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

#### Staff Report October 2, 2018

SPR 18-10 REQUEST OF GIOVANNI FERNANDEZ AND ELISE SABATINO FOR: APPROVAL TO CONSTRUCT A 5,624-SQUARE FOOT ADDITION AND TO RELOCATE THEIR SWIMMING POOL AND DECK TO THE REAR OF THEIR PROPERTY LOCATED AT 181 VIRGINIA DRIVE ON LAKE VIRGINIA, ZONED R-1AAA.

The owners of 181 Virginia Drive are requesting site plan approval to construct a 5,625 square foot addition and to relocate their swimming pool and deck to the rear of their property which is located on Lake Virginia, and is zoned R-1AAA.

The non-submerged portion of the property measures approximately 29,841 square feet. The proposed 5,604-square foot addition to the home will result in a total home size of 9,830-square feet. This will yield a floor area ratio (FAR) for the site of 32.9%. This new home will have impervious lot coverage of 11,470 square feet or 38%. Both the FAR and impervious ratios are within the code maximums.

**TREE PRESERVATION:** The Code direction on water front lots is "to preserve existing trees to the degree reasonably possible." Two palms, a small oak, and one magnolia tree are being removed as part of this request. The large 80" oak tree is being preserved and the applicant is proposing a wood deck near this tree that has been designed to not interfere with its root system.

**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 significant grade drop of over ten feet from front of the house to the lakeside of the swimming pool. Therefore, managing that grade drop throughout the length of the home and on the side yards took careful planning. Due to this, there are several steps down from the home to the pool deck as to not exceed the three foot height rule.

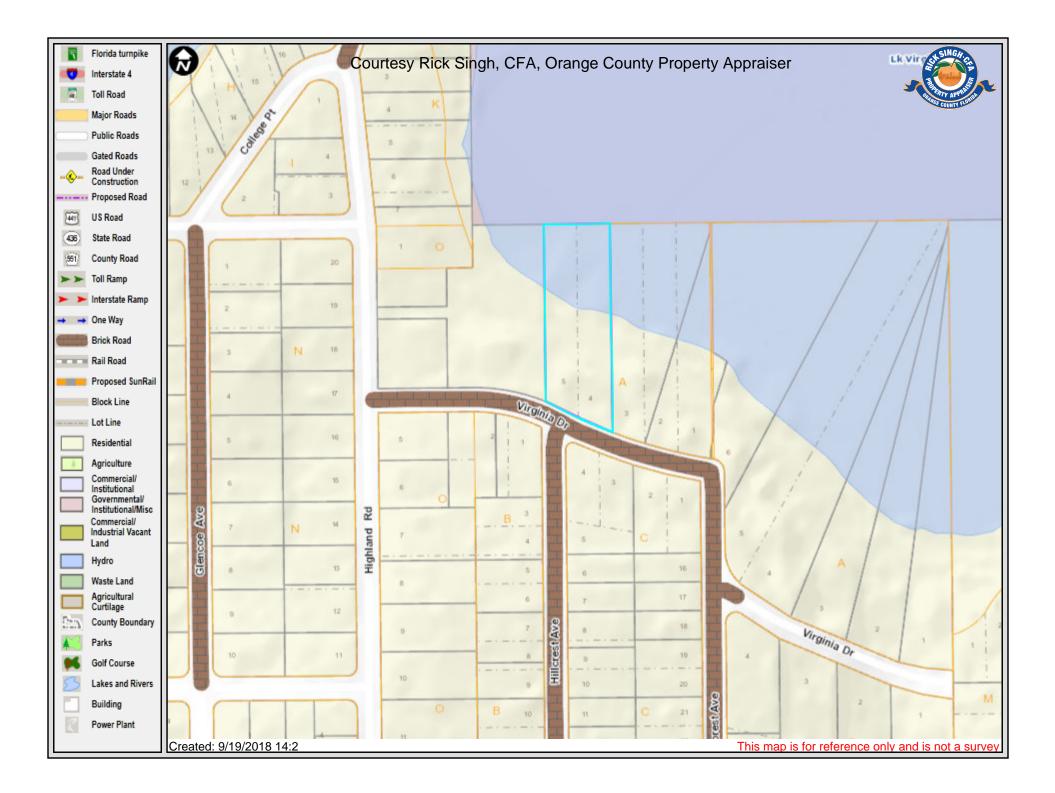
**VIEW OF NEIGHBORS:** The Code direction is to minimize the degradation of traditional views across properties by new houses, additions, second story additions, etc. alongside property lines toward the lake that may block traditional views. The attached aerial photograph shows the location of the adjoining homes. The proposed home will be constructed behind the 50 foot lakefront setback, at generally the same location as the adjoining homes, as to not impede either property's lake view.

**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 swales near the lakefront that is sized to meet the City's code requirement throughout the property.

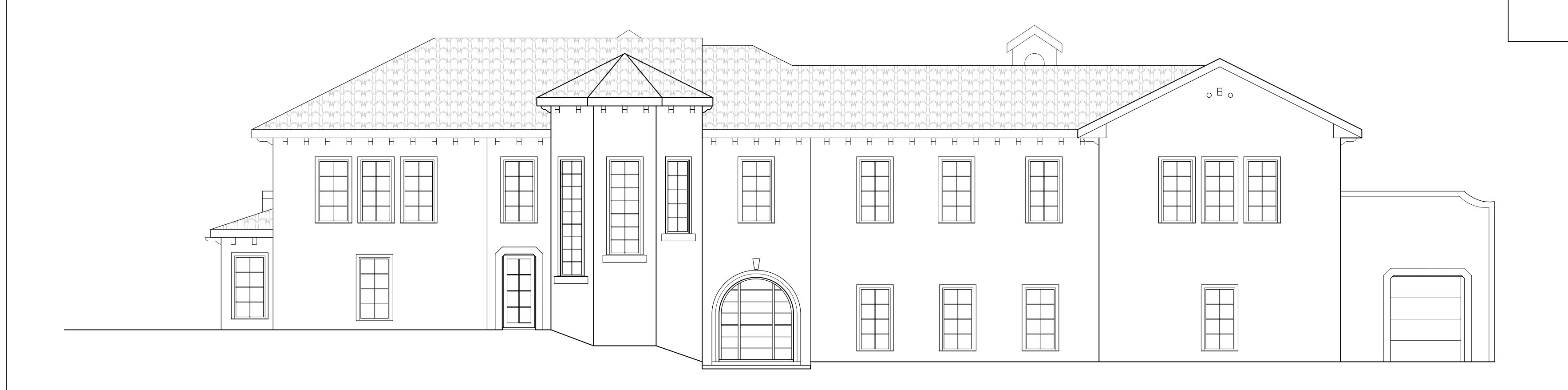
**SUMMARY:** Overall, the plans meet the intent of the lakefront review criteria. Staff does not see any significant concerns with the proposed home as presented.

#### STAFF RECOMMENDATION IS FOR APPROVAL





## REMODEL - 2STORY -SINGLE FAMILY RESIDENCE



## FERNANDEZ RESIDENCE

181 VIRGINIA DRIVE WINTER PARK, FLORIDA

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3.03	AS-BUILT / DEMO UPPER LEVEL FLOOR PLAN			
3.04	AS-BUILT FRONT AND REAR ELEVATIONS			
3.05	AS-BUILT LEFT AND RIGHT ELEVATIONS			
3.06	AS-BUILT ROOF PLAN			
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#### GENERAL PROJECT NOTES BASED ON THE 6TH EDITION (2017) FLORIDA BUILDING CODE, RESIDENTIAL

