CITY OF WINTER PARK PLANNING AND ZONING BOARD

Staff Report July 10, 2018

REQUEST OF ROLLINS COLLEGE FOR: CONDITIONAL USE APPROVAL FOR PHASE TWO OF THE ALFOND INN PURSUANT TO THE DEVELOPER'S AGREEMENT BETWEEN THE CITY OF WINTER PARK AND ROLLINS COLLEGE, DATED DECEMBER 16, 2011 TO INCLUDE 70 ADDITIONAL HOTEL ROOMS, A 7,000 SQUARE FOOT SPA/HEALTH CLUB, 4,000 SQUARE FEET OF MEETING/GALLERY SPACE, 323 SQUARE FEET OF RETAIL SPACE AND A PARKING GARAGE AND ON-SITE PARKING OF 152 SPACES ON THE PROPERTY AT 300 EAST NEW ENGLAND AVENUE.

Rollins College is requesting approval to amend the Conditional Use previously granted for the Alfond Inn at 300 E. New England Avenue, pursuant to the approved Development Agreement in order to expand the Alfond Inn with 70 additional hotel rooms, a 7,000 square foot spa/health club, 4,000 square feet of meeting/gallery space, 323 square feet of retail space and a parking garage with on-site parking of 152 spaces.

Prior Hotel History:

This Conditional Use request for the Alfond Inn expansion is a Development Agreement 'amendment' because the original project on the Langford Hotel site was approved in August, 2001. As background, the original Langford Hotel was built and operated on this site based on the R-4 conditional use provision for "apartment hotels". That "apartment hotel" conditional use was defined as a project with at least 24 permanent apartments or condos and then the balance of the project could function as a commercial hotel. In those days, prior to the sale of the Langford Hotel, the 24 permanent units were across the street (New England) at the Langford apartments. Since the Langford apartments were not part of the sale at the time of the approval in August, 2001, in order to fulfill the requirements for permanent units and to help defray the cost of the project, the City approved the condominium, "The Residences", at the corner of Lyman and Interlachen Avenues.

Over the intervening years, there were six different amendments approved to the original redevelopment plans. Sometimes it was just a different internal makeup of the project and other times the building project was modified. Those amendments changed the hotel rooms, physical area of spa/health club, restaurant numbers of and ballroom/meeting room areas. At one time it was to be a condo hotel. Various changes transpired until the 6th amendment was approved in November 2007. Rollins College purchased the property in 2009 and came to the City in 2011 for the approvals that resulted in the Alfond Inn, as we know it today. That final Development Agreement 7th Amendment is attached. However, that 7th Amendment operates under the entitlements granted by the 6th Amendment which states that Rollins College "may apply to further amend the Conditional Use up to the entitlements granted by the previous Development Agreement amendments". Those entitlements from the 6th amendment were 75 feet of building height, 250 rooms, restaurant/bar of 4,395 sq. ft., spa/health club of 12,000 sq.

ft., ballroom/meeting rooms space of 14,570 sq. ft and a six level parking garage of 436 spaces. It is clear from these documents that the current Alfond Inn is Phase I of the project. This application is for Phase II which is within the entitlements granted by the City in 2007.

Luxury Quality Hotel:

One of the provisions of the original Development Agreement approved in August 2001 and thereafter was that the proposed hotel would be an "luxury hotel". That was the one of the important rationales for the allowances for extra building height over that normally permitted by R-4 zoning. Otherwise the hotel meets the other R-4 zoning criteria. Certainly nothing in the style and operation of the Alfond Inn has disappointed the City in terms of a luxury hotel experience.

The Alfond Inn Expansion:

This Alfond Inn expansion takes place on top of the existing surface parking lot on the east side of the current hotel. The first floor of the Alfond Inn expansion contains the new meeting space/gallery along the Lyman and New England Avenue sides on the first floor; and internal areas for deliveries and 'back-of-house' kitchen and other service needs. There also is some at-grade parking both under the building footprint and open air on the Lyman Avenue side. The new hotel rooms and parking garage share floors two through six. The new health club/spa along the New England Avenue frontage which will be on the top floor. The new hotel rooms face New England Avenue and wrap around onto a portion of the eastern elevation/façade as well. Generally the new parking garage is then interior to the expansion and on the Lyman Avenue south side.

What is slightly different is that this expansion will be six stories in height versus the existing five stories of the current Alfond Inn. The proposed building height is 69 feet to the roof elevation and 78 feet to the top of the roof elements. In all the previous hotel plans approved by the City since August, 2001, the building height, permitted was up to 75 feet with an additional 5 feet for parapet walls. The proposed hotel then is within that allowance. In total, the expansion is 9 feet taller than the existing hotel. However, you will note that the top floor is terraced back from the lower levels to mitigate the appearance of this added height.

This Alfond Inn expansion meets the existing R-4 compliant front setbacks of 20 feet from New England and Lyman Avenues, as well as the 20 foot setback from the eastern (Library) side. It meets the R-4 impervious coverage code maximum of 85%. The total expanded hotel building footprint of 79,143 square feet is 54.2% of the lot area versus the R-4 code maximum of 55%. The floor area ratio on this 3.35 acre site for the original 104,176 square foot Hotel and this 146,323 square foot expansion is 171.5%, within the permitted 200% FAR. Storm water retention and treatment already exists on-site. This Hotel expansion occurs on top of the existing parking lot so there is no new added impervious coverage to the site.

Parking Allocation and the Parking Management Plan:

In 2011, just as with today, the Parking Code requirement for the Alfond Inn is based on the cumulative requirement of one space per room, one space per every 4 restaurant/bar seats and one per 250 for the retail and ballroom meeting space. That parking requirement was 235 spaces.

Given the shortfall of parking with only 115 spaces on-site, Rollins College submitted in 2011, a Parking Management Plan (PMP) to explain to the City how the Hotel would function to meet Code using spaces at the Sun Trust garage (based on unused spaces in the garage) and how the Alfond Inn would function for peak usage events and at nights based on valet operations. Then it was subsequently reinforced with the arrangement with All Saints, for joint use of their parking lot on Lyman Avenue (post approval). The PMP was a reassurance document that normal and peak parking could be accommodated and specifically how that could occur. The applicant has provided updated parking materials from Avcon Engineering related to the actual parking use statistics that they experience which is valuable in terms of the real world operational characteristics of the Alfond Inn.

Notwithstanding that information, the City Parking Code based on the cumulative formula above requires 115 spaces for the Expansion. That then totals 350 spaces, which is 235 for existing Alfond Inn plus 115 for the Expansion. Thus, while they will need to provide bicycle parking and lockers in the parking garage, the number of vehicle parking spaces meets the City Code.

The plans indicate 152 parking spaces on-site in the new parking garage. The City agreed in 2011 that 120 spaces can be counted from the SunTrust garage. The balance is the 80 spaces in the All-Saints lot which makes up the difference. No one has questioned the adequacy of this parking arrangement during normal weekday and weekend occupancy. Any issues relate to the adequacy of parking during special events using the ballroom meeting space. That peak demand is not changing because the new smaller meeting rooms are not utilized if there is a function in the main ballroom.

The added parking demand for the expansion is from guests of the added 70 rooms and non-hotel customers in the new spa/health club. The new spa/health club parking demand is during the day and the hotel room demand is at night. This expansion adds 37 new on-site parking spaces those should be sufficient for that hotel room demand based on the 'real world' experience of the Hotel. But gain they have the off-site locations to fall back on should the garage be full.

One major reason why the special event parking at the Alfond Inn has worked adequately is the off-site parking options in the CBD and at the Lawrence Center. In 2011 the City was assured that there would also be a self-parking option for those not wanting to use the valet parking service. To satisfy that desire, Rollins offered the existing Lawrence Center parking lot of 90 spaces for use at nights and on weekends. Rollins has agreed that the any new Lawrence Center parking garage would continue to serve that function.

Parking Enforcement by the City: The conditions of approval of the Alfond Inn from 2011 remain in place and provide the City the ability to require operational changes should the Alfond Inn parking become an issue. Those conditions allow the City to request amendments to the Parking Management Plan and operational standards at any time as conditions warrant to include:

i) Methods of enforcement to assure compliance with the commitment that the hotel employees will park off-site at the SunTrust Garage or other off-site property;

ii) Methods to provide the 20 parking spaces on-site to staff at the Winter Park Public Library during library operating hours; iii) Operational standards (staffing and hours) of the valet parking service;

iv) Methods to discourage hotel guests and visitors from parking in the adjacent parking lots of the Winter Park Public Library, All Saints Episcopal Church and Winter Park Women's Club including methods to respond to complaints by those groups regarding violators.

