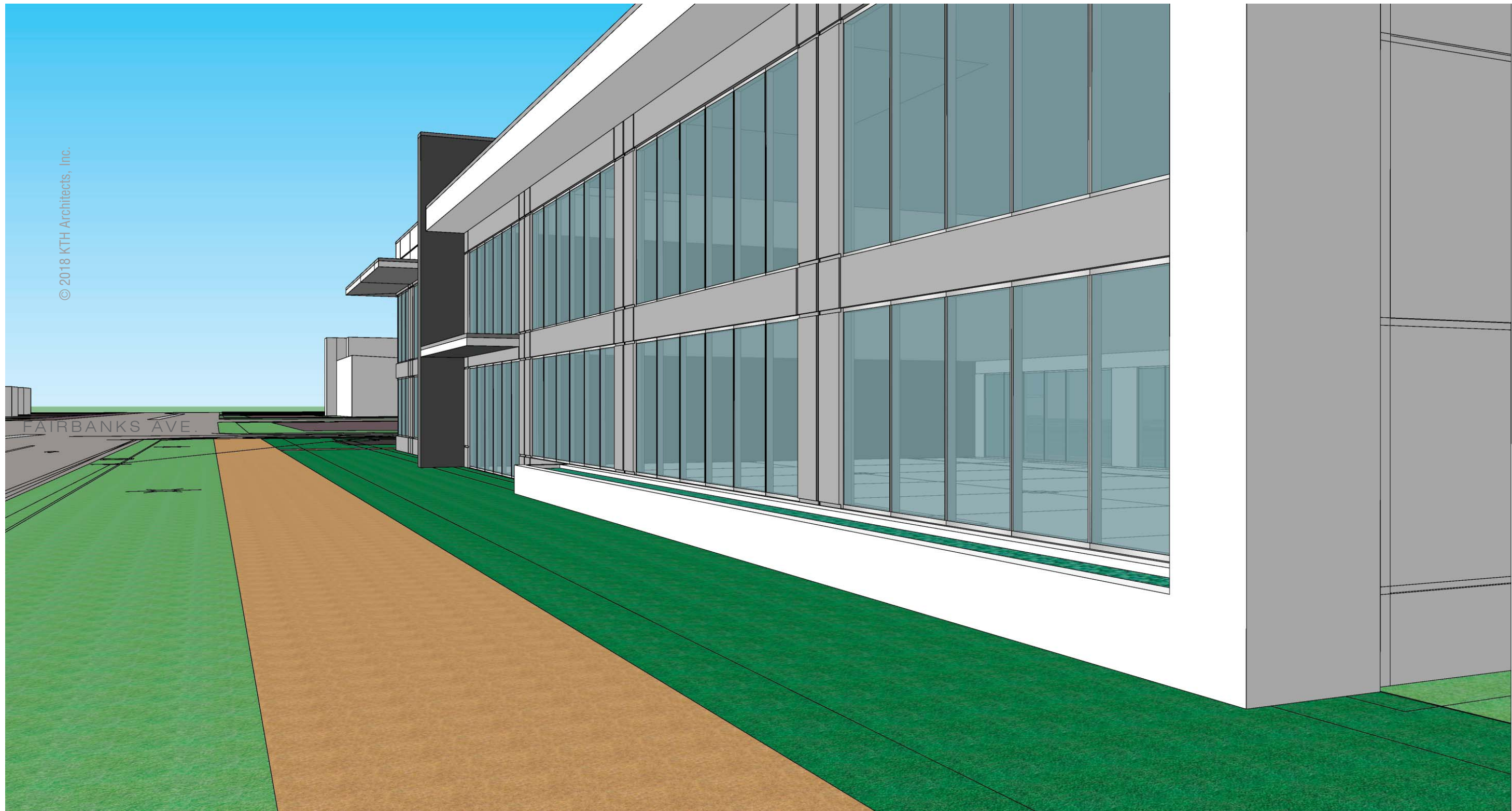


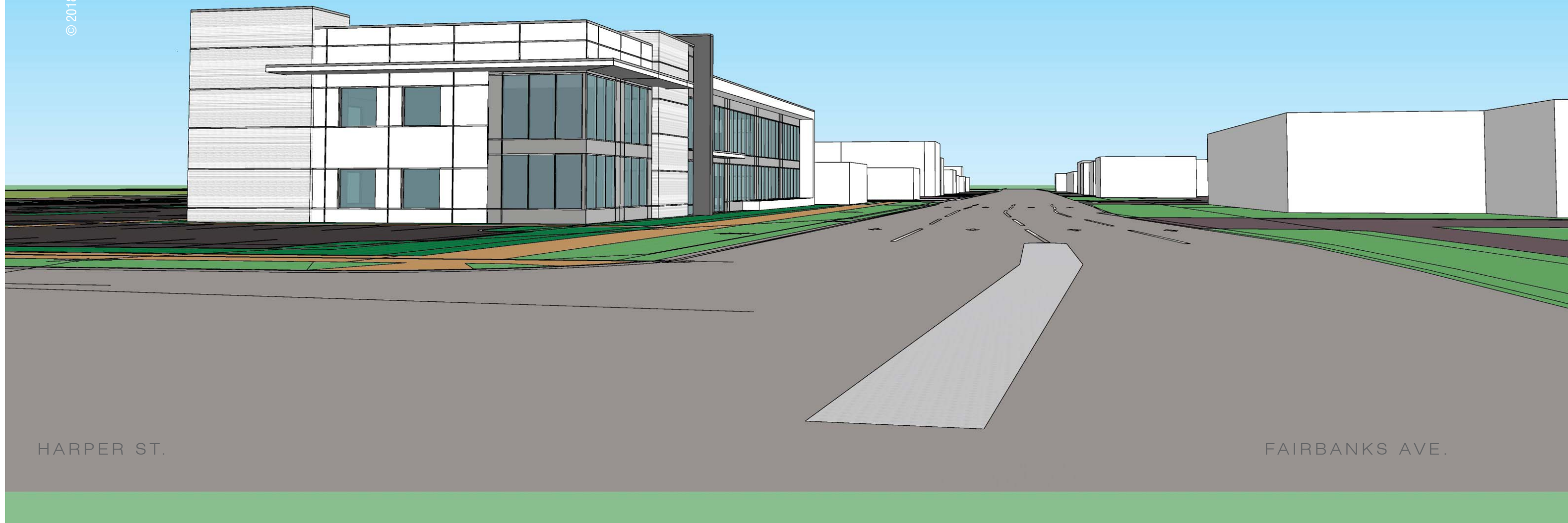