#### **GENERAL**

- STRUCTURE IS SUBJECT TO FIELD VERIFICATION AND CHANGES. ANY CHANGES THAT ARE DEEMED NECESSARY ARE TO BE REPORTED TO E.O.R. BEFORE MAKING SAID CHANGES.
- 2. DO NOT SCALE DRAWINGS. THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO WORK PERFORMED AND SHALI NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND.
- THESE DRAWINGS ARE NOT INTENDED TO COVER ALL CONDITIONS. FIELD DECISIONS MAY NEED TO BE MADE BY E.O.R. OR D.O.R. IF THIS SITUATION ARISES, PLEASE CONTACT E.O.R. OR D.O.R. AT PHONE NUMBER IN TITLEBLOCK, CONTRACTOR SHALL ALLOW FOR MINOR ADJUSTMENTS.
- 4. ANY CHANGES TO FLOOR PLAN OR ELEVATIONS MUST BE REPORTED TO E.O.R. OR D.O.R. FOR APPROVAL
- 5. PHIL KEAN DESIGN GROUP SHALL NOT BE HELD LIABLE FOR ANY FIELD CHANGES MADE THAT ARE NOT REPORTED TO PKDG PRIOR TO MAKING SAID CHANGES.
- 6. ALL WORK DONE UNDER THIS CONTRACT SHALL BE IN COMPLIANCE WITH THE 6TH EDITION (2017) FLORIDA BUILDING CODE, RESIDENTIAL (FBCR), FOR ONE AND TWO FAMILY DWELLINGS FOR THE AREA IN WHICH THE RESIDENCE IS TO BE BUILT. AND IN CONJUNCTION WITH ASCE 7-05.
- 7. REFER TO STRUCTURAL DRAWINGS FOR WIND AND LOADING CRITERIA PER SECTION R301.2.1.1
- THE CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
- 9. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE REQUIRED CODES
- 10. DETAILS SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
- 11. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT/ENGINEER.
- 12. NO STRUCTURAL MEMBERS ARE TO BE CUT FOR PIPES, DUCTS, ETC. UNLESS SPECIFICALLY DETAILED.

#### **CONSTRUCTION NOTES**

- 1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- 2. ALL CONSTRUCTION SHALL BE BRACED AND SHORED BY THE CONTRACTOR AS REQUIRED TO SAFELY PERFORM THE WORK.
- 3. THERE SHALL BE NO WOOD STAKES USED IN ANY FOUNDATION OR SLAB AREA FOR STAKING PLUMBING, REINFORCING OR FOR ANY OTHER USE IN THESE AREAS.
- 4. ANY DOOR LOCATED BETWEEN TWO WALLS SHALL BE CENTERED AND BE EQUAL ON EACH SIDE UNLESS OTHERWISE NOTED.
- 5. ALL POCKET DOORS SHALL BE FRAMED USING 2 X 6 FRAMING UNLESS OTHERWISE NOTED.
- 6. ALL EXTERIOR WALL DIMENSIONS ARE TO OUTSIDE FACES OF CONCRETE FOUNDATION WALLS AND EXTERIOR STUD WALLS. INTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OR SHOWN OTHERWISE
- SHOWER AND BATHTUB WALLS AND CEILINGS SHALL BE CONSTRUCTED OF DENSE, NON-ABSORBENT WATER-PROOF GYPSUM BOARD TO FULL HEIGHT OF WALLS. SHOWER FLOORS ARE TO BE RECESSED FOR ZERO TRANSITION AT SHOWER DOORS, VERIFY DEPTH WITH INTERIOR FINISHES.

#### **MEANS OF EGRESS**

MEANS OF EGRESS SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF CHAPTER 3 SECTION R311

#### TERMITE PROTECTION

- PER SECTION R318: PROTECTION AGAINST TERMITES
- TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD. OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE A PREVENTIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
- 1. METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BOR-A-COR" PRODUCT METHODS MUST
- BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT
- 2. PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION. 3. BORATE APPLIED TO ALL FRAME MEMBERS WITHIN 24" A.F.F.

#### SITEWORK

- REFER TO THE SOILS REPORT FOR SPECIFIC DESIGN REQUIREMENTS. SEE STRUCTURAL SHEETS FOR OTHER REQUIREMENTS, WHICH WILL SUPERSEDE ANY OF THESE IN CASE OF CONFLICT.
- ELEVATIONS SHOWN ON THE SITE DRAWINGS ARE MINIMUM REQUIRED DEPTHS, IF DIFFERENT CONTACT THE ARCHITECT.
- COMPACTION BY FLOODING OR JETTING IS STRICTLY PROHIBITED.
- 4. THE GENERAL CONTRACTOR MUST TAKE MEASURES TO CONTROL SOIL EROSION AS PER ALL LOCAL AND STATE REQUIREMENTS.
- 5. SWIMMING POOL, DECK, SPA, AND ASSOCIATED WORK IS TO BE PERMITTED SEPARATELY BY ENGINEERED SHOP DRAWINGS AND SHALL INCLUDE REQUIRED POOL BARRIERS PER FBC R454.2.17

#### WINDOWS AND DOORS 1. ALL WINDOWS AND DOORS SHALL BE DESIGNED TO MEET AT LEAST THE WIND PRESSURES SHOWN ON THESE PLANS.

- PER SECTION R310.1 BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. OPENING SHALL LEAD DIRECTLY INTO PUBLIC WAY, YARD OR COURT THAT OPENS TO A PUBLIC WAY, OR INTO A SCREEN ENCLOSURE OPEN TO THE ATMOSPHERE WITH A SCREEN DOOR LEADING AWAY FROM THE RESIDENCE.
- PER SECTION R310.1.1 EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM INSIDE THE ROOM WITHOUT THE USE OF KEYS. TOOLS OR SPECIAL KNOWLEDGE, WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F2090 SHALL BE PERMITTED.
- PER SECTION R310.2.1 EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SF (GRADE OR BELOW GRADE OPENINGS OF NOT LESS THAN 5 SF) FROM THE INSIDE OF THE OPENING. NET CLEAR HEIGHT SHALL BE NOT LESS THAN 24 INCHES AND NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES, AND PER R310.2,2 SILL HEIGHT SHALL NOT BE MORE THAN 44 INCHES AFF.
- THE MANUFACTURERS CERTIFICATION AND INSTALLATION INSTRUCTIONS SHALL BE FURNISHED BY THE GENERAL CONTRACTOR AS AN ATTACHMENT TO THIS PLAN SET AT TIME OF APPLICATION FOR PERMIT.
- 6. IF STRUCTURAL WOOD BUCKS ARE TO BE USED, THE BUCK SHALL BE ATTACHED TO THE SUBSTRATE PER THESE PLANS AND THE ATTACHMENT TO THE BUCK SHALL BE PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- WINDOWS ARE SIZED WITH NOMINAL SIZES, CONTRACTOR SHALL VERIFY EGRESS WITH WINDOW MANUFACTURER FOR CODE COMPLIANCE,
- WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS. INSTALL AND SHIM AT ALL POINTS PROVIDED BY THE MANUFACTURER PER MANUFACTURER SPECIFICATIONS.
- EXTERIOR WINDOWS AND DOORS ARE TO BE FULLY FLASHED AND CAULKED WEATHER TIGHT PROVIDE END DAMS, FLASHING AND WINDOW TAPE OVER ALL EXPOSED WINDOW AND DOORS PER MANUFACTURER SPECIFICATIONS
- 10. DOOR AND WINDOW HEAD HEIGHTS SHALL BE EQUAL UNLESS OTHERWISE NOTED. WINDOW SIZES MAY VARY WITH TYPE AND MANUFACTURER.
- 11. ALL WINDOWS AND DOORS ARE TO BE STORED ON SITE PROPERLY PRIOR TO INSTALLATION AS TO PREVENT DAMAGE TO UNITS.
- 12. SHOP DRAWINGS ALONG WITH SIGNED AND SEALED COPIES OF THE RATIONAL ANALYSIS AND CALCULATIONS FOR ALL CUSTOM DOORS SHALL BE PROVIDED TO THE BUILDING OFFICIAL AT TIME OF PERMIT APPLICATION.

- **GARAGE DOOR** ENGINEERED FOR WIND LOAD (PER SECTION R301) AS STATED ON STRUCTURAL DRAWINGS.
- SHOP DRAWINGS AND DETAILS TO BE SUPPLIED BY GARAGE DOOR MANUFACTURER.
- DETAIL TO BE ATTACHED TO PERMIT PACKAGE BY BUILDER.
- PER SECTION R302.5.1: OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS.
- PER SECTION R302.5.2: DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL 1" MIN. RIGID NON-METALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
- PER SECTION R302.6: THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2 -INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5 / 8 -INCH TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT.
- 5. PER SECTION R309.4: GARAGE DOOR OPENERS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325.

#### INSULATION

MINIMUM INSULATION REQUIREMENTS

ATTIC CEILINGS = R-30.