Construction Parking: During the time period when this hotel expansion is underway, there will need to be alternative parking arrangements so that the hotel can operate and to accommodate hotel and construction materials deliveries and construction worker parking. In order for a building permit to be issued, a detailed construction management plan will need to be submitted and approved by the Building Department. However, staff has asked the applicant to address some of these alternatives at this time.

One element is that the precast parking garage will be constructed first and then the hotel wrapped around it following the completion of the parking garage. Once the parking garage component is finished, then that will be available for the hotel parking and for construction staging.

The contractor, Brasfield Gorrie, plans to use off-site properties for staging and construction worker parking, and to find locations for busing workers to the site. The oncampus locations include a portion of the parking lot on Ollie Avenue and off-campus, the College owned property along Welbourne Avenue opposite the Douglas Grande. Since that property is zoned residential, as part of this application, Rollins is requesting approval to use that property as a fenced and screened construction staging and worker parking lot for 12 months. The City Commission did authorize the temporary use of this same property in 2012 when the existing Alfond Inn was being built.

Again a detailed construction management plan must be approved by the City for the building permit to be issued. However, since this likely will be a topic of discussion, this staff report and the applicant desired to address the concepts for compliance at this time.

Summary and Recommendation:

The City has been fortunate to have Rollins College as the "owner/developer" of the Alfond Inn. The quality of the Hotel and of the operations have been a great reflection on the College and the City. The Alfond Inn has been a boost to the economy of the City and of the Central Business District/Park Avenue area that has resulted from this quality hotel bringing a steady stream of guests/visitors with disposable income to spend during their stay in the City. This expansion is proposed to meet the demand for Hotel stays. The expansion is within the entitlement of the Development Agreement and in conformance with the R-4 Code, including meeting the City's parking code requirements.

STAFF RECOMMENDATION IS FOR APPROVAL OF THE CONDITIONAL USE FOR THE EXPANSION OF THE ALFOND INN, AS PRESENTED.





10 Keys	
Meeting Space	5,670 SF
Retail	323 SF
Spa & Fitness	10,500 SF

Parking Garage Total Parking

152





M. REBECCA WILSON

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THE MERITAS LAW FIRMS WORLDWIDE

MEMORANDUM

TO: Jeff Briggs

FROM: M. Rebecca Wilson MWW

DATE: June 18, 2018

RE: Alfond Code Parking

Existing Alfond Code Required: 235 Proposed Alfond code required: 115 Total Code required: 350

Spaces provided on-site: 152 Spaces provided in SunTrust: 120 Spaces provided in All Saints: 80 Total provided within 300': 352 spaces

In the event of overflow being needed, the surface space at the Lawrence Center and Ollie can be used. At this time, we can also use the Library afterhours. Note that the ballroom is not being expanded so the large events are not increasing in size.

Although the City parking code requires one parking space per room (included in the above calculations) we have found that we are actually parking 0.36 per hotel room.

MRW/nle



ALFOND Inn Expansion Final Conditional Use Permit Application Parking Considerations

5555 E. Michigan Street, Suite 200 Orlando, Florida 32822 Phone: (407) 599-1122 Fax: (407) 599-1133 www.avconinc.com

The existing Alfond Inn was developed through a Conditional Use Permit with the City of Winter Park in 2011 and has been open and operating since 2013. The previous approval with the City included a Parking Management Plan for the hotel operations and was based on estimates shown in the second column below. The third column represents estimates based on interviews with Hotel Valet staff and on-site observations.

Functional Use	Space	Peak Hr. (DA)	Peak Hr. (actual)
Hotel Guests	112 Rooms	84	70
Hotel Employees	112 Rooms	10	10
Restaurant Patrons	88 Seats	21	21
Restaurant Employees	88 Seats	8	8
Bar Patrons	2136 sf	21	21
Bar Employees	2136 sf	8	8
Banquet Facility Guests	8,329 sf	269	150
Banquet Facility Employees	8,329 sf	37	37
	Total	458	325

The decrease from standard code/ITE parking demands can be attributed to a change in driving habits of the general population, internal trip capture in the Downtown Winter Park Area, the rise of ride-sharing companies such as Uber and Lyft, and the Inn's encouragement for ride-sharing of guests at larger events.

The proposed addition will add to the facilities and potentially change the parking demand requirements. Based on the parking ratios observed and noted above, the additional parking demand will be as follows:

Functional Use	Space	Peak Hour
Hotel Guests	70 Rooms	44
Hotel Employees	70 Rooms	6
**Retail	323 sf	0
Meeting Space / Gallery	4,000 sf	16
*SPA/Health Club	7,000 sq. ft.	21
	Total	87

* The Spa/Health Club will be membership based to serve the local community. Due to its proximity to multi-family residential, the rate has been reduced by 25% to reflect patrons that will walk to the facility.

** The Retail is targeted for existing hotel guests and will not draw from the general population.

The Total demand is at Peak Hour is therefore estimated to be approximately 412 vehicles. Based on current arrangements with adjacent properties and nearby facilities, cars at peak may be parked as noted below:

# of parked cars	
152	
55	
80	
90	
35	(Additional spots available)
412	
	# of parket 152 55 80 90 35 412

From the 2011 Approval of the Altand Inn

THE ALFOND INN PARKING MANAGEMENT PLAN

The following information is provided to demonstrate the availability of parking for The Alfond Inn in the SunTrust Garage in accordance with Section 58-87(c)(3)f.

1.	Sun Hust Garage	
	Existing spaces	860
	Number assigned to SunTrust Plaza office/retail building per code	316
	Parking surplus existing	544

2. Usage of SunTrust Garage

Rollins maintains records of actual usage of the garage. The data presented below represents average use for the previous two years. All data collected was collected during time periods that Rollins was in session.

Available spaces	
Average usage during mid morning hours (9:30-11:30)	
Spaces available for use by The Alfond Inn	501
Available spaces	860
Average use during mid afternoon hours (2:00-4:00)	
Spaces available for use by The Alfond Inn	570
Available spaces	
Average usage during evening hours (after 9:30 PM)	
Spaces available for use by The Alfond Inn	680

Rollins provides up to 10 spaces to the Winter Park Chamber of Commerce for use as employee parking. This allows the spaces located adjacent to the Chamber/Welcome Center to remain open for visitors.

3. <u>The Alfond Inn</u>

	005
The Alfond Inn operations Parking required per City code	. 235
Spaces provided in the surface lot on site	. 115
Parking deficit to be covered by SunTrust Garage	. 120
Spaces provided to Library employees per Developer Agreement	20

4. The Alfond Inn will employ (directly or contract) staff to provide parking valet services to guests and visitors to The Alfond Inn. Standard industry practices will be employed to insure efficient and timely service to all visitors and guests. Length of visit to The Alfond Inn (checking in, having dinner, etc.) information will be utilized to efficiently distribute the parking demand between the 115 spaces in the adjacent surface lot and the 860 spaces in the SunTrust Garage.

The Alfond Inn employees will park in the SunTrust Garage. Guests of The Alfond Inn desiring to self-park will be directed to the SunTrust Garage by the parking valet staff. Easily understood way finding and self parking signage will be installed at The Alfond Inn and SunTrust Garage.

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Location	# of park	ed cars
On-site (unstacked)	152	
On site (additional if stacked by valet)	55	
All Saint's Church Lot	80	
Lawrence Center Lot	90	
Sunt Trust Garage	35	(Additional spots available)
Total	412	

From the 2011 Approval of the Alfand Inn

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ALFOND INN PHASE 2

E NEW ENGLAND AVE, WINTER PARK, FL 32789

FINAL CONDITIONAL USE SUBMITTAL 06/08/2018

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	INDEX OF DRAWINGS									
HEET #	SHEET TITLE	ISSUE DATE	REV. HISTORY							
		·								
.000	COVER SHEET & INDEX									
		1								
		1								
-100	DEMOLITION PLAN									
-200	SITE PLAN									
-100	EXISTING CONDITIONS									
'E										
100	LANDSCAPE PLAN									
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1.100	SITE DETAILS & DESCRIPTION									
1.101	ARCHITECTURAL SITE PLAN									
.201	BUILDING ELEVATIONS									
.202	3D VIEWS									
.203	3D VIEWS									

4

3

PROJECT TEAM

ARCHITECT

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CIVIL ENGINEER

AVCON / Rick V. Baldocchi, P.E. 5555 E. Michigan Street, Suite 200 Orlando, Florida 32822 Tel: (407) 599-1122 Fax: (407) 599-1133

LANDSCAPE

Baker Barrios Architects 189 S. Orange Avenue, Suite 1700 Orlando, FL 32801 Tel: (407) 926-3000 Fax: (407) 926-3390

SURVEYOR

Accuright Surveys of Orlando, Inc. 2012 E. Robinson Street Orlando, FL 32803 Tel: (407) 894-6314