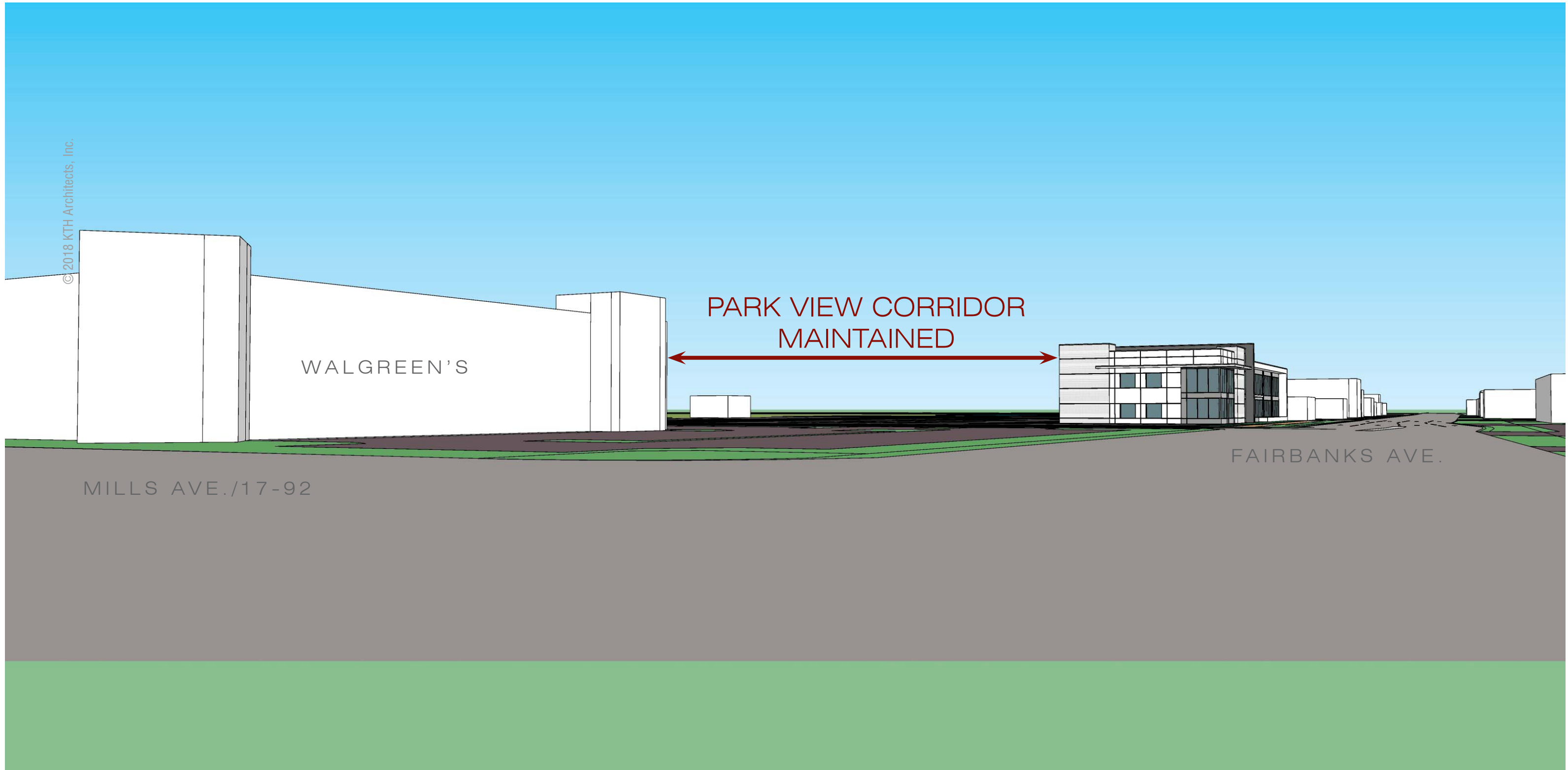


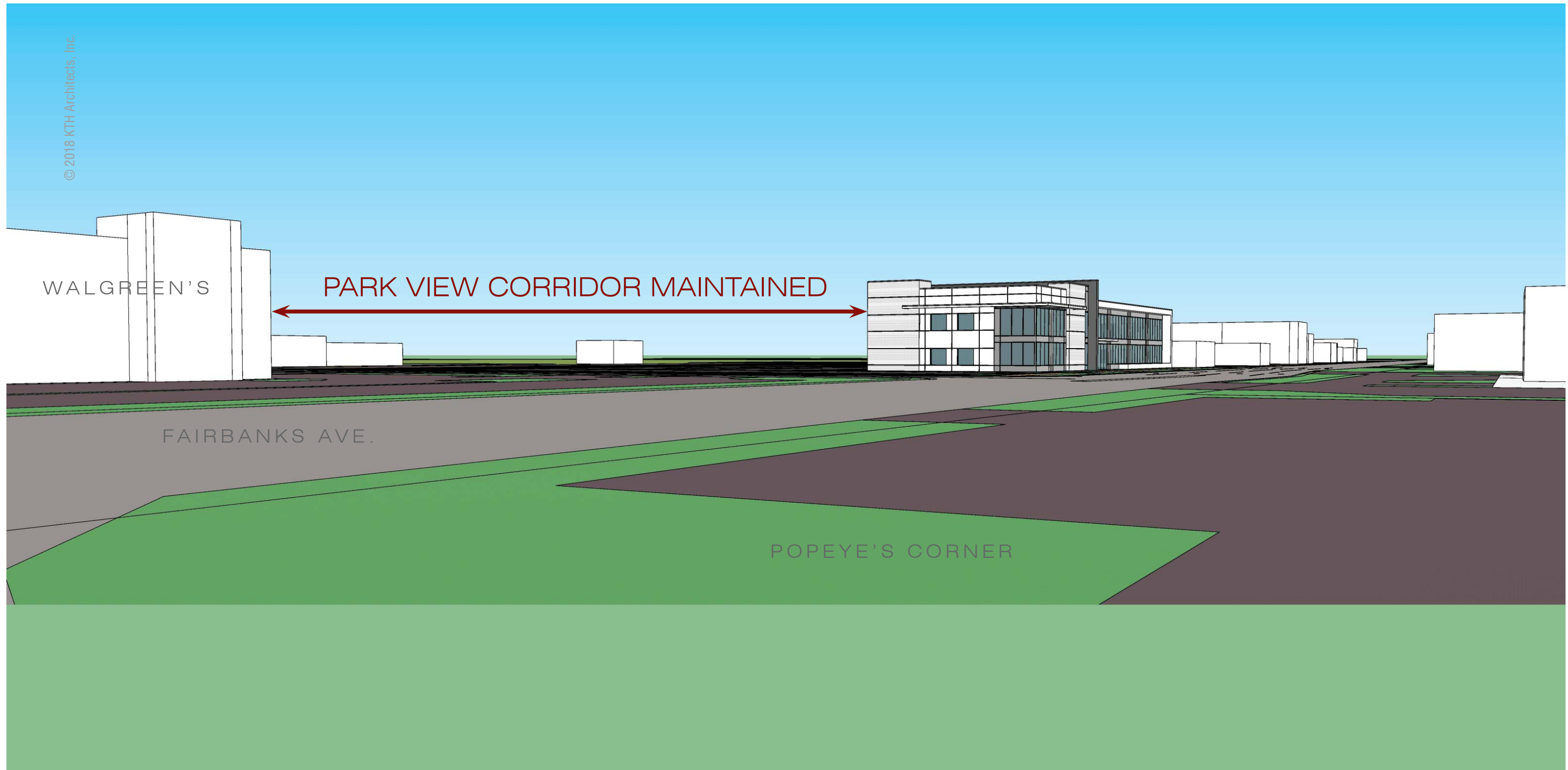