A2.1

/ 0 \

 EXTERIOR WALLS = R-13. CRAWL SPACE FLOORS = R-19

#### **ROOF COVERINGS**

- ROOF DRAINAGE SHALL BE PROPERLY AND POSITIVELY ACCOMMODATED. FLASHING AND CANT STRIPS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND ACCEPTED PRACTICE.
- 2. ALL ROOF COVERINGS SHALL BE NOTED ON PLANS AND COMPLY WITH CHAPTER 9. (TPO ROOFING SECTION R905.13 AND FOAM INSULATION
- **SECTION R905.14)** A PACKET CONTAINING ALL MATERIALS FOR UNDERLAYMENT, FLASHING, AND COVERINGS AND ALL MANUFACTURERS INSTALLATION
- 4. ROOF SHEATHING ATTACHMENTS SHALL BE IN ACCORDANCE WITH SECTION R803.2.3 OR WHEN APPLICABLE SECTION R905.1.1

#### STAIR AND RAILING NOTES

STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R311.7

FOR PERMIT WHEN REQUIRED BY THE PERMITTING AUTHORITY

HANDRAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R311.7.8. ALL STAIR AND GROUND FLOOR PORCH HANDRAILS SHALL BE 36" MIN. TO 38" MAX.ABOVE TREAD NOSING OR GROUND FLOOR PORCH FINISH FLOOR.

REQUIREMENTS SHALL BE FURNISHED BY THE GENERAL CONTRACTOR AS AN ATTACHMENT TO THIS PLAN SET AT THE TIME OF APPLICATION

- 3. GUARDRAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R312. ALL GUARDRAILS SHALL BE 36" MIN. ABOVE FINISHED FLOOR
- 4. ALL RAILING PICKETS SHALL BE SPACED IN SUCH A WAY AS TO DISALLOW PASSAGE OF A 4" SPHERE AS REQUIRED BY CODE
- PER SECTION 312.1.3 REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. EXCEPTIONS: (1) THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR. FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES IN DIAMETER. (2) GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 3/8 INCHES IN DIAMETER
- 6. MINIMUM STAIRWAY ILLUMINATION SHALL BE IN ACCORDANCE WITH SECTIONS R303.7 (INTERIOR STAIRS) AND R303.8 (EXTERIOR STAIRS)

#### MECHANICAL AND HVAC

1. ALL MECHANICAL SYSTEMS SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF CHAPTER 13 AND 14.

USE FASTENERS THAT WILL PENETRATE THE STRUCTURAL MEMBERS NOT LESS THAN 19mm.

2. ENERGY CALCULATIONS FOR HEATING AND COOLING CAPACITIES SHALL BE FURNISHED BY THE GENERAL CONTRACTOR AS AN ATTACHMENT TO THIS PLAN SET AT THE TIME OF APPLICATION FOR PERMIT

- ASTM: C 1063 06 • 7.8.2 - METAL LATH SHALL BE LAPPED 12.7mm AT THE SIDES, OR NEST THE EDGE RIBS. WIRE LATH SHALL BE LAPPED ONE MESH AT THE SIDES AND THE ENDS. LAP METAL LATH 25mm AT ENDS. WHERE END LAPS OCCUR BETWEEN THE FRAMING MEMBERS, THE ENDS OF THE SHEETS OF
- ALL METAL PLASTER BASES SHALL BE LACED OR WIRE TIED WITH 1.2mm GALVANIZED, ANNEALED STEEL WIRE • 7.10.2.1 - LATH SHALL BE ATTACHED TO FRAMING MEMBERS WITH ATTACHMENTS SPACED NOT MORE THAN 7 IN. (178mm) ON CENTERS ALONG
- 7.10.2.2 DIAMOND-MESH EXPANDED METAL LATH, FLAT-RIB EXPANDED METAL LATH, AND WIRE LATH SHALL BE ATTACHED TO HORIZONTA WOOD FRAMING MEMBERS WITH 38mm ROOFING NAILS DRIVEN FLUSH WITH THE PLASTER BASE AND ATTACHED TO VERTICAL WOOD FRAMING MEMBERS WITH 6d COMMON NAILS, OR 25mm ROOFING NAILS DRIVEN TO A PENETRATION OF NOT LESS THAN 19,1mm, OR 25mm WIRE STAPLES DRIVEN FLUSH WITH THE PLASTER BASE. STAPLES SHALL HAVE CROWNS NOT LESS THAN 19mm AND SHALL ENGAGE NOT LESS THAN THREE

STRANDS OF LATH AND PENETRATE THE WOOD FRAMING MEMBERS NOT LESS THAN 19.05mm. WHEN METAL LATH IS APPLIED OVER SHEATHING,

EQUIVALENT PLASTIC LATH MAY BE USE AS AN ALTERNATE TO METAL LATH AT THE DISCRETION OF THE CONTRACTOR/BUILDER

- ALL LUMBER EXPOSED TO WEATHER, OR AGAINST SOIL, CONCRETE OR MASONRY MUST BE PRESSURE TREATED
- TRUSS MANUFACTURER SHALL PROVIDE COMPLETE CALCULATIONS SHOWING INTERNAL LAYOUT, MEMBER FORCES AND STRESS CONTROL POINTS AND SUBMIT TO THE BUILDING DEPARTMENT FOR APPROVAL AND TO THE STRUCTURAL ENGINEER FOR REVIEW. ALL CALCULATIONS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE OF THE PROPOSED CONSTRUCTION.
- TRUSS MANUFACTURER WILL PROVIDE CALCULATIONS INDICATING ADDITIONAL DEAD LOADS FOR THE ROOF LOCATIONS WITH GUSSETS CRICKETS AND VALLEY LOCATIONS REQUIRING ADDITIONAL ROOF FRAMING FOR INTERSECTIONS OF HIGHER OR LOWER ROOFS IN ACCORDANCE

#### INTERIOR SELECTIONS

- SEE INTERIOR DESIGN DOCUMENTS FOR
- PLUMBING FIXTURES AND ACCESSORIES
- KITCHEN & BATHROOM FINISHES EXTERIOR FINISH SELECTIONS APPLIANCE SELECTIONS
- CABINETRY DESIGN BY PKKB SPECIALTY ITEMS

## ABBREVIATIONS

	ABV ADJ AFFUALO.R. BBF BBM BBCLO DOLD BLAMPT A.O.R. BBF BBM BBM BBM BBM BBM BBM BBM BBM BBM	ANCHOR BOLT ABOVE AIR CONDITION ADJUSTABLE ABOVE FINISH FLOOR AIR HANDLING UNIT ALTERNATE ARCHITECT OF RECORD BALCONY BASE CABINET BEDROOM BI-FOLD BLOCK BEAM BI-PASS BEARING BOTTOM CABINET CEILING CLOSET CONCRETE MASONRY UNIT COLUMN CONDENSOR DRYER DOUBLE DIAMETER DIMENSION(S) DISPOSAL DISTANCE DESIGNER OF RECORD DOOR DETAIL DRYER VENT DISH WASHER DRAWING(S) ELECTRIC OR ELECTRICAL ELEVATION ELEVATOR ENGINEER OF RECORD EXTERIOR EXPANSION FLORIDA BUILDING CODE FIXED GLASS FINISH FLOOR FOUNDATION FIRE PLACE	HT / HGT INT LAUN LAV MANUF MAX MC MECH MICRO MIN MIR MTL MST NTS OPNG OPP OPT PED PKDG PKKB PLUMB PLY PLT PWDR RAD REF REQD RND SD	HOSE BIBB HEADER HORIZONTAL HEIGHT INTERIOR LAUNDRY LAVATORY MANUFACTURER MAXIMUM MEDICINE CABINET MECHANICAL MICROWAVE MINIMUM MIRROR METAL MASTER NOT TO SCALE OPENING OPPOSITE OPTION(AL) PEDISTAL PHIL KEAN DESIGN GROUP PHIL KEAN KITCHENS & BATH PLUMBING PLYWOOD PLATE PRESSURE FREADIER ROD & SHELF RADIUS REFRIGERATOR REQUIRED ROOM ROUND SMOKE DETECTOR SQUARE FOOTAGE SHELF SIMILAR SQUARE STORAGE STRUCTURE OR STRUCTURAL TEMPORARY TYPICAL UPPER CABINET UNDER CABINET UNDER CABINET UNDER CABINET UNDER CABINET UNDER CABINET UNLESS NOTED OTHERWISE VANITY BASE
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#### SYMBOLS LEGEND SYMBOL **DESCRIPTION**