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NO	DATE	REVISION/ SUBMISSION

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

AHCA PROJECT SUB. NO.:

NOT FOR CONSTRUCTION



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INFO@BAKERBARRIOS.COM BAKERBARRIOS.COM AA0002981 | LC26000427 | COA36020

ALFOND IN	IN PHASE 2
WINTER PARK, FL	
COVER SH	IEET & INDEX
PROJECT NO:	SHEET NUMBER:

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ROJECT NO:

5555 EAST MICHIGAN ST., SUITE 200 ORLANDO, FL. 32822 OFFICE: (407) 599–1122 FAX: (407) 599–1133 CERTIFICATE OF AUTHORIZATION NO. 5057 WWW.AVCONINC.COM

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DARIN ALEX LOCKWOOD, P.E. FL P.E. #63504



ITE Trip Generation Rates - 9th Edition Alfond Inn Winter Park, Florida																
ITE Code Description	L lus i é a	ITE Vehicle Trip Generation Rates					Expected	Total Generated Trips			Total Dist. of Generated Trips					
ITE Code - Description Units		Weekday	АМ	PM	AM In	AM Out	PM In	PM Out	Qty	Daily	AM Hour	PM Hour	AM In	AM Out	PM In	PM Out
310 - Hotel	Rooms	8.17	0.53	0.60	59%	4 1%	51%	49%	70	572	37	42	22	15	21	21
492 - Health/Fitness Club	KSF ²	32.93	1.41	3.53	50%	50%	57%	43%	7.0	231	10	25	5	5	14	11
710 - General Office	KSF ²	11.03	1.56	1.49	88%	12%	17%	83%	4.0	44	6	6	5	1	1	5
492 - Health/Fitness Club 710 - General Office Trip Generation, 9th Editio	KSF ² KSF ²	32.93 11.03 te of Transi	1.41 1.56 portat	3.53 1.49 ion Er	50% 88% gineer	50% 12% s	57% 17%	43% 83%	7.0 4.0	231 44	10 6	25 6	5 5	5 1	14 1	11 5

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CERTIFICATE OF AUTHORIZATION NO. 5057 WWW.AVCONINC.COM

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12" OAK 12" OAK 11" OAK 24" OAK 5" OAK 18" OAK 24" OAK 12" OAK 24" OAK 24" OAK 36" OAK

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NOT FOR CONSTRUCTION



SITE PLAN

PROJECT NO:

INFO@BAKERBARRIOS.COM

189 S. ORANGE AVE., SUITE 1700



407 926 3000

ORLANDO, FLORIDA 32801



DARIN ALEX LOCKWOOD, P.E. FL P.E. #63504



AVCON, INC.

ENGINEERS & PLANNERS 5555 EAST MICHIGAN ST., SUITE 200 ORLANDO, FL. 32822 OFFICE: (407) 599-1122 FAX: (407) 599–1133

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AHCA PROJECT SUB. NO .:

NOT FOR CONSTRUCTION



Baker Barrios

ORLANDO

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5

ALFOND INN PHASE 2

WINTER PARK, FL

LANDSCAPE PLAN

SHEET NUMBER:

180118.00

OJECT NO:

L.100

ZONING MAP

1



2





National Flood Hazard Layer FIRMette

🛞 FEMA

ZONING MAP City of Winter Park, Florida County Boundary Winter Park Other Cities City Map Sheets R-2 🍮 Water Streets CEOI OSCEOLA

Zano / AE (EL 63.4) Fost) OTHER A FLOOD 11792S RA30E S3 The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/1/2018 at 11:19:36 AM and does not **Zono AE** (EL 88.9 Post) reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes. , DigitalGlobe, Geollye, Earthstar Geographics, CNES/Airbus ISGS, AeroGRID, IGN, and the CIS User Community 1:6,000 28°35'28.98" Feet 0 250 500 1,000 2,000 — SITE 1,500

4

FEMA FLOOD MAP

3

Legend

REPORT FOR D	ETAILED LEG	END AND INDEX MAP FOR FIRM PANEL LAYOUT
IAL FLOOD		Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth
RD AREAS	7	Regulatory Floodway Zone AE, AO, AH, VE, AR
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average
		depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
D HAZARD		Area with Flood Risk due to Levee Zone D
	NO SCREEN	Area of Minimal Flood Hazard Zone X
		Effective LOMRs
IER AREAS		Area of Undetermined Flood Hazard Zone D
GENERAL		Channel, Culvert, or Storm Sewer
RUCTURES		Levee, Dike, or Floodwall
	(B) <u>20.2</u>	Cross Sections with 1% Annual Chance
	17.5	Water Surface Elevation
	8	Coastal Transect
	513	Limit of Study
		lurisdiction Boundary
		Coastal Transact Baseline
OTHER		Profile Baseline
FEATURES		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
AP PANELS		Unmapped
nis map com gital flood m ne base map	plies with F aps if it is shown cor	EMA's standards for the use of not void as described below. nplies with FEMA's base map

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF <u>BAKER BARRIOS ARCHITECTS. INC</u>. AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENT OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF <u>BAKER BARRIOS ARCHITECTS. INC</u>. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF 1.C.24-2-31-1 ET. SEQ. AND OTHER LAWS. THI IDEAS, ARRANGEMENTS AND DESIGNS DISCLOSED HEREIN MAY BE PATENTED OR BE THE SUBJECT OF PENDING PATENT APPLICATION. **REVISION/ SUBMISSION** NO DATE

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AHCA PROJECT SUB. NO .:

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ALFOND INN PHASE 2

WINTER PARK, FL

SITE DETAILS & DESCRIPTION

SHEET NUMBER:

180118.00

OJECT NO:

A1.100



1

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	5		
ALFOND INN PHASE 2 Levels 1- 4 Parking Total:	75,200 SF		
Meeting / Banquet Retail Spa & Fitness Hotel & Support Parking Garage	Proposed 4,000 SF 323 SF 7,000 SF 60,000 SF 75,000 SF	D	
Total	146,323 SF		
ALFOND INN PHASE 2 /	PARKING GARAGE		
Surface Parking Parking Garage Total Parking	21 131 152		
ALFOND INN PHASE 2 /	HOTEL UNITS		
King Suite: King: Queen / Queen : Total:	10 keys 40 keys 20 keys 70 keys		
King: 71% Queen: 29%			
		С	
		ALL IDEA: BY AND T FOR USE OR PLANS WHATSOI REPRODU CONSTITI IDEAS, AI PATENT A	S, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED HE PROPERTY OF <u>BAKER BARRIOS ARCHITECTS, INC.</u> AND WERE CREATED, EVOLVED, AND DEVELOPED ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE VER WITHOUT THE WRITTEN PERMISSION OF <u>BAKER BARRIOS ARCHITECTS, INC</u> . WARNING: CTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY JTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF 1.C.24-2-31-1 ET. SEQ. AND OTHER LAWS. THE RRANGEMENTS AND DESIGNS DISCLOSED HEREIN MAY BE PATENTED OR BE THE SUBJECT OF PENDING PPLICATION.
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		– Ba	ORLANDO 189 S. ORANGE AVE., SUITE 1700 ORLANDO, FLORIDA 32801 407 926 3000 INFO@BAKERBARRIOS.COM BAKERBARRIOS.COM AA0002981 LC26000427 COA36020

ALFOND INN PHASE 2

WINTER PARK, FL

ARCHITECTURAL SITE PLAN

SHEET NUMBER:

ROJECT NO: 180118.00

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A1.101

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

AHCA PROJECT SUB. NO.:

NOT FOR CONSTRUCTION

Baker Barrios

ORLANDO

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407 926 3000

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ALFOND INN PHASE 2

WINTER PARK, FL

BUILDING ELEVATIONS

SHEET NUMBER

180118.00

OJECT NO:

A.201

4

NEW ENGLAND AVENUE PERSPECTIVE

1

1

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4

NEW ENGLAND AVENUE PERSPECTIVE LOOKING WEST

2

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1

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150030.00 05.10.18 ROLLINS ALFOND INN EXPANSION // Street View New England Avenue

CITY OF WINTER PARK PLANNING AND ZONING BOARD

Staff Report July 10, 2018

REQUEST OF ANSAKA LLC FOR: SUBDIVISION APPROVAL TO RE-SUBDIVIDE THE PROPERTIES AT 1791, 1801, 1811 AND 1821 ALOMA AVENUE, ZONED R-1A, INTO SIX SINGLE FAMILY BUILDING LOTS. ALL OF THE PROPOSED LOTS MEET OR EXCEED THE MINIMUM R-1A LOT DIMENSIONS REQUIREMENTS OF 75 FEET OF LOT WIDTH AND 8,500 SQUARE FEET OF LOT AREA, EXCEPT FOR ONE LOT WITH 67.5 FEET OF LOT WIDTH DUE TO THE NEED TO PROVIDE A COMMON DRIVEWAY.