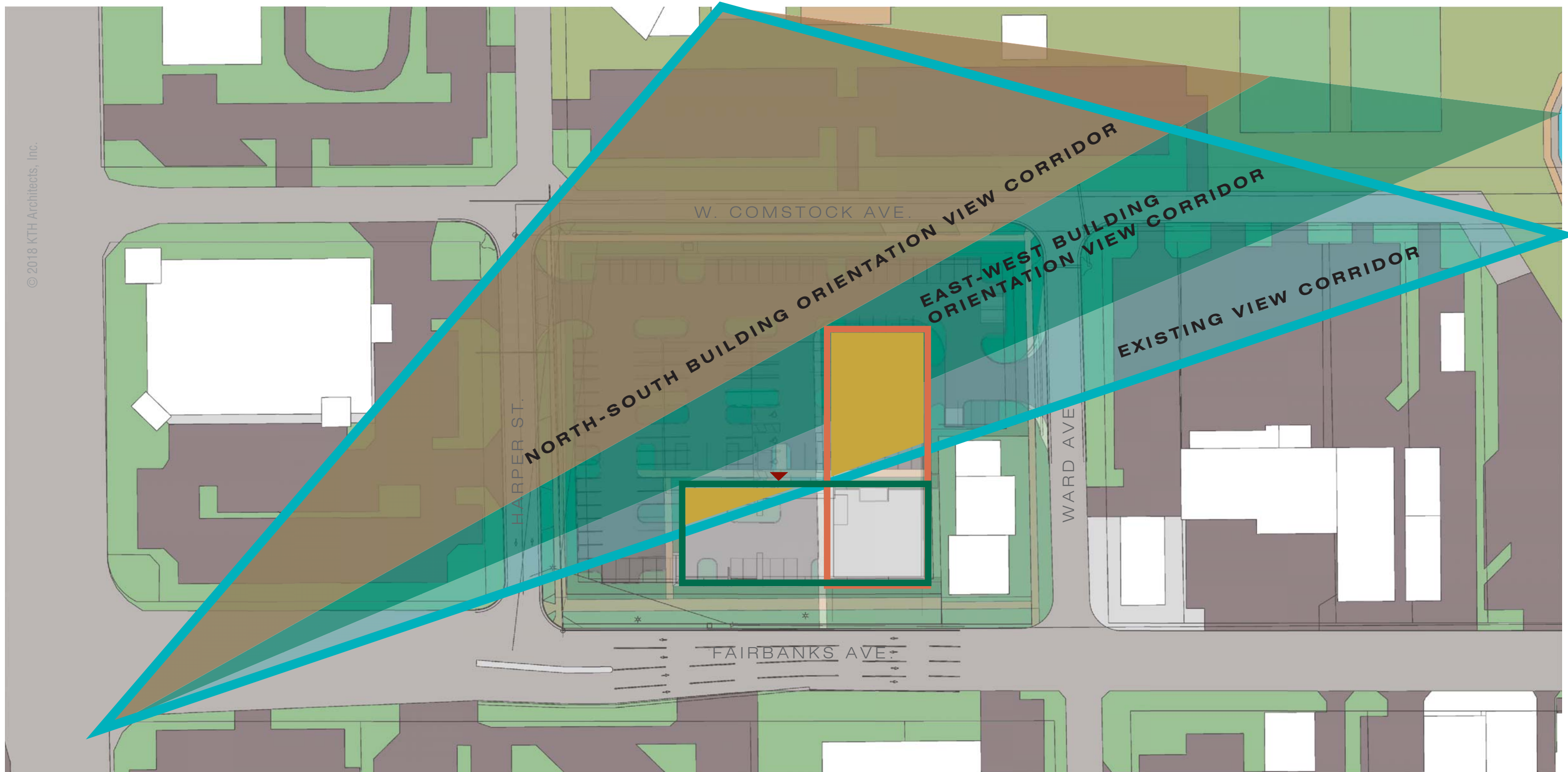












*An East-West Building Orientation has less of an impact on the existing Park View Corridor from the Fairbanks Avenue and Mills Avenue Intersection.