ROOM NAME CLG HT OR NSF	ROOM TAG - INDICATES ROOM NAME, CEILING HEIGHT OR NET SQUARE FOOTAGE (N.S.F.)
(101)	DOOR TAG - INDICATES DOOR TYPE
1 AX.X	EXTERIOR ELEVATION TAG - NUMBER IN TRIANGLE INDICATES DETAIL LOCATION AND NUMBER IN SQUARE INDICATES PAGE NUMBER
Title  SCALE: 1/8" = 1'-0"	INDICATES DETAIL NUMBER, NAME, AND SCALE OF DETAIL
1	COLUMN GRID LINE TAG - A, B, C, ETC. IN ONE DIRECTION & 1,2,3 ETC. IN THE OPPOSITE LOCATION OF GRID NOTED A2, 4.7, ETC.
4 A0.0 2	INTERIOR ELEVATION TAG - CENTER NUMBER INDICATES PAGE NUMBER AND 1, 2, 3, 4 INDICATE DIRECTION OF ELEVATION
SIM A0.0	REFERENCE TAG INDICATES LOCATION OF ENLARGED PLANS, ELEVATIONS, AND DETAILS - TOP NUMBER INDICATES DETAIL NUMBER AND BOTTOM NUMBER INDICATES PAGE DETAIL IS FOUND ON
000	WALL TAG INDICATES WALL TYPE - REFER TO WALL LEGEND FOR DETAILS OF WALL COMPONENTS
1' - 0"	HEIGHT TAG INDICATES ELEVATION HEIGHTS

SECTION MARK - TOP NUMBER INDICATES SECTION NUMBER AND BOTTOM NUMBER INDICATES PAGE

WINDOW TAG INDICATES WINDOW TYPE

REVISION TAG INDICATES REVISION NUMBER

SECTION IS FOUND ON

## MATERIAL DESIGNATIONS

I LANG / GLOTIONS	
EARTH / COMPACTED	WOOD / FINISH
POROUS FILL (STONE, GRAVEL, ETC.)	WOOD / ROUGH
CONCRETE/STRUCTURAL (CAST-IN-PLACE, PRECAST)	WOOD / BLOCKING
PLASTER, SAND, CEMENT, GROUT	INSULATION / LOOSE OR BATT
BRICK / COMMON	INSULATION RIGID
CONCRETE MASONRY UNIT (SMALL SCALE)	GLASS (LARGE SCALE)
CONCRETE MASONRY UNIT (LARGE SCALE)	PLYWOOD (SMALL SCALE)
METAL (LARGE SCALE)	PLYWOOD (LARGE SCALE)
ELEVATIONS	

PLASTER, SAND, CEMENT

PLANS/SECTIONS

**CONCRETE MASONRY UNIT** 

**ARCHITEC** 

PHIL KEAN **ARCHITECTURE** CONSTRUCTION INTERIORS 912 W. Fairbanks Avenue Winter Park, Florida 32789 Phone: 407-599-3922 Fax: 407-599-3923

WWW.PHILKEANDESIGNS.COM

PROJECT:

FERN

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PLAN REVISIONS

# DATE DESCRIPT

	D	ATA:
DE	ESIGNE	ER:

**DESCRIPTION:** 

**GENERAL NOTES** 

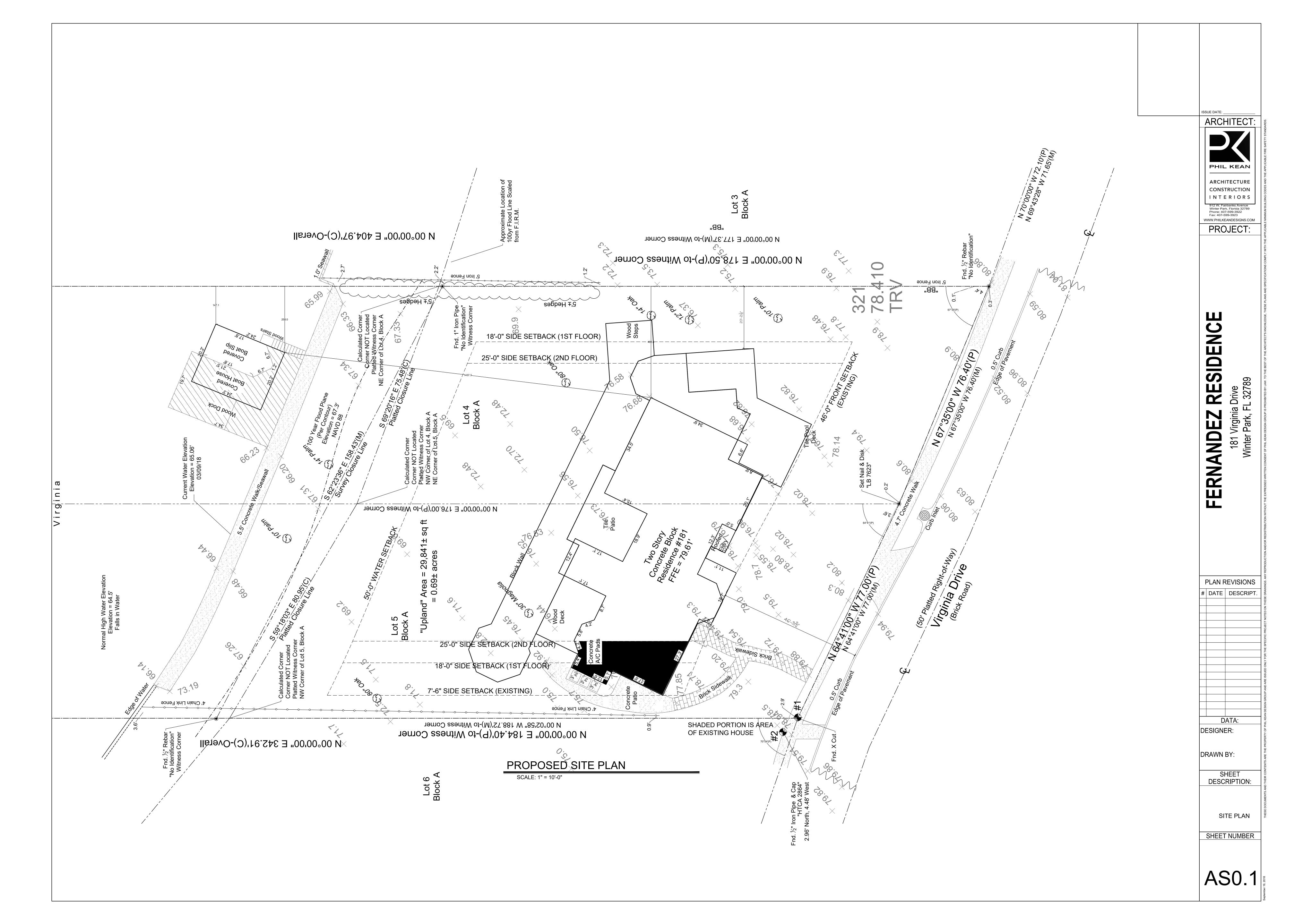
AND LEGENDS

SHEET

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IDRAWN BY:





#### F.A.R. and Side Setbacks Calculator for Single Family Residence



(fill out BLUE cell only)

Lot Width (ft)	140	Lot width measured at bldg line across lot at front wall of home or at the front setback.				
No. of Story	2	Max 2 story				
Lot Area (sq.ft.)	29,841	Submerged lands or land across the street shall not be included.				
Base F.A.R. (sq.ft.)	9848					
1st Flr Side Setbacks (ft)	18	For lots 60 ft or less in width, side setback may be 7.5 ft minimum.				
2nd Flr Side Setbacks (ft)	25					
F.A.R. and Side Setback Adjustments						
Precentage Increase	0.0%	5% maximum increase.				
Max. F.A.R. (sq.ft.)	9848					
New 1st Flr Side Setbacks (ft)	18	For lots 50 ft or less in width, side setbacks may be 7.5 ft minimum for 5% increase.				
New 2nd Flr Side Setbacks (ft)	25	For lots 60 ft or less in width, side setback may be 12.5 ft minimum for 5% increase.				