Ansaka LLC (property owner) is requesting to re-subdivide the properties at 1791, 1801, 1811 and 1821 Aloma Avenue, zoned R-1A into six single family building lots.

Background: This is the same property that recently requested Comprehensive Plan future land use and Zoning changes in order to build an 18-unit residential townhouse project on the 1791, 1801, 1811, 1821 and 1835 Aloma properties. Those requests were denied by the City Commission and this 'pivot' is to subdivide the properties maintaining the single family (R-1A) land use. However, it does not include the 1835 Aloma property, which is zoned Office (O-2). That would be developed separately, presumably for a small office building.

Site and Zoning/Future Land Use Changes: The entire development site of 1791, 1801, 1811, and 1821 Aloma Avenue comprises 62,500 square feet (1.45) acres. The property has 250 feet of frontage on Aloma Avenue and a property depth of 250 feet. To the immediate east are vacant Office properties including their property at 1835 Aloma Avenue and the corner office site owned by Fifth Third Bank. To the rear/north and west side are single family homes. All of this property is zoned Single Family (R-1A).

Proposed Re-Subdivision: The proposed re-subdivision would create six new buildable single family lots. All of the proposed lots meet or exceed the minimum R-1A lot dimensions requirements of 75 feet of lot width and 8,500 square feet of lot area, except for the one western-most front lot with 67.5 feet of lot width due to the need to provide a common driveway to the homes in the rear. The other five lot widths range from 75 feet to 87.5 feet. The lot sizes range from 9,845 square feet to 11,243 square feet. The average lot width for the proposed lots is 78 feet and the average lot size is 10,417 square feet.

There will be a common driveway leading back to Lots #4 & #5 (in common ownership by those owners) of 20 feet in width. They will construct a 15-16 foot wide driveway which leaves 2 feet of grass buffer on each side and will allow two cars to pass. There also is a single driveway leading back to Lot #6 which would have a 9 foot drive with 1.5 feet of grass buffer on each side.

Applicable Comprehensive Plan Policy: This re-subdivision is now consistent with the applicable Comprehensive Plan policy that relates to this planning area, as shown below:

Planning Area B: Osceola/Lakeview

Policy 1-B-1: Preserve Single-Family Homes. The City shall preserve single-family residential land use in the Osceola/Lakeview planning area and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in this Comprehensive Plan.

Traffic Access Controls: This project also proposes to provide a common means of access for all of the lots so that there are only two driveways onto Aloma Avenue, versus the current four driveways. The eastern driveway will be a single direction of 'right-in and right-out' because it is too close to safely allow left turns into and out of this property. The western driveway will allow those left turns. In this manner, no vehicles will need to circle around on the residential streets to the north to get back to travel east on Aloma. This common access tract also will permits travel for the future office property to the east so that those vehicles can safely exit the property if needing to turn left.

That front common access tract also includes five visitor parking spaces. There will need to be a low 4-5 foot tall wall (like at the YMCA on Palmer Avenue) to screen those visitor cars, and also to provide a privacy and sound buffer wall for the homes behind. The green area in front of that access tract will be landscape screening that will include street oak trees along the project frontage in the common access HOA tract that will be maintained by the Homeowners Association.

Coverage and Setback Variance Requests: There are coverage and interior setback variance requests that result from the desire to provide the common HOA access tract and visitor parking area at the front of the development which then constrains some of the building areas. The Planning staff understands the need for the impervious coverage variances due to the HOA paved tract access. Thus any approval will make it clear that the HOA tract impervious coverage/pavement doesn't count toward the home limits and that the FAR is based on the entire Lot area for Lots 2 & 3 inclusive of the HOA access tract. In reality, the only other setback variance request is for a rear setback of 20 ft. for one-story/30 ft. for two-story in the rear of Lots 1, 2 & 3 versus the Code of 25/35. However, staff believes there is ample buildable area to utilize the permitted FAR without the need for those rear setback variances.

Thus, there are no setback variances that place any structures closer to any neighboring property or homes than is allowed under Code and the new homes will all meet the Code setbacks. The only variance is due to the traffic safety addition of the HOA access tract such that that pavement will not count toward the home limits and that the FAR is based on the entire Lot area for Lots 2 & 3 inclusive of the HOA access tract. The Final Plat will include 'notes' that will outline those special provisions for future reference.

Tree Preservation: The project is attempting to save the two major specimen live oak trees that are on the property. One is within the circle area of the eastern driveway. The other is in the 'front yard' area of Lot#4. The Final Plat will create an easement area for these trees to the benefit of the City so that they cannot be removed without approval and at the discretion of the City.

Storm Water Retention: Each building lot will provide storm water retention for their impervious surfaces on the individual lot and the subdivision will provide storm water retention in underground exfiltration beneath the common area front driveway within that tract. This storm water retention will meet the requirements of FDOT and the City Code.

Water and Sewer Utility Challenges: There will be financial and bureaucratic challenges for this project because the sewer and water lines are located within the Aloma Avenue (FDOT) right-of-way. There also is not certainty that there is enough 'fall' for gravity sewer to work for the rear lots. These are civil engineering issues that will be resolved as part of the process that goes into the Final Plat preparation and infrastructure plan preparation. At this time however, the applicant needs to learn via this Preliminary Plat request, if this layout and number of lots is acceptable to the City before engaging and expending more resources for this engineering work.

Other Approvals and Process: This is a Preliminary Plat approval and this project (four lots or more) per the Subdivision Code requires a formal plat and Final Plat approval which is also necessitated by the need to create a Homeowners Association and the common area access and visitor parking tract on a plat. Pursuant to this Preliminary Play approval, those documents will be prepared and approved by city staff and city attorney. When that is complete and city staff/attorney has signed off, the Final Plat is presented at a public hearing for approval by the City Commission.

Staff Summary and Recommendation: This is a 1.45 acre property that fronts a fourlane arterial State Highway with 43,000 cars a day. With the exception of one lot width variance, all the lots meet or exceed the lot dimensions required by the R-1A zoning. The average lot widths and lot area sizes all exceed the R-1A requirements and are comparable to the sizes of the other R-1A properties in this vicinity. The applicant is voluntarily undertaking the expense and effort to coordinate and limit the number of driveways onto Aloma Avenue and provide common access and improved traffic safety. In this manner, vehicles can safely turn left into and out of this development and vehicles do not have to circle back through the neighborhood to the north to head eastward on Aloma Avenue. The new homes will meet the R-1A zoning regulations as to size (FAR), height, impervious coverage, etc. and the interior setback variances requested do not place any structures closer to neighbors than the Code now permits.

STAFF RECOMMENDATION IS FOR APPROVAL of the Preliminary Plat.

ALOMA AVENUE FUTURE LAND USE City of Winter Park Florida

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ALOMA AVENUE

ZONING City of Winter Park Florida

<u>Aloma 6 Single Family Lots & 1 Commercial Lot – Subdivide and Replat Request</u> Lots 12, 13, 14, 15, 16, 17, & ½18 Campo Bello (1791, 1801, 1811, 1821, and 1835 Aloma Ave.)

This proposed replat and land development does <u>not</u> require any adjustment to the land's zoning, nor does it require any change to the Comprehensive Plan/Future Land Use. Instead, this submittal requests nominal variances, an adjustment to the current lot layout, and provides for the addition of a cross easement access road.

A portion of the site (1835 Aloma Avenue) is now zoned Office (O-2). This lot is approximately ~17,700 sq. ft. in size and will remain unchanged through the replat process. The sole adjustment to the 1835 Aloma, O-2 parcel will be the addition of a conforming driveway, which will improve the overall future traffic pattern for the commercial corner and will provide cross easement access to the West.

The 4 residential properties in the overall parcel (1791, 1801, 1811 and 1821 Aloma Avenue) combine for approximately 1.4 acres and currently consist of 4 single family properties. The combined size and depth (250' x 250') of these lots provide for favorable single-family lot subdivision. The Comprehensive Plan's maximum R1 density is 5 units per acre, which translates into 7 SF homes possible on this site...our proposed plan requests only 6.