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

**Staff Report
March 6, 2018**

REQUEST OF THE IRISH 31 RESTAURANT FOR: CONDITIONAL USE
APPROVAL FOR A CLASS III, (4COP) LIQUOR LICENSE IN CONJUNCTION
WITH THEIR PROPOSED 130 SEAT RESTAURANT AT 510 S. PARK AVENUE
WITHIN 1,000 FEET OF ROLLINS COLLEGE.

This item is a Conditional Use request to allow a new proposed Irish 31 Pub House & Eatery to be located at 510 S. Park Avenue to obtain a Class III City Liquor License with 130 seats when it is within 1,000 feet of Rollins College.

City Liquor License Regulations: There are different rules for places with just beer & wine licenses versus those that can serve full liquor. In order to serve full liquor, there are generally two ways to obtain a State and City liquor license to sell any kind of alcoholic beverage within a restaurant. The most common method is to obtain a State 4COP-SFS and City Class III Special liquor license provided that a restaurant is a minimum of 3,000 square feet in size, can serve/seat 150 people and the revenue is at least 51% from food. So along Park Avenue, for example, places like 310/Blu; Luma, Prado, Cocina 214, Bosphorus, Boca, etc. all operate with State 4COP-SFS and City Class III Special liquor licenses. The alternative method for a full liquor license is to obtain the State 4COP and City Class III liquor license. However, those liquor licenses do not require any food sales at all and can be used for bars/lounges, liquor stores, etc.

Effect upon the Proposed Irish 31 Location: In this instance, the proposed Irish 31 at 510 S. Park Avenue has the 3,000 square feet of floor area needed but due to the interior floor plan of kitchen/customer area, they can only fit 130 seats inside and outside on the sidewalk. Thus, without the required 150 seats, it requires the Irish 31 to ask for a City Class III liquor license. However, to obtain a Class III liquor license (because it can be used for bars/liquor stores) the location must be more than 1,000 feet from a church or school. Every location on Park Avenue is within that radius. The functional reality is this requirement reinforces the zoning prohibitions in the CBD which do not allow bars/lounges or liquor stores. As a result, the businesses with liquor licenses in the CBD are restaurants first and foremost and only secondarily cater to "bar" business.

Irish 31 Request: The applicant and property owner understand the City's Code intention and propose to be a restaurant first and foremost and an Irish Pub secondarily. Looking at the floor plan you will see that there is a small limited number of "bar" seats and the vast majority of seating is at small or communal tables. The floor plan for this location will function primarily as a restaurant. Other information on the Irish 31 brand is at their website: <https://irish31.com/>

Necessary Conditions of Approval: Since the City Class III liquor license does not require food sales or full menus etc. there need to be conditions of approval that require the operation of this business and any successor at this location to function as a restaurant. Those conditions are outlined below.

Summary: There is no difference to the character of the Park Avenue area from a new 150 seat restaurant with full liquor versus, in this case, a 130 seat restaurant with full liquor. Again the focus is just on conditions to insure that the business is a restaurant first and foremost and understanding that this approval runs with the land so it would apply to other restaurant concepts in this location.

STAFF RECOMMENDATION IS FOR APPROVAL subject to the following conditions:

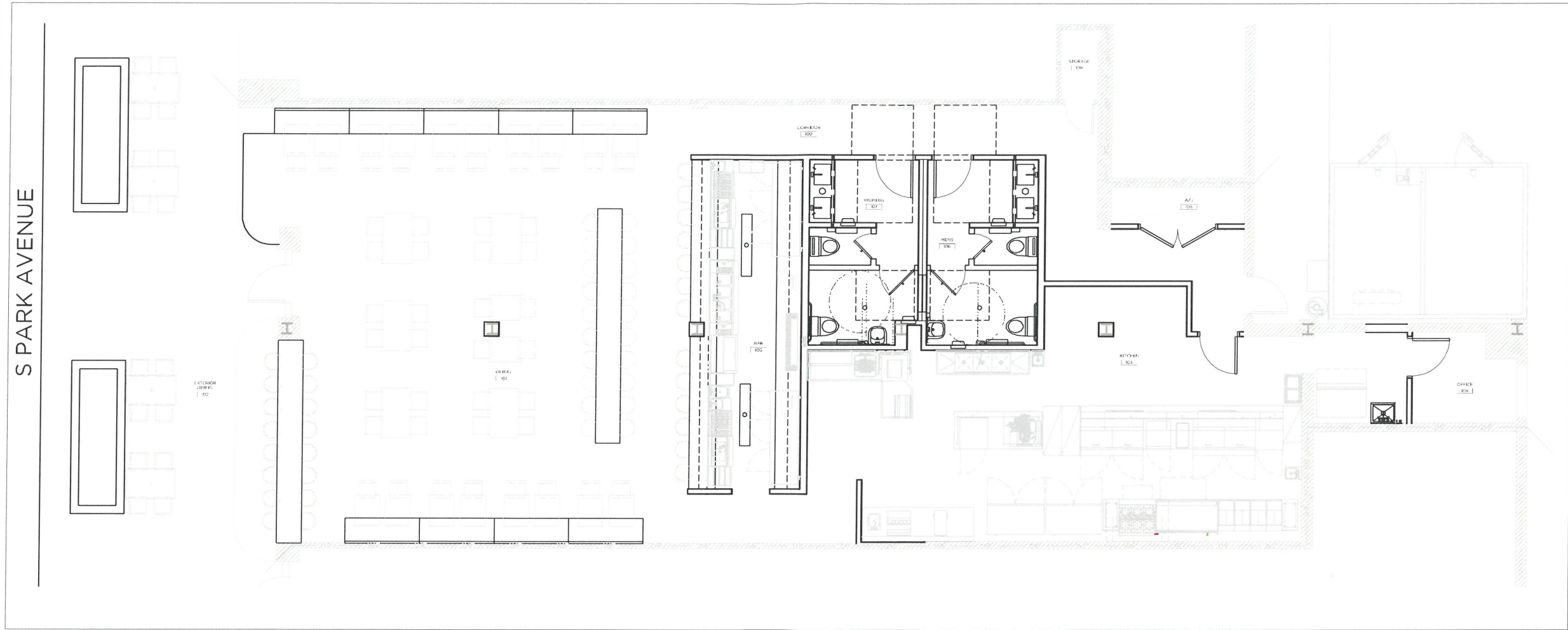
1. That the business function as a full service restaurant in compliance with the Section 58-95 zoning definition of a 'fine dining restaurant' as follows: *Fine dining restaurant* means any establishment which is devoted to the retailing and on-premises consumption of meals and food where more than 50 percent of the gross revenue is derived from food sales versus alcoholic beverages. Additionally, fine dining restaurants shall meet all of the following criteria:
 - (1) A host or hostess should be regularly present to greet and arrange for seating of patrons;
 - (2) Food and beverage service (other than bar service) is provided via table service by servers;
 - (3) Dinnerware (utensils, plates, etc.) shall be non-disposable;
 - (4) Ordering, food service and payment is done at the table; and
 - (5) The menu shall consist of full dining cuisine with a range of appetizers, entrees and desserts along with appropriate selections of beverages.
 - (6) Payment at a counter/cashier may be allowed only and exclusively to accommodate take-out orders.

You can enter notes here.



V:\Twelfth Street Team Folder\1719 Irish 31 Winter Park\Drawings\Irish 31 Winter Park Documents.dwg

S PARK AVENUE



1

SCHEMATIC PLAN

1/8" = 1'-0"



Architect:



**TWELFTH
STREET
STUDIO**

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Tampa, Florida 33602 USA
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Phone: 813.221.2577
Lic # AA 26002472

Client:

Irish 31 Winter Park
510 S Park Avenue
Winter Park, Florida 32789

Date:

02.06.18

Project No.

1719

Sheet No.:

Schematic

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

**Staff Report
March 6, 2018**

REQUEST OF THE CITY OF WINTER PARK TO: AMEND CHAPTER 58 “LAND DEVELOPMENT CODE’, ARTICLE I, "COMPREHENSIVE PLAN” AND THE FUTURE LAND USE MAP SO AS TO ESTABLISH A COMMERCIAL FUTURE LAND USE DESIGNATION ON THE ANNEXED PROPERTY AT 1562 WEST FAIRBANKS AVENUE, MORE PARTICULARLY DESCRIBED HEREIN.