# SETBACK / COVERAGE WORKSHEET

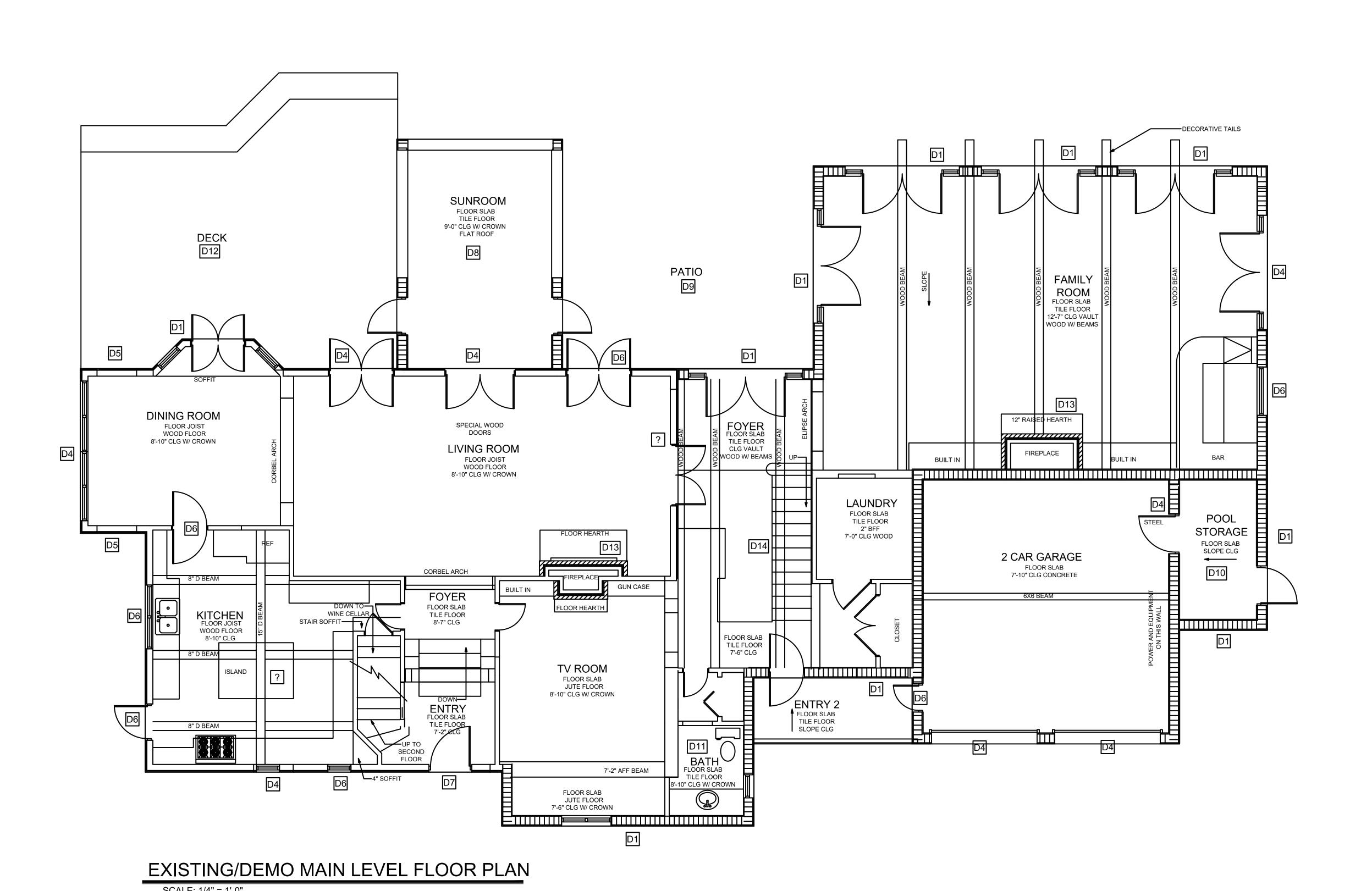
For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)<sup>1</sup> Lot width2:

Submitted by: This Rear DESIGNS	SIGNS		Lot area <sup>3</sup> :	29,891	
	Maximum %	Existing	Additional	New Total	Maximum
	Allowed <sup>4</sup>	Area 10	Proposed Area 10	Area	Allowed Area
IMPERVIOUS LOT COVERAGE	2 story - 50%			114116	14,920
Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, etc.	1 story - 60%				
	Lots < 11,600 sf:				
FLOOR AREA RATIO (F.A.R.) <sup>5,6</sup>	Use <u>38%</u> Base FAR or w/ increased side setbacks: <u>43%</u> Max FAR				
For one and two story bldgs (include 1st & 2nd floors,	Lots 11,600 sf to 13,600 sf				
which are open to the 1st floor, and accessory bldgs.  EXCLUDE - pool screen engineering areas and certan open front	Use <u>4,500 sf</u> Base area & <u>5,200 sf</u> Maximum area				
side & rear porches.	Lots > 13,600 sf			9830	3
	Use 33% Base FAR or w/ increased side setbacks: 38% Max FAR	4,726	2,607	SO STANTION	948%
SCREEN POOL ENCLOSURE	8% <sup>9</sup>				

	Minimum %	10	Landscape Area	New Total	Minimum
	Required	Existing Area	Reduced <sup>10</sup>	Area	Required Area
FRONT YARD LANDSCAPE COVERAGE					
Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious & impervious).	50%				
Front Lot Area:				AND AND THE PROPERTY OF THE PR	and the contribution of the first than the contribution of the con

#### NOIES:

- 1. Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong. Provisions on side articulations & accessory bidgs are mandatory.
- utilized as measured between the front setback line and the required rear setback line or shall be determined by the Building Director. For a proposed horne, determine the front setbackas described on page 2. 2. Lot width measured at the front bldg line across lot. The bldg line is located at the required front setback for vancant lots or front bldg wall closest to the street of existing homes. For unusual (pie) shaped lots, an average lot width may be
- Submerged lands or land across the street shall not be included.
- Percentage based on the lot area.
- 5. One story homes with a sloping roof, 12:12 or less, may utilize the maximum F.A.R. and may provide roof dormers, 8 ft maximum width and 2.5 ft back from the required setback, occupying 45% of roof area within the same roof plane.
- 6. See page 3 on how to achieve maximum F.A.R.
- Vaulted and cathedral celling areas count twice if the height from the floor to the ceiling is 17.5 feet or greater.
- areas may be excluded from the gross floor area up to 500 sf of floor area. On 2nd floor, rear and/or side porches shall have an exterior sides that are 75% open in order to utilized up to 300 sf of the total 500 sf excludable gross floor area. Utilizing this exemption requires a deed covenant to be recorded, outlining the restrictions precluding the enclosing of side and/or rear porches; and enclosing and screening of front porches. 8. The area of open front porches and entries may be excluded from the gross floor area subject to a maximum area of 400 square feet. The area within an open or screened rear and/or side porches, landi, porte exchere or other covered
- 9. Any area not already used in the permitted floor area ratio (FAR) may be added to this 8% for additional screened pool enclosure area.
- Thase columns only apply to existing homes.



**DEMO NOTES:** 

GENERAL NOTES:

1. ALL EXTERIOR OPENINGS TO BE REMOVED AND REPLACED, WHERE BEING REPLACED WITH SIMILAR SIZE WINDOW/DOOR SIZE TO BE FIELD VERIFIED.

# DESCRIPTION

D1. REMOVE EXISTING SECTION OF STRUCTURE

D2. REMOVE THE EXISTING KITCHEN

D3. REMOVE EXISTING WINDOW/DOOR

D4. REMOVE EXISTING WINDOW/DOOR AND ADJUST SIZE OF OPENING PER PROPOSED FLOOR PLAN.

D5. CUT IN NEW OPENING IN WALL.

D6. REMOVE EXISTING WINDOW/DOOR AND FILL IN OPENING.

D7. REMOVE AND REPLACE EXISTING OPENING, SEE PROPOSED FLOOR PLAN

D8. REMOVE EXISTING SUNROOM

D9. REMOVE EXISTING PATIO

D10. REMOVE EXISTING POOL STORAGE

D11. REMOVE EXISTING BATH

D12. REMOVE EXISTING DECK

D13. REMOVE EXISTING FIREPLACE

D14. REMOVE EXISTING STAIRS.

DEMO LEGEND:

PENIO LEGEND.

FRAME WALL TO BE REMOVED

CMU WALL TO BE REMOVED

WINDOW TO BE REMOVED

DOOR TO BE REMOVED

PRIOR TO REMOVING ANY WALL, WINDOW OR DOOR, STRUCTURE TO BE VERIFIED.