1791 & 1801 are each (current state) 75 feet wide and 250 feet deep, providing for 4 conforming subdivided lots. Each new lot <u>could</u> be 75 by 125 feet and meet the R-1A code for 75 feet and with 9,375 sq. ft. exceeding the 8,500 sf needed. 1811 and 1821 are (current state) non-conforming 50' wide lots with grandfathered-in homes. **So, there are already 6 conforming lots available. The proposed plan simply adjusts how these 6 lots are drawn to provide optimization of lot width, access, and desirability.**

Additionally, this replat and subdivision will be good for Winter Park, its residents, and the neighboring community, because the proposed plan:

- Maintains current zoning and conforms to density requirements (lower density than the allowable 5 units per acre)
- Allows for cross-easement access for the commercial parcel (improves future traffic pattern)
- Provides large, desirable residential lots (in line with community/commission requests)
- Reduces Aloma curb cuts (from 5 \rightarrow down to 2, DOT favorable)
- Preserves live oaks and healthy trees on the parcel
- Incorporates street trees (enhances Aloma frontage)

CITY OF WINTER PARK, FLORIDA

June 7, 2018

CONDITIONAL USE AND SITE PLAN

Prepared for:

ANSAKA, LLC

Mr. Andrew Ryan **PO BOX 4215** WINTER PARK, FL 32793

Orlando, FL 32807

(407)494-2693 Phone

PROJECT TEAM AND SERVICE INFORMATION

CIVIL ENGINEER: STEVE BOYD 6816 HANGING MOSS ROAD ORLANDO, FLORIDA 32807 PH: 407-494-2693

LANDSCAPE ARCHITECT: AUGUST GERARD SCHWARTZ POST OFFICE BOX 37 WINTER PARK, FLORIDA 32790 PH: 407-619-0707

ARCHITECT: LARRY BROWN BROWN AND COMPANY 1035 S. SEMORAN BLVD. NO. 2-1013 WINTER PARK, FL. 32792

SURVEYOR: ACCURIGHT 2012 E. ROBINSON STREET, ORLANDO, FLORIDA 32803 PH: 407-894-6314

WATER & SEWER: CITY OF WINTER PARK WATER & WASTEWATER UTILITIES DAVID ZUSI 401 SOUTH PARK AVENUE WINTER PARK, FLORIDA 32789 PH: 407-599-3219

STORMWATER: CITY OF WINTER PARK DON MARCOTTE 401 SOUTH PARK AVENUE WINTER PARK, FLORIDA 32789 PH: 407-599-3425

PUBLIC WORKS: CITY OF WINTER PARK BRUCE LOMBERK MATT NOONAN 401 SOUTH PARK AVENUE WINTER PARK, FLORIDA 32789 PH: 407-599-3233

ELECTRICAL: CITY OF WINTER PARK MICHAEL PASSARELLA 401 SOUTH PARK AVENUE WINTER PARK, FLORIDA 32789

BUILDING & PERMITTING SERVICES: CITY OF WINTER PARK 401 SOUTH PARK AVENUE WINTER PARK, FLORIDA 32789 PH: 407-599-3237

ALOMA SINGLE FAMILY SITE PLAN

VICINITY MAP SCALE: 1" = 500'

LEGAL DESCRIPTION:

LOT 12 AND THE WEST 25 FEET OF LOT 13, CAMPO BELLO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK "L", PAGE 23, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

LOT 14, AND THE EAST 25 FEET OF LOT 13, CAMPO BELLO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK "L", PAGE 23, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

LOT 15, CAMPO BELLO SUBDIVISION IN SECTION 5, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK "L", PAGE 23, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

PARCEL 1:

LOT 16, CAMPO BELLO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK "L", PAGE 23, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. PARCEL 2:

LOT 17 AND THE WEST 1/2 OF LOT 18, CAMPO BELLO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK "L", PAGE 23, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINS 78,707 SQUARE FEET OR 1.8069 ACRES MORE OR LESS.

NOTES:

1. THIS PROPERTY DOES NOT FALL WITHIN THE 100 YR FLOOD PLAN ELEVATION.

SH	EET INDEX				REVISION
			-		
et Number	Sheet Title				
	COVER	_			
	SURVEY				
	DEMOLITION & TREE REMOVAL PLAN				
	SITE PLAN				
	PRELIMINARY RE-PLAT				
	INDIVIDUAL LOT PLATS				
			PROJE	CT No.:	1087.001
			PROTECT	EN N. BOLDING	0.00

Certificate of Authorization #29791

LEGAL DESCRIPTION

LOT 12 AND THE WEST 25 FEET OF LOT 13, CAMPO BELLO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK "L", PAGE 23, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

LOT 14, AND THE EAST 25 FEET OF LOT 13, CAMPO BELLO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK "L", PAGE 23, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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AND

PARCEL 1 LOT 16, CAMPO BELLO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK "L", PAGE 23, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. PARCEL 2:

LOT 17 AND THE WEST 1/2 OF LOT 18, CAMPO BELLO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK "L", PAGE 23, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINS 78,707 SQUARE FEET OR 1.8069 ACRES MORE OR LESS.

NOTES

1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED NORTH RIGHT-OF-WAY LINE OF ALOMA AVENUE BEING N89°28'12"E.

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

4. THIS BUILDING/LOT LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12095C0255F, COMMUNITY NO. 120188, CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA, EFFECTIVE SEPTEMBER 25, 2009.

5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.

6. THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE.

7. THIS SURVEY IS VALID ONLY FOR THE PARTIES TO WHOM IT IS CERTIFIED.

8. THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS SET FORTH IN FLORIDA STATUTES.

9. ELEVATIONS BASED ON ORANGE COUNTY BENCHMARK #L645009 HAVING AN ELEVATION OF 93.306 FEET, (NAVD 88).

10. THE WATER BOUNDARIES SHOWN HEREON ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

11. REMOVED DAMAGED TREES FROM SURVEY PER ARBORIST FROM THE URBAN FORESTRY DIVISION IN THE CITY OF WINTER PARK.

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1 - 28" OAK	
2 - INTENTIONALLY DELETED	
3 - INTENTIONALLY DELETED	
4 - 33" OAK	
5 - 13" PALM	
0 - 12 PALM 7 - ΙΝΤΕΝΤΙΩΝΔΙ Ι Υ DELETED	
8 - 12" OAK	
9 - 24" OAK	
10 - 10" RAINTREE	
11 - 22" OAK	
12 - 48" OAK (LIVE OAK)	
13 - INTENTIONALLY DELETED	
14 - 12 ΟΑΝ 15 - 8" ΟΔΚ	
16 - 15" OAK	
17 - 2-10" OAK	
18 - INTENTIONALLY DELETED	
19 - INTENTIONALLY DELETED	
20 - 20" OAK	
21 - 12" PALM	
22 - 52 OAN 23 - 12" PALM	× ⁹⁴
24 - 7" OAK	
25 - 2-6" UNIDENTIFIED TREE	
26 - INTENTIONALLY DELETED	
27 - 9" CHERRY	
28 - 6" OAK	LOT 11
29 - 11" OAK 30 - 8" OAK	
31 - 7" OAK	
32 - 11" OAK	
33 - 36" OAK (LIVE OAK)	
34 - INTENTIONALLY DELETED	
35 - 24" OAK	
36 - 18" PALM	∑ 94.
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39 - 22" OAK	
40 - INTENTIONALLY DELETED	
41 - 3-30" OAK (LIVE OAK)	
42 - 22" OAK	
43 - 13" OAK	
44 - 12" PALM	
40 - INTENTIONALLT DELETED 47 - 10" PALM	
48 - 26" OAK	×94.5
49 - 20" OAK	
50 - 2-7" RAINTREE	
51 - 6" PALM	
52 - 7" CHERRY	

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE ACCURIGHT > FLORIDA STATUTES. JAMES D. BRAY, PSM 6507 "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475 SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER." 2012 E. Robinson Street, Orlando, Florida 32803 www.AccurightSurveys.net ACCU@AccurightSurveys.net THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS PHONE: (407) 894-6314 - CENTERLINE AUTHORIZED BY JAMES D. BRAY, PSM 6507. EMD - ELECTRIC METER

Z:\PROJECTS\01087.001 - Ansaka - Aloma Townhomes Site Plan\Plans\Civil\Latest Survey.dwg - Jun 07, 2018

COPYRIGHT © 1986 - 2017, ACCURIGHT SURVEYS

<6"	dbh	\$1,000
6"-12"	dbh	\$2,000
12"-24"	dbh	\$5,500
24"-36"	dbh	\$8,000
>36"	dbh	\$12,00

Т	ABLE	
ì	LAND USE	
	SINGLE FAMILY DETACHED	
	OFFICE	
2	EQUESTED VARIANO	CES
	VARIANCE	
	REDUCTION OF LOT WIDTH FROM	1 75 FT.' TO 67.5 FT. TO ALLOW FOR
	LOT 4 TO HAVE ACESS TO ALOMA	AVE AS A FLAG LOT.
	AS A RESULT OF THE SHARED ACC	CESS ROAD AND PARKING WITHIN
	THE PROPOSED HOA ACCESS EAS YARD" OF LOTS 4 AND 5.	EMENT THAT CROSSES THE "FRONT
	1ST FLOOR FRONT SETBACK - 55	FT. IS PROPOSED FROM ALOMA AVE.
	LOTS 4,5 AND 6)	. (ADJACEINT TO FROINT LOT LINE OF
	1ST FLOOR FRONT SETBACK OF 20	D FT. (ADJACENT TO REAR LOT LINE

CODE SECTION

58-66(e)(2)

58-66(f)(2)b

58-66(f)(5)(a) 58-66(f)(7)(a)

58-66(f)(5)(a)

LOT TABLE

ZONING

R-1A

R-1A

R-1A

AREA (S.F.)