REQUEST OF THE CITY OF WINTER PARK TO: AMEND CHAPTER 58 “LAND DEVELOPMENT CODE’, ARTICLE III, "ZONING REGULATIONS” AND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH A COMMERCIAL (C-3) ZONING DESIGNATION ON THE ANNEXED PROPERTY AT 1562 WEST FAIRBANKS AVENUE, MORE PARTICULARLY DESCRIBED HEREIN.

At the request of the City of Winter Park, the Orange County Commission has adopted an interlocal agreement that has annexed the property at 1562 W. Fairbanks Avenue into the City.

Now the City needs to establish a Commercial Future Land Use designation in the Comprehensive Plan and Commercial (C-3) zoning on this property. The property now has the same Commercial FLU and C-3 zoning in Orange County, so there is no change.

STAFF RECOMMENDATION IS FOR APPROVAL

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO ESTABLISH COMMERCIAL FUTURE LAND USE ON THE ANNEXED PROPERTY AT 1562 WEST FAIRBANKS AVENUE AND TO INDICATE THE ANNEXATION ON THE OTHER MAPS WITHIN THE COMPREHENSIVE PLAN, MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, the City of Winter Park and the Orange County Commission have provided for the annexation of the property at 1562 W. Fairbanks Avenue by Interlocal Agreement and in compliance with Chapter 171, Florida Statutes, said property has been annexed into the City of Winter Park, and

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

WHEREAS, the amendment of the Comprehensive Plan maps and the establishment of a future land use designation meets the criteria established by Chapter 163, Florida Statutes and pursuant to and in compliance with law.

NOW THEREFORE BE IT ENACTED, AS FOLLOWS:

SECTION 1. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to establish a Commercial future land use designation on the annexed property at 1562 W. Fairbanks Avenue and that all other maps in the Comprehensive Plan reflect the annexation of this property into the City of Winter Park, said property being more particularly described as follows:

LOTS 1, BLOCK "A", LAWNSDALE ANNEX SUBDIVISION AS RECORDED IN PLAT BOOK "J",
PAGE 50 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
PROPERTY TAX ID# 12-22-29-5000-01-010

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

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2018.

Mayor Steve Leary

Attest:

City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH COMMERCIAL (C-3) ZONING ON THE ANNEXED PROPERTY AT 1562 W. FAIRBANKS AVENUE, MORE PARTICULARLY DESCRIBED HEREIN.

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

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

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

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

SECTION 1. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to establish Commercial (C-3) district zoning on the annexed property at 1562 W. Fairbanks Avenue, more particularly described as follows:

LOTS 1, BLOCK "A", LAWNDAL E ANNEX SUBDIVISION AS RECORDED IN PLAT BOOK "J",
PAGE 50 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
PROPERTY TAX ID# 12-22-29-5000-01-010

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

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2018.

Mayor Steve Leary

Attest:



City Clerk

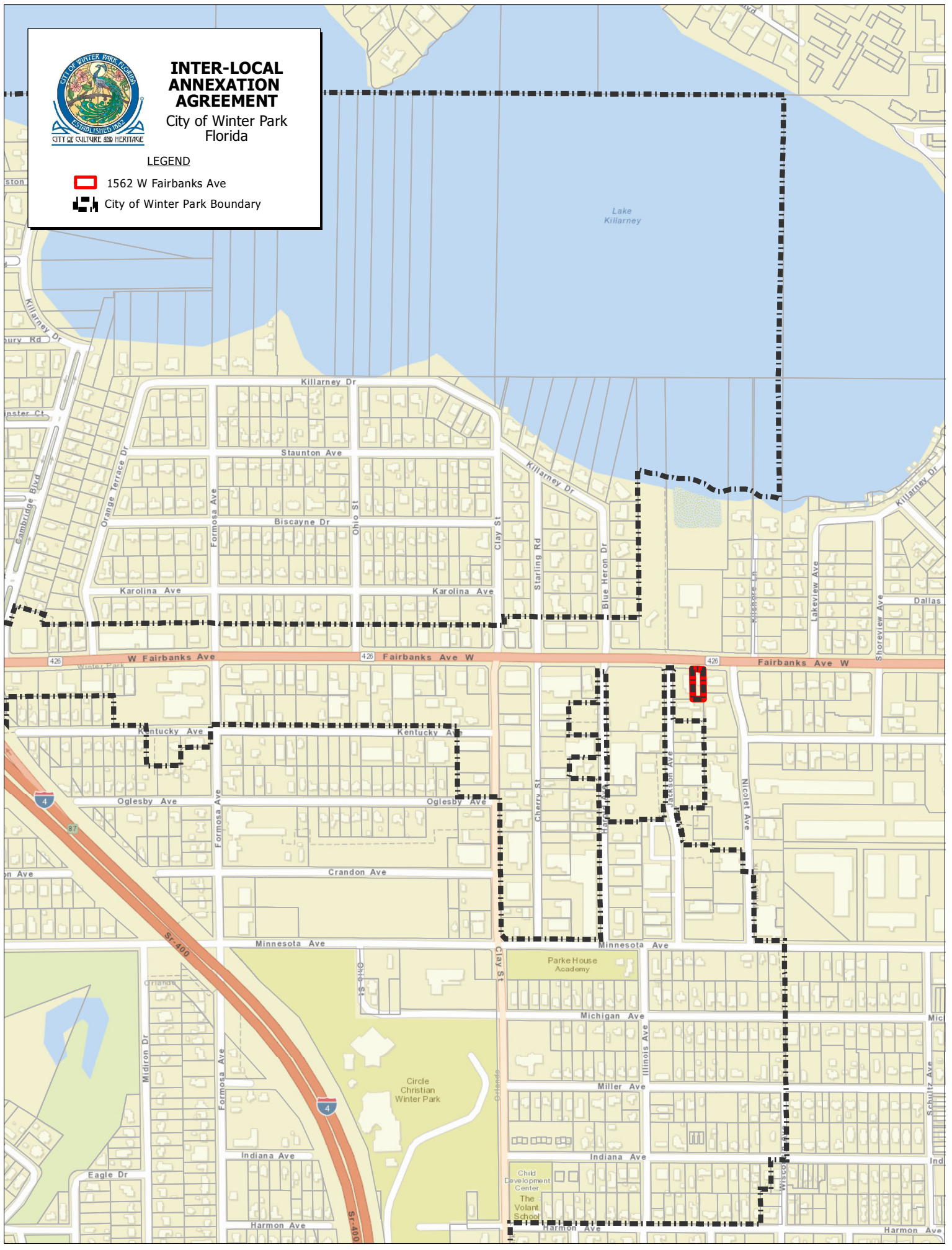


INTER-LOCAL ANNEXATION AGREEMENT

City of Winter Park
Florida

LEGEND

-  1562 W Fairbanks Ave
-  City of Winter Park Boundary





February 2, 2018

Randolph Real Estate, LLC
2660 W. Fairbanks Ave.
Winter Park, FL 32789-3385

**SUBJECT: Proposed Interlocal Agreement for annexation of an enclave
at 1562 W. Fairbanks Avenue between City of Winter Park and
Orange County**

Dear Property Owner:

This letter is to inform you that the Orange County Board of County Commissioners (BCC) will consider an Interlocal Agreement between Orange County and the City of Winter Park for annexation of an enclave. This agreement will be heard by the BCC on March 6, 2018, at 2:00 p.m. in the Commission Chambers located on the 1st Floor of the Orange County Administration Building, 201 South Rosalind Avenue, Orlando, Florida.

Chapter 171 of the Florida Statutes defines an enclave as, "(a) Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality; or (b) Any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality." Enclave annexations for properties that are 110 acres or less are permitted pursuant to Section 171.046, Florida Statutes, provided there is an interlocal agreement between the county and the annexing municipality.

Currently, your property located at 1562 W. Fairbanks Avenue meets the requirements for annexation by an interlocal agreement. This 0.16-acre property is developed, and it is completely surrounded by the City of Winter Park (see attached map).

The Winter Park City Commission adopted the Interlocal Agreement on November 13, 2017. Upon execution of the Interlocal Agreement by the BCC, this property will be within the City of Winter Park's jurisdiction. If you have any questions concerning this Interlocal Agreement, please contact Steven Thorp, of my staff, at (407) 836-5549 or Steven.Thorp@ocfl.net.

Sincerely,

Alberto A. Vargas, MArch., Manager
Planning Division

Attachment

PLANNING DIVISION

ALBERTO A. VARGAS, MArch., *Planning Manager*

201 South Rosalind Avenue, 2nd Floor ■ Reply To: Post Office Box 1393 ■ Orlando FL 32802-1393
Telephone 407-836-5600 ■ FAX 407-836-5862 ■ orangecountyfl.net