AREA CALCS: EXISTING

MAIN LEVEL
A/C:

 A/C:
 2619 S.F.

 GARAGE/STORAGE:
 469 S.F.

 ENTRY:
 60 S.F.

 SUN ROOM:
 218 S.F.

UPPER LEVEL

1810 S.F.

TOTALS

 A/C:
 3979 S.F.

 GARAGE/STORAGE:
 469 S.F.

 ENTRY:
 60 S.F.

 SUN ROOM:
 218 S.F.

 TOTAL UNDER ROOF:
 4726 S.F.

DATA:
DESIGNER:

PLAN REVISIONS

# DATE DESCRIPT.

PHIL KEAN

ARCHITECTURE CONSTRUCTION INTERIORS

912 W. Fairbanks Avenue Winter Park, Florida 32789 Phone: 407-599-3922 Fax: 407-599-3923

WWW.PHILKEANDESIGNS.COM

PROJECT:

SIDENCE

**M** 

**FERNANDEZ** 

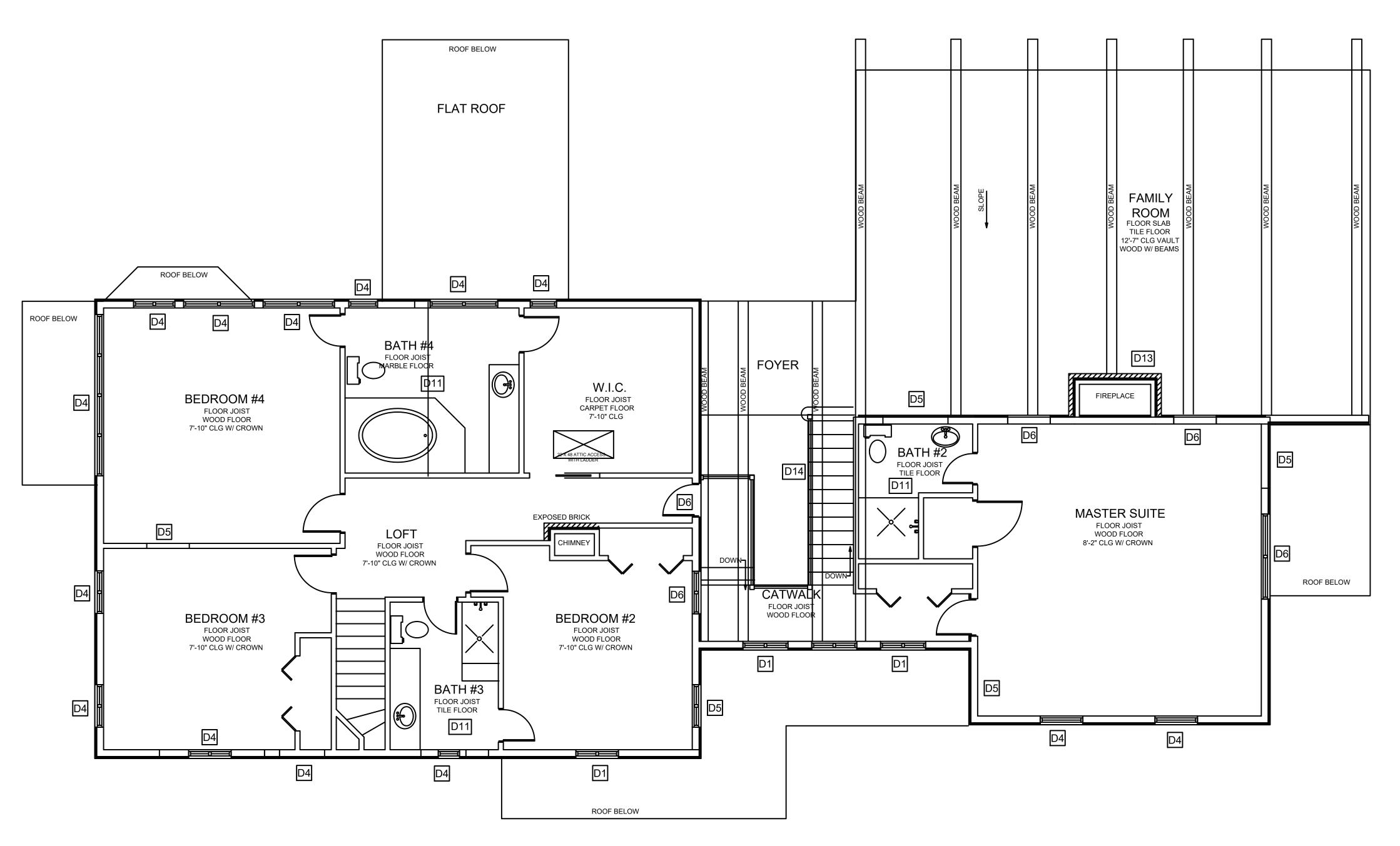
DRAWN BY:

SHEET DESCRIPTION:

AS-BUILT MAIN LEVEL FLOOR PLAN

SHEET NUMBER

**AB0.2** 



EXISTING/DEMO UPPER LEVEL FLOOR PLAN SCALE: 1/4" = 1'-0"



**DEMO NOTES: GENERAL NOTES:** 1. ALL EXTERIOR OPENINGS TO BE REMOVED AND REPLACED, WHERE BEING REPLACED WITH SIMILAR SIZE WINDOW/DOOR SIZE TO BE FIELD VERIFIED. # DESCRIPTION R E D1. REMOVE EXISTING SECTION OF STRUCTURE D2. REMOVE THE EXISTING KITCHEN **FERNANDEZ** D3. REMOVE EXISTING WINDOW/DOOR D4. REMOVE EXISTING WINDOW/DOOR AND ADJUST SIZE OF OPENING PER PROPOSED FLOOR PLAN. D5. CUT IN NEW OPENING IN WALL. D6. REMOVE EXISTING WINDOW/DOOR AND FILL IN OPENING. D7. REMOVE AND REPLACE EXISTING OPENING, SEE PROPOSED FLOOR PLAN D8. REMOVE EXISTING SUNROOM D9. REMOVE EXISTING PATIO D10. REMOVE EXISTING POOL STORAGE D11. REMOVE EXISTING BATH D12. REMOVE EXISTING DECK D13. REMOVE EXISTING FIREPLACE D14. REMOVE EXISTING STAIRS. PLAN REVISIONS # DATE DESCRIPT. DEMO LEGEND: FRAME WALL TO BE REMOVED

CMU WALL TO BE REMOVED

DOOR TO BE REMOVED

WINDOW TO BE REMOVED

#### AREA CALCS: EXISTING

PRIOR TO REMOVING ANY WALL, WINDOW OR DOOR, STRUCTURE TO BE VERIFIED.

MAIN	LEVEL
A/C:	
GARAGE/S	STORAGE:

2619 S.F. 469 S.F. 60 S.F. 218 S.F. ENTRY: SUN ROOM:

**UPPER LEVEL** 

1810 S.F.

TOTALS

3979 S.F. 469 S.F. 60 S.F. 218 S.F. GARAGE/STORAGE: ENTRY: SUN ROOM: 4726 S.F. TOTAL UNDER ROOF:

AS-BUILT UPPER LEVEL FLOOR PLAN SHEET NUMBER

DATA:

SHEET DESCRIPTION:

DESIGNER:

DRAWN BY:





PHIL KEAN ARCHITECTURE CONSTRUCTION INTERIORS

912 W. Fairbanks Avenue Winter Park, Florida 32789 Phone: 407-599-3922 Fax: 407-599-3923 WWW.PHILKEANDESIGNS.COM

PROJECT:

FERNANDEZ RESIDENCE
181 Virginia Drive
Winter Park, FL 32789

PLAN REVISIONS

# DATE DESCRIPT.

DATA:

DESIGNER:

DRAWN BY:

SHEET DESCRIPTION:

AS-BUILT FRONT & REAR ELEVATIONS

SHEET NUMBER

AB0.4





PHIL KEAN

ARCHITECTURE CONSTRUCTION INTERIORS 912 W. Fairbanks Avenue Winter Park, Florida 32789 Phone: 407-599-3922 Fax: 407-599-3923 WWW.PHILKEANDESIGNS.COM

PROJECT:

Z RESIDENCE ia Drive **FERNANDEZ** 

PLAN REVISIONS # DATE DESCRIPT.