10222.09 S.F.

9845.58 S.F.

1 9135.45 S.F.

LOT #

LOT NUMBER

1

2,3

1,2,3

4,5,6

=

COMMON AREA **UTILITY & ACCESS EASEMENT** MAINTAINED BY H.O.A

DISCLAIMER:

FOOTPRINTS OF HOUSES AS SHOWN ON THIS PLAN ARE CONCEPTUAL AND ILLUSTRATIVE IN NATURE FOR THE PURPOSE OF SHOWING ONE POSSIBLE SCENARIO FOR HOW HOMES MAY BE BUILT ON THE LOTS.

THESE FOOTPRINTS DO NOT SHOW FRONT, SIDE AND REAR WALL ARTICULATIONS THAT WILL BE PROVIDED PER CODE WITH FINAL DESIGNS. ACTUAL FINAL BUILDING FOOTPRINTS WILL VARY BUT WILL CONFORM TO CITY CODE WITH APPROVED VARIANCES AS INCLUDED IN THIS APPLICATION.

	LOT TABLE						
LOT #	AREA (S.F.)	ZONING	LAND USE				
1	9135.45 S.F.	R-1A	SINGLE FAMILY DETACHED				
2	10222.09 S.F.	R-1A	SINGLE FAMILY DETACHED				
3	9845.58 S.F.	R-1A	SINGLE FAMILY DETACHED				
4	9882.21 S.F.	R-1A	SINGLE FAMILY DETACHED				
5	10917.31 S.F.	R-1A	SINGLE FAMILY DETACHED				
6	11242.81 S.F.	R-1A	SINGLE FAMILY DETACHED				
7	17439.50 S.F.	0-2	OFFICE				

COMMON AREA = UTILITY & ACCESS EASEMENT MAINTAINED BY H.O.A

otted: June 7, 2018, 11:42:22 AM \PROJECTS\01087.001 — Ansaka — Aloma Townhomes Site Plan\Plans\Civil\LOT STUDY SET\—PRELIMINARY REPLAT.dw

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NO	RTH
SCALE:	1''=20'

40' NORTH SCALE: 1''=20'	BOYD CINIC BOYD CON BOYD CON BOYD CON BOYD CON 6816 Hanging Moss Road 01ando, Florida 32807 0ffice: (407)494-2693 Certificate of Auth. 29791
NT	Civil Engineer N STEVEN N STEVEN N STEVEN N STEVEN N STEVEN N STEVEN N STATE OF C N
	Description
	Cev.
	ALOMA SINGLE FAMILY SITE PLAN CITY OF WINTER PARK, FLORIDA CITY OF WINTER PARK, FLORIDA REPARED FOR: ANSAKA, LLC INDIVIDUAL LOT PLATS
	Date: 6/7/2018 Scale: AS SHOWN Project No.: 1087.001 Drawn By: JME Designed By: JME Checked By: SNB
	SHEET NO. $\Lambda \cap \cap$
	4.00

	LOT TABLE					
LOT #	AREA (S.F.)	ZONING	LAND USE			
1	9135.45 S.F.	R-1A	SINGLE FAMILY DETACHED			
2	10222.09 S.F.	R-1A	SINGLE FAMILY DETACHED			
3	9845.58 S.F.	R-1A	SINGLE FAMILY DETACHED			
4	9882.21 S.F.	R-1A	SINGLE FAMILY DETACHED			
5	10917.31 S.F.	R-1A	SINGLE FAMILY DETACHED			
6	11242.81 S.F.	R-1A	SINGLE FAMILY DETACHED			
7	17439.50 S.F.	0-2	OFFICE			

COMMON AREA = UTILITY & ACCESS EASEMEN MAINTAINED BY H.O.A

CITY OF WINTER PARK PLANNING AND ZONING BOARD

Staff Report July 10, 2018

REQUEST OF FG SCHAUB CUSTOM HOMES LLC FOR: SUBDIVISION OR LOT SPLIT APPROVAL TO DIVIDE THE PROPERTY AT 1635 DALE AVENUE, ZONED R-1A, INTO TWO SINGLE FAMILY BUILDING LOTS. BOTH LOTS WILL HAVE 75 FEET OF LOT WIDTH AND 11,812 SQUARE FEET OF LOT AREA WHICH MEET THE REQUIREMENTS FOR NEW LOTS IN THE R-1A ZONING DISTRICT SO THAT NO VARIANCES ARE REQUESTED.

FG Schaub Custom Homes, LLC (contract purchasers) are requesting subdivision or lot split approval to divide the property at 1635 Dale Avenue into two single-family lots. The zoning of this property is R-1A. Each lot is proposed to be 75 feet wide and 11,775 square feet in size. Both lots will meet the 8,500 square feet minimum lot size and 75 foot lot width requirements of R-1A. The property is currently developed with one single-family home that will 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: This existing property is 150 feet wide on Dale Avenue, and measures approximately 23,550 square feet in size. The subdivided lots are proposed to be 75 feet wide and 11,775 square feet in size. The R-1A zoning requires a minimum of 75 feet of lot width, and a minimum of 8,500-square feet of land area. Thus, this request 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 83 homes within this neighborhood with the same R-1A zoning (see attached map). The average lot width is 87 feet, and the median lot width is 80 feet. The average lot area from this 83 home survey is 13,229 square feet, and the median lot area is 11,805 square feet.

The proposed lot widths and sizes are slightly smaller than the average and median of the neighborhood. However, the neighborhood split 50/50 with lots that are 75 feet wide and 100 feet wide so the proposed lot widths compare favorably to 50% or half 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. The applicants will comply with the normal single-family development standards, setbacks, etc.

DEVELOPMENT OPPORTUNITIES: Lot split requests like these give the City an opportunity to provide input to the developers to encourage variety and character in their design to enhance our single-family neighborhoods. As mentioned, the applicant provided generalized front elevations of the types of homes they plan to build, which depict two slightly different architectural elevations for the homes. If the Planning and Zoning Board makes a motion to approve, staff suggests that the final front elevations of the homes be of varied architectural styles to each other to provide diversity to the neighborhood.

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

Staff Recommendation is for APPROVAL, with the following conditions:

1. That the proposed homes be of varying architecture.
RELEVANT COMPREHENSIVE PLAN POLICY:

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

ARTICLE VI. - SUBDIVISION AND LOT CONSOLIDATION REGULATIONS

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

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

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

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

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





COMPREHENSIVE PLAN TEST

1635 Dale Avenue

City of Winter Park Florida



<u>NOTES</u>

Average Lot Width = 87 ft Median Lot Width = 80 ft Average Lot Size = 13,229 sq ft Median Lot Size = 11,805 sq ft





CADD FILE: C: _DRAWINGS _PLOT PLAN \COMSTOCK PARK \LOT 32-35 BRG CHANGED.DWG

LOT by: KEVIN CAVONE















CADD FILE: C: _DRAWINGS_PLOT PLAN\COMSTOCK PARK\LOT 32-33.DWG

LOT 8 BLOCK "C"		LO: BLOC. S89°55'00	T 7 K "C")"E 75.00		LOT 6 BLOCK "C"	
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	57.50'		75.00	· · · · · · · · · · · · · · · · · · ·	57.50'	
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VT OF CURVATURE IT OF TANGENCY NT OF INTERSECTION DINT OF REVERSE RE DRAINAGE & UTILITY T	UN PENTAINING TO EASE IDED TO REFLECT OR SE VERIFICATION.	T FORTH ALL SUCH MATTERS.	AUA LINES, AUREEMENTS AND SUCH INFORMATION SHOULD E THIS SURVEY NOT VALLD (WITH THE SIGNATURE AND A FLORIDA LICENSED SURV	UNLESS EMBOSSED RAISED SEAL OF EYOR AND MAPPER	REVISION	DATE

CITY OF WINTER PARK PLANNING AND ZONING BOARD

Staff Report July 10, 2018

REQUEST OF EUSTACIA LEDBETTER FOR: SUBDIVISION OR LOT SPLIT APPROVAL TO DIVIDE THE PROPERTY AT 2737 WOODSIDE AVENUE, ZONED R-1A, INTO TWO SINGLE FAMILY BUILDING LOTS. BOTH LOTS WILL HAVE 75 FEET OF LOT WIDTH AND 7,800 SQUARE FEET OF LOT AREA. BOTH LOTS WILL NEED A VARIANCE TO THE MINIMUM LOT SIZE REQUIREMENTS OF 8,500 SQUARE FEET AND THE CORNER LOT WILL NEED A VARIANCE FROM THE 85 FEET OF LOT FRONTAGE NEEDED FOR A CORNER LOT.