DATA: DESIGNER:

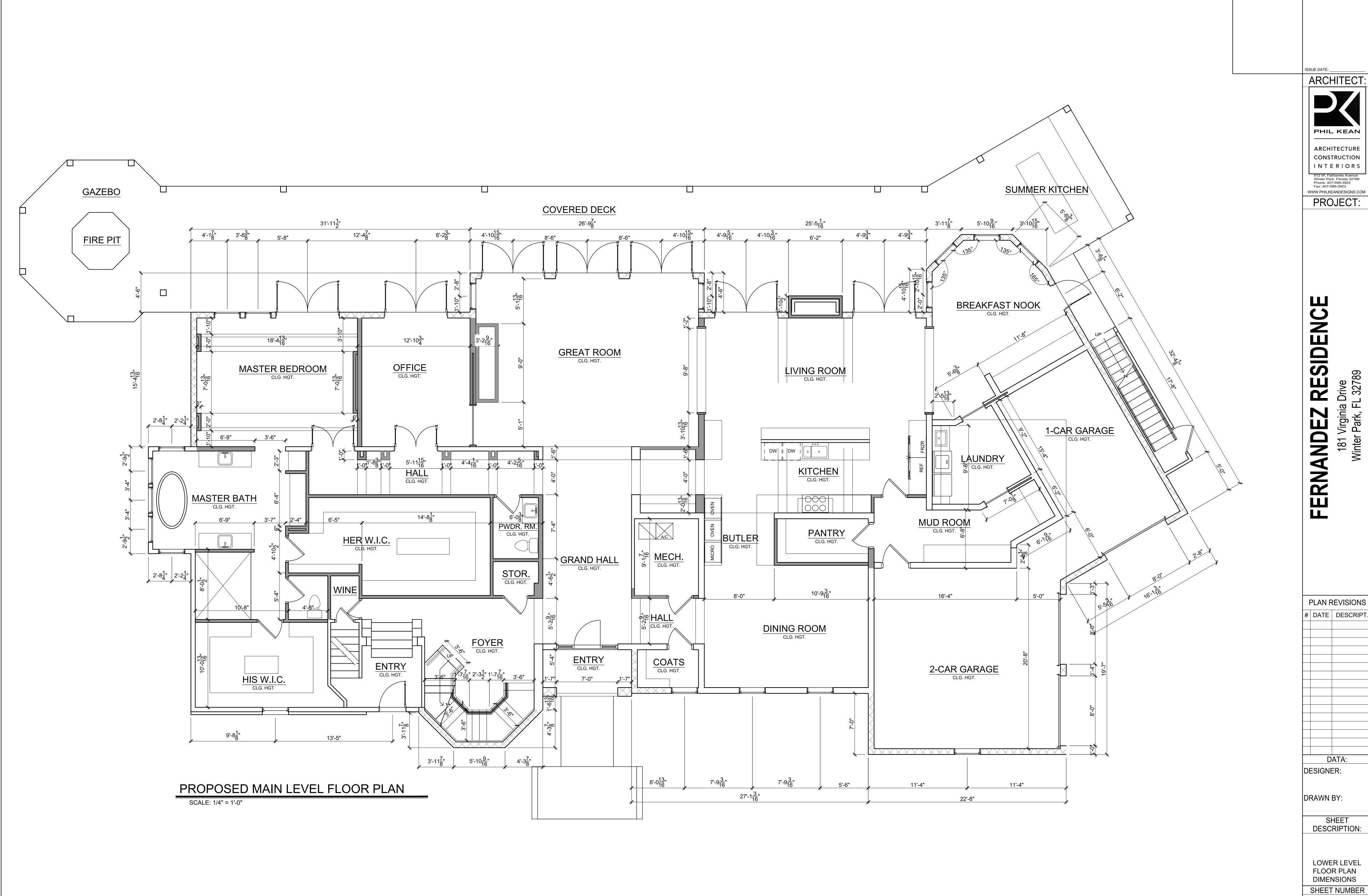
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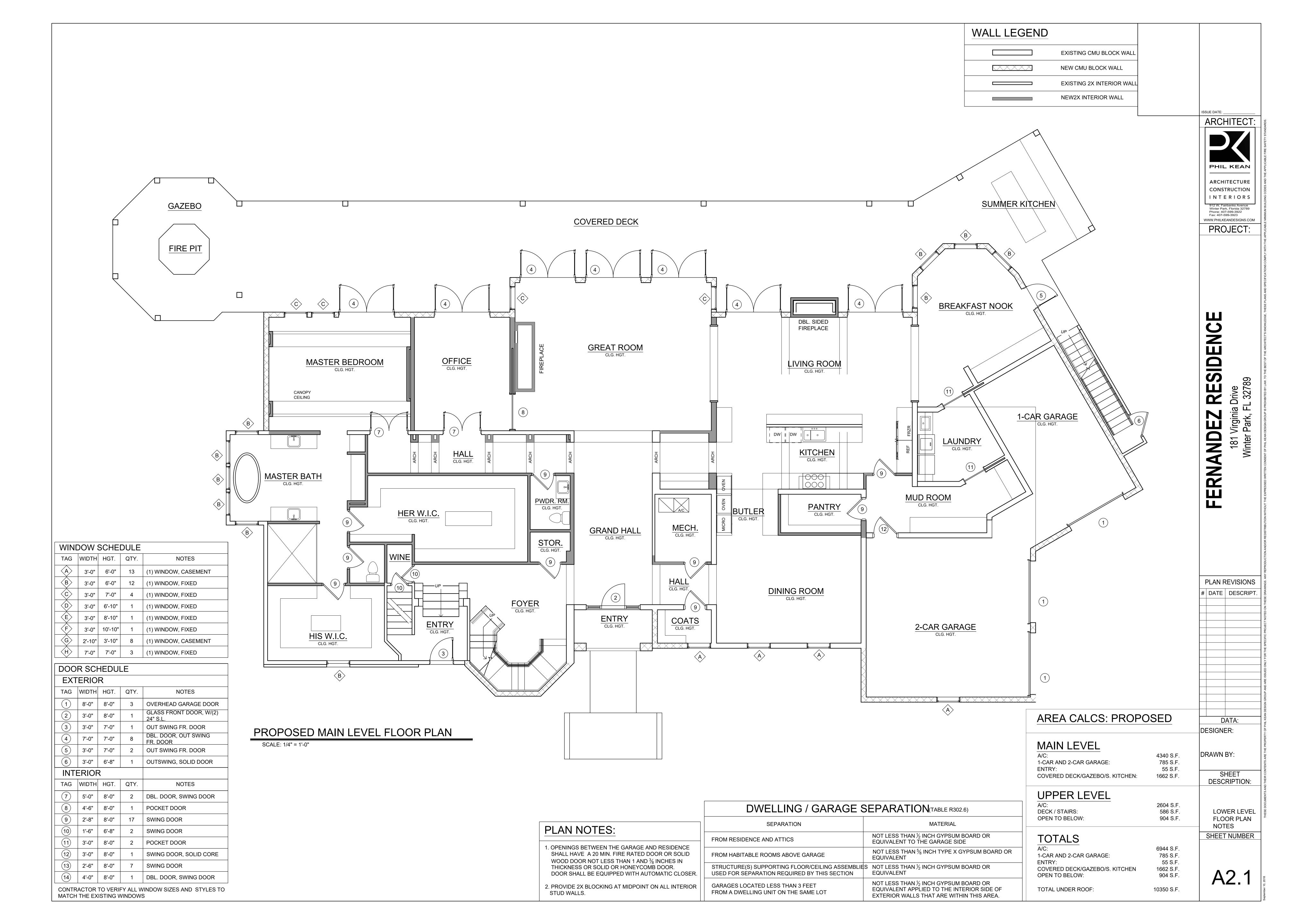
AS-BUILT LEFT & RIGHT ELEVATIONS