The owner of 2737 Woodside Avenue is requesting subdivision or lot split approval to divide their property into two single-family lots. The zoning of this property is R-1A. Each lot is proposed to be 75 feet wide and 7,800 square feet in size. The interior lot will meet the minimum lot size requirements of R-1A, but the corner lot will need a variance from the 85 feet of lot frontage needed for a corner lot. The property is currently developed with one single-family home that will 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: This existing property is 104 feet wide on Woodside Avenue, 150 feet wide on East End Avenue, and measures approximately 15,600 square feet in size. The subdivided lots are proposed to be 75 feet wide and 7,800 square feet in size. The R-1A zoning requires a minimum of 75 feet of lot width for an interior lot and 85 feet of width for a corner lot, and a minimum of 8,500-square feet of land area. Thus, a variance is requested for the corner lot dimensions and both lot areas.

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 113 homes within this neighborhood with the same R-1A zoning (see attached map). The average lot width is 64 feet, and the median lot width is 65

feet. The average lot area from this 113 home survey is 8,112 square feet, and the median lot area is 7,579 square feet. Thus, the proposed lot widths of 75 feet, and the proposed lot areas of 7,800 square feet compare favorably and slightly exceed the 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. The applicants will comply with the normal single-family development standards, setbacks, etc.

DEVELOPMENT OPPORTUNITIES: Lot split requests like these give the City an opportunity to provide input to the developers to encourage variety and character in their design to enhance our single-family neighborhoods. As mentioned, the applicant provided generalized front elevations of the types of homes they plan to build, which depict two slightly different architectural elevations for the homes. If the Planning and Zoning Board makes a motion to approve, staff suggests that the final front elevations of the homes be of varied architectural styles to each other to provide diversity to the neighborhood.

SUMMARY: The custom of the planning staff is not to recommend "approval" of lot splits with variances. However, planning staff notes that while this request is short 10 feet of width for the corner lot and short in land area to pass the Zoning Test, the request passes the Comprehensive Plan test. This is a situation where the proposed lot widths and sizes compare to a majority of the neighborhood.

In recognition that lot width variances are requested, the staff recommendation is for DENIAL.

However, if the P&Z Board approves, staff recommends the following condition:

1. That the final front elevations of the homes be of varied architectural styles to each other to provide diversity to the neighborhood.

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.





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LOT 2 AREA CALCULATIONS 1st Level Living:1,511 Sq. Ft.2nd Level Living:1,339 Sq. Ft. Total Living: 2, 850 Sq. Ft. 497 Sq. Ft. 133 Sq. Ft. 285 Sq. Ft. 3,765 Sq. Ft. Total F.A.R.: 3,347 Sq. Ft.

LOT 1 A CALCULATIONS							
Living: l Living:	1,525 Sq. Ft. 1,280 Sq. Ft.						
ing:	2, 805 Sq. Ft.						
rch: ch: ch:	462 Sq. Ft. 224 Sq. Ft. 130 Sq. Ft. 290 Sq. Ft.						
a:	3,911 Sq. Ft.						
.R.:	3,267 Sq. Ft.						

LOT SPLIT REQUEST FOR:

Stacey Ledbetter 2737 Woodside Avenue Winter Park, Florida 32789

Image: consulting consultign consultign consultign consultign consultign							
LOT SPLIT REQUEST FOR: Stacey Ledbetter 2737 Woodside Avenue Winter Park, Florida 32789							
<u>BUILDER:</u> M. Lahr Homes PO Box 547103 Orlando, FL 32854 (407) 702-4315 CRC 1330484							
Draft Date: 6/5/2018 <u>REVISIONS:</u>							
PAGE 1 Lildon Engineering Company 920 Sunset Shores Minneola, Florida 34715 (352) 394-2590 Ph.& FAX							
Wayne A. Block							

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A

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

30'-0" (Above Grade) Maximum Allowable Building Height

Average Grade Level

LOT SPLIT REQUEST FOR: BUILDER
BULDER: BULDER
Draft Date: 6/5/2018 REVISIONS: PAGE 2
PAGE 2 Lildon Engineering Company 920 Sunset Shores Minneola, Florida 34715 (352) 394-2590 Ph.& FAX

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

PROPOSED FRONT ELEVATION - LOT #2 (INTERIOR LOT)

e	Building	Height

Bearing Height	
w Hdr. Height	
Finished Floor	
3" Brg. Height	
w Hdr. Height	
Finished Floor	

Image: consulting
LOT SPLIT REQUEST FOR: Stacey Ledbetter 2737 Woodside Avenue Winter Park, Florida 32789
<u>BUILDER:</u> M. Lahr Homes PO Box 547103 Orlando, FL 32854 (407) 702-4315 CRC 1330484
Draft Date: 6/5/2018 <u>REVISIONS:</u>
PAGE 3 Lildon Engineering Company 920 Sunset Shores Minneola, Florida 34715 (352) 394-2590 Ph.& FAX
Wayne A. Block

CITY OF WINTER PARK PLANNING AND ZONING BOARD

Staff Report July 10, 2018

REQUEST OF THE GREENHOUSE PARTNERSHIP LTD. TO: AMEND THE COMPREHENSIVE PLAN TEXT AND MAPS TO ENABLE CENTRAL BUSINESS DISTRICT FUTURE LAND USE ON THE PROPERTY AT 338 WEST MORSE BOULEVARD AND TO AMEND THE FUTURE LAND USE MAP TO CHANGE FROM AN OFFICE DESIGNATION TO A CENTRAL BUSINESS DISTRICT DESIGNATION ON THE PROPERTY AT 338 WEST MORSE BOULEVARD.

REQUEST OF THE GREENHOUSE PARTNERSHIP LTD. TO: AMEND THE ZONING REGULATIONS TEXT AND DEFINITIONS MAP TO ENABLE THE APPROVAL OF COMMERCIAL (C-2) DISTRICT ZONING ON THE PROPERTY AT 338 WEST MORSE BOULEVARD AND TO AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM OFFICE (O-1) DISTRICT ZONING TO COMMERCIAL (C-2) DISTRICT ZONING ON THE PROPERTY AT 338 WEST MORSE BOULEVARD.

REQUEST OF THE GREENHOUSE PARTNERSHIP LTD. FOR: CONDITIONAL USE APPROVAL TO CONVERT THE EXISTING TWO-STORY OFFICE BUILDING INTO FIVE RESIDENTIAL CONDOMINIUMS WITH NEW ATTACHED GARAGES WITH SECOND FLOOR GUEST QUARTERS AND TO BUILD A NEW THREE-STORY BUILDING WITH THREE RESIDENTIAL CONDOMINIUMS ON THE PROPERTY AT 338 WEST MORSE BOULEVARD.

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

- 1. A change to the Comprehensive Plan text and policies to enable Central Business District future land use as well as the actual change of the future land use designation from Office to Central Business District on the property at 338 W. Morse Blvd.;
- 2. A changing in the Zoning Code text to enable Commercial (C-2) zoning and to change the Zoning Map from Office (O-1) to Commercial (C-2); and
- 3. Conditional Use approval to redevelop the existing two story building with five condominiums and to build a new three story building with three condominiums.

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 from this building. Since that time, the owners have not been able to lease the second floor. Currently there is one office tenant using most of the first floor and the rest of the building is vacant. As a result, the owners are seeking ways to make the building and property more economically viable by converting the entire property to residential units by seeking Commercial (C-2) zoning for the desired building density.

Project Plans for Conversion of the Existing Office Building to Five Residential Condominiums: The applicants plan to leave the size and footprint of the existing office building generally as-is but convert the interior from office space to five (two-story) residential units. There will be new construction to the rear to add two-car garages for each unit and for guest living space above that garage. Outdoor courtyard space will be created in the rear as well. The size of the units will range from 5,600 to 5,883 square feet in size inclusive of the garage spaces.

Project Plans for the New Three Story Residential Building: The applicants also are requesting approval to add a new three story residential building holding three units in the land area to the east of the existing building where the driveway and parking now exist. This would be a three story building with parking and common area space on the ground floor. On the second floor are two proposed residential condominiums of 2,360 square feet in size and on the third floor one residential condominium of 5,250 square feet in size.

Overall Project Summary: The total project consists of 8 residential units. Both the existing O-1 zoning and the proposed C-2 zoning allow up to 17 units per acre so potentially the site could hold up to 18 residential units. The parking required is 2½ spaces per unit or 20 spaces. There will be 278 spaces provided in private garages or in open surface parking, once a handicapped space is provided. The existing building to be converted is setback 10 feet from Morse Blvd. and Virginia Avenue. The new rear two-story garages will be setback 27 feet from the adjacent Douglas Grande property. The new three story residential building will be built in line with the existing building at the 10 foot setback from Morse Blvd. and will be 25 feet on the east side and 45 feet in the rear from the adjacent Douglas Grande property. There will be 25 feet between these two buildings to break up the mass of these facades on the Morse Blvd. frontage.

The Building Height allowed in C-2 zoning is 40 feet to the roof plus another 5 feet of allowance for mansard/parapet roof for 45 feet total. The heights shown at 14 feet per floor are 42 feet in height plus the $5\frac{1}{2}$ foot mansard for $47\frac{1}{2}$ feet. The applicant is requesting that $2\frac{1}{2}$ foot height exception due to the 55 foot height of the adjacent Douglas Grande building. The only other exception is for a privacy wall for the end corner unit on Virginia Avenue be allowed a 5 foot wall/6 foot columns versus Code maximum of 3 foot/4 foot columns.

The total floor area ratio (FAR) for this project of is 101%. That is well within the maximum 200% FAR permitted by C-2 zoning. It is also less than the 110% FAR

allowed by R-3 zoning. Actually, aside from the front setback and new building height, this project fits within all the R-3 zoning criteria.

The plan shows one-way traffic circulation with the entrance on Virginia Avenue and exit onto Morse Blvd. along with gated access. The gate adjacent to Virginia Avenue will need to be relocated to meet the 20 foot setback in order to allow vehicles to access the keypad without stopping on top of the sidewalk. The gate on Morse Blvd. is 'exit only', so no vehicles will be able to turn in from that direction.

Conformance to the Comprehensive Plan: Under the current text and maps of the Comprehensive Plan and Zoning Code, this property is not permitted for Central Business District future land use or C-2 zoning. Those applicable Comp. Plan policies and Zoning text are shown on the attached page. This Comp. Plan text and Zoning Code implementation is from the 2009 Comp. Plan adoption. For whatever reason, this property on Morse Blvd. was excluded from being eligible for CBD future land use and C-2 zoning. The staff has no specific recollection of the rationale but assume that the authors felt the property was developed with the Smith Barney office building and did not envision another redevelopment scenario.

From the applicant's/property owner's perspective these policies and text are not fair and equitable. The property diagonally across Morse Blvd. where the Phil Keen townhomes project is being completed has CBD/C-2 designations. The adjacent Douglas Grande project has CBD/C-2 along the Morse Blvd. portion of the site. The adjacent property to the west on the Morse Blvd. is eligible for CBD/C-2 designation. All of the properties (except for the Park west condos) on Morse Blvd. from New York Avenue to Capen Avenue are eligible for CBD/C-2 zoning. So why not this one is what the applicant's/property owner's ask. The planning staff agrees that this one property should have the same land use opportunities as do the other similarly situated properties along this portion of the Morse Blvd. corridor.

Summary and Recommendation: The planning staff agrees that this property should be allowed the same opportunities for CBD/C-2 designations. It is interesting that this project, while requesting commercial designations, is actually an R-3 multi-family project, with two variances. Unless the condo owners are planning to use their units for Air B&B's/VRBO's this could just as easily be done via R-3 zoning with no changes to the Comp. Plan or Zoning text.

The building size, height and scale of the project is comparable to the Phil Keen townhomes across the street and in the context of adjacency to the Douglas Grande, less intense. The project will also function as a logical step down in height transition from the Douglas Grande at 4 stories, this new Building at 3 stories to the existing building conversion staying at 2 stories, which then matches the existing building size to the west. Other than the $2\frac{1}{2}$ foot height allowance which is mitigated by the proximity to Douglas Grande and the privacy wall along Virginia the project has no exceptions to Code.

STAFF RECOMMENDATION is for APPROVAL of both the Comp. Plan changes and Zoning changes and APPROVAL of the final Conditional Use with a conditions that the entrance gate must be relocated to meet the required 20 foot setback from Virginia Avenue and a common area tract location be provided on the private property on Virginia Avenue sufficient for eight trash cans (so that they aren't sitting in the sidewalk).





Google Maps W Morse Blvd



Winter Park, Florida

Google, Inc.

Street View - Apr 2016

Image capture: Apr 2016 © 2018 Google

https://www.google.com/maps/@28.5976842,-81.3538524,3a,75y,236.36h,83.13t/data=!3m6!1e1!3m4!1sObTPRLXSIsh3M_k5... 6/19/2018

Google Maps 393 W Morse Blvd



Winter Park, Florida

Google, Inc.

Street View - Dec 2016

https://www.google.com/maps/@28.5977932,-81.3547648,3a,75y,117.81h,83.3t/data=!3m6!1e1!3m4!1sNAm2O87Eg7ZX4dtO... 6/19/2018

Image capture: Dec 2016 © 2018 Google







Winter Park, Florida

Google, Inc.

Street View - Apr 2016

https://www.google.com/maps/@28.5973384,-81.3547512,3a,75y,90h,83.3t/data=!3m6!1e1!3m4!1sioUvo9yFd672RaNwuPxq0... 6/19/2018

Page 1 of 2

Image capture: Apr 2016 © 2018 Google





338 W. MORSE BLVD

WINTER PARK, FL 32790



			338 W	MORSE	BLVD						
										LAND	AREA
ZONI	NG									SF	ACRE
(CURRENT	0-1								45716	1.049
RE	QUESTED	C-2									
										UN	ITS
										MAX	SHOWN
										17	8
		PROPO	SED BUIL	DING MO	DIFICATION	NS			338	GARAGE	/ STUDIO
										SETB	ACKS
	ADDITION		FL	OOR		NON-AC	AC	TOTAL			SHOWN
	GARAGE	1	2	STUDIO	PATIO					FRONT	n/a
Α	480	1990	2538	480	395		5008	5883		EAST	n/a
В	480	1965	2356	480	320		4801	5601		WEST	22'8
С	480	2030	2489	480	385		4999	5864		REAR	27'4
D	480	1965	2356	480	320		4801	5601			
E	480	1990	2538	480	395		5008	5883			
TOTALS	2400				1815		24617	28832			
		PROPO	sed Buil	DING MO	DIFICATIO	NS			300	SETB	ACKS
			FLOOR	 !						_	SHOWN

	PE	RVIOUS	5		PERV	lous
					MIN	SHOWN
GREENSP	ACE			6876	7.5%	15%
					3,429	9 6,876
	IMP	ERVIOU	S		IMPER	RVIOUS
338 BUILDI	NG footpri	nt		12830	MAX	SHOWN
300 BUILDI	NG footpri	nt		6060	85%	85%
GARAGES				2500	38,859	9 38,840
DRIVES W	ALKWAYS	PATIOS		17450		
TOTAL				38840		
	PARK	ING				
		UNITS				
338	2.5	PER	5	12.5		
300	2.5	PER	3	7.5		
R	EQUIRED			20		
	SHOWN			28		

		PROPO	SED BUILI	DING MO	DIFICATION	S			300	SETB	ACKS
			FLOOR								SHOWN
	1		2	3	TERRACE	NON-AC	AC	TOTAL		FRONT	8'
	GARAGE	LOBBY								EAST	24'10"
		3422					3422	3422		WEST	N/A
2A	650	211	2360		314	964	2571	3535		REAR	45'3
2B	650	211	2360		314	964	2571	3535			
3	930	422		5250	450	1380	5672	7052			
TOTALS	2230				1078		14236	17544			

	INDE
С	COVER SHEET
Α	ELEVATIONS
1	SITE/ FIRST FLOOR
2	SECOND FLOOR PL
3	THIRD FLOOR PLAN
4	SURVEY

X OF PLANS

PLAN

_an √ Roof

338 W. MORSE BLVD WINTER PARK, FL 32790							
<u>PR</u> <u>CO</u>	ELI NO' NST	MI T F RU	NA OI CI	RY	ľ N		
MO@MODinc.us	NO: REVISIONS:						
T/ 407.740.5585	CALE: DATE:			JATE:	5-11-18		
MOD	DWG NO.		ľ	,			

MORSE BOULEVARD

70' PUBLIC RIGHT OF WAY











338 W. MORSE BLVD WINTER PARK, FL 32790						
PRELIMINARY NOT FOR CONSTRUCTION						
MO@MODinc.us	NO: REVISIONS:					
T/ 407.740.5585	DATE:					
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