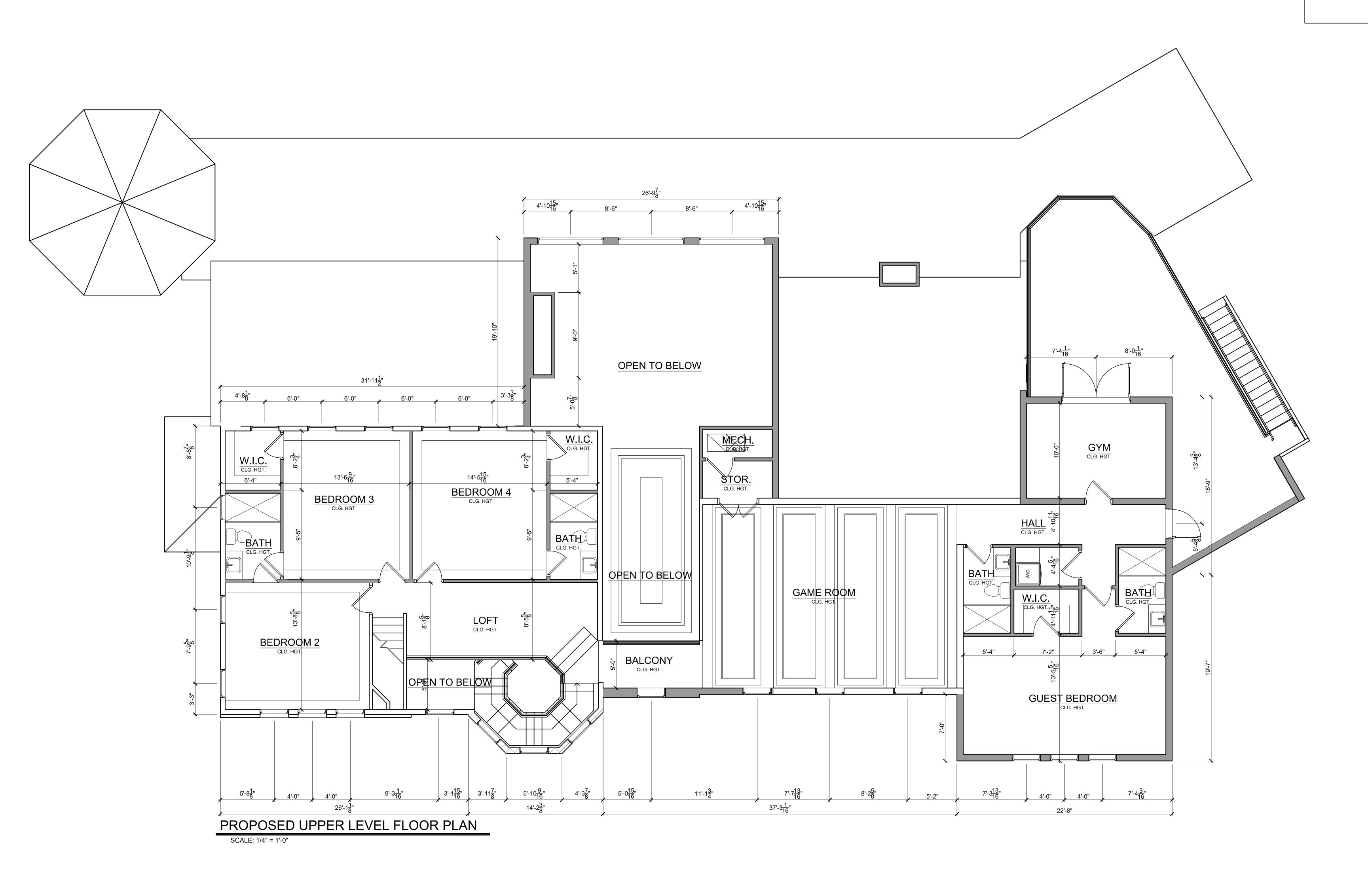
SHEET NUMBER

AB0.5



CONSTRUCTION





PHIL KEAN ARCHITECTURE CONSTRUCTION INTERIORS

912 W. Fairbanks Avenue Winter Park, Florida 32789 Phone: 407-599-3922 Fax: 407-599-3923 WWW.PHILKEANDESIGNS.COM

PROJECT:

FERNANDEZ RESIDENCE
181 Virginia Drive
Winter Park, FL 32789

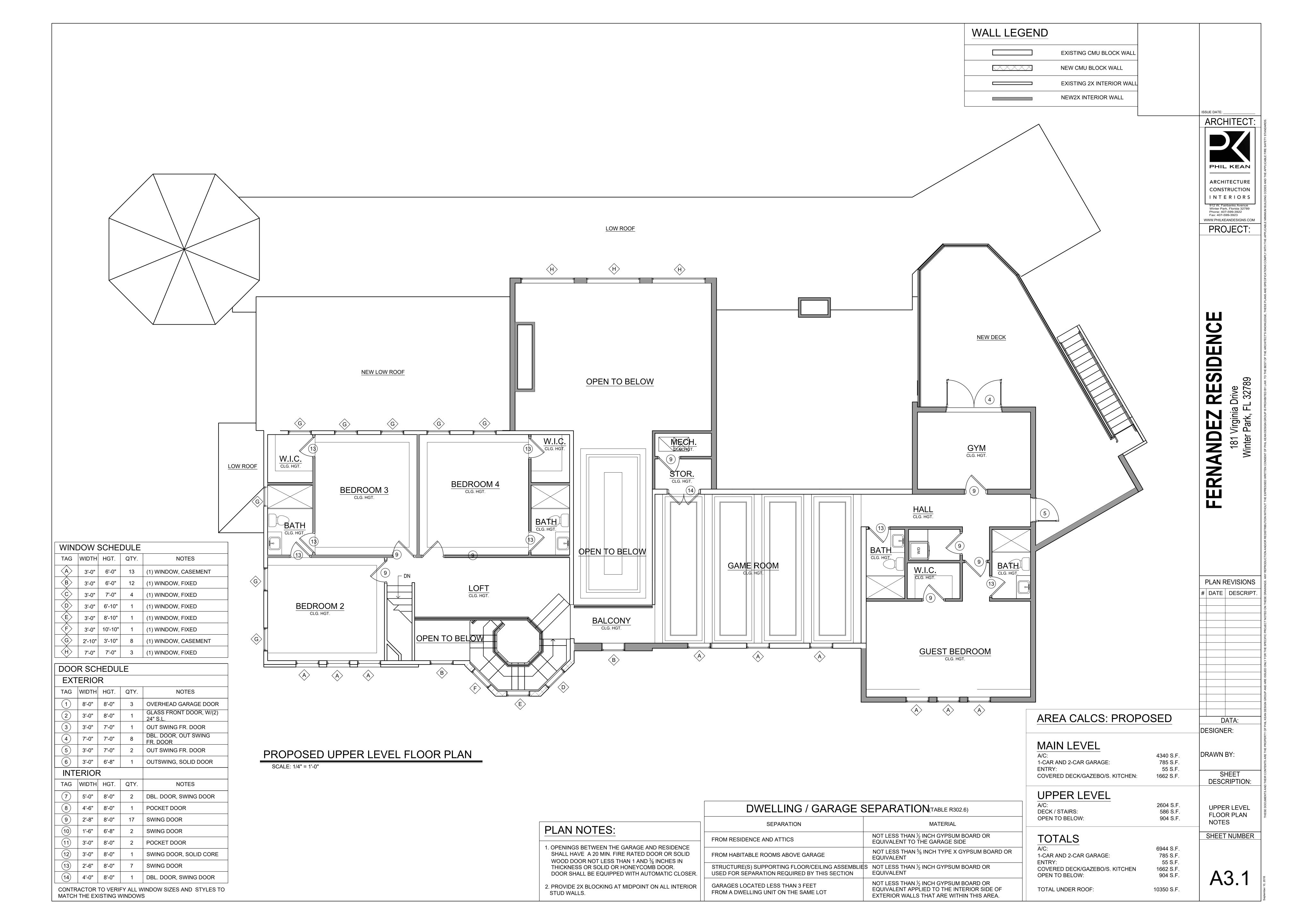
PLAN REVISIONS # DATE DESCRIPT.

DATA: DESIGNER:

DRAWN BY:

SHEET DESCRIPTION:

UPPER LEVEL FLOOR PLAN DIMENSIONS SHEET NUMBER







ISSUE DATE: \_\_ **ARCHITECT** PHIL KEAN

ARCHITECTURE CONSTRUCTION INTERIORS 912 W. Fairbanks Avenue Winter Park, Florida 32789 Phone: 407-599-3922 Fax: 407-599-3923

WWW.PHILKEANDESIGNS.COM

PROJECT:

SIDENCE

**FERNANDEZ RE** 

PLAN REVISIONS # DATE DESCRIPT.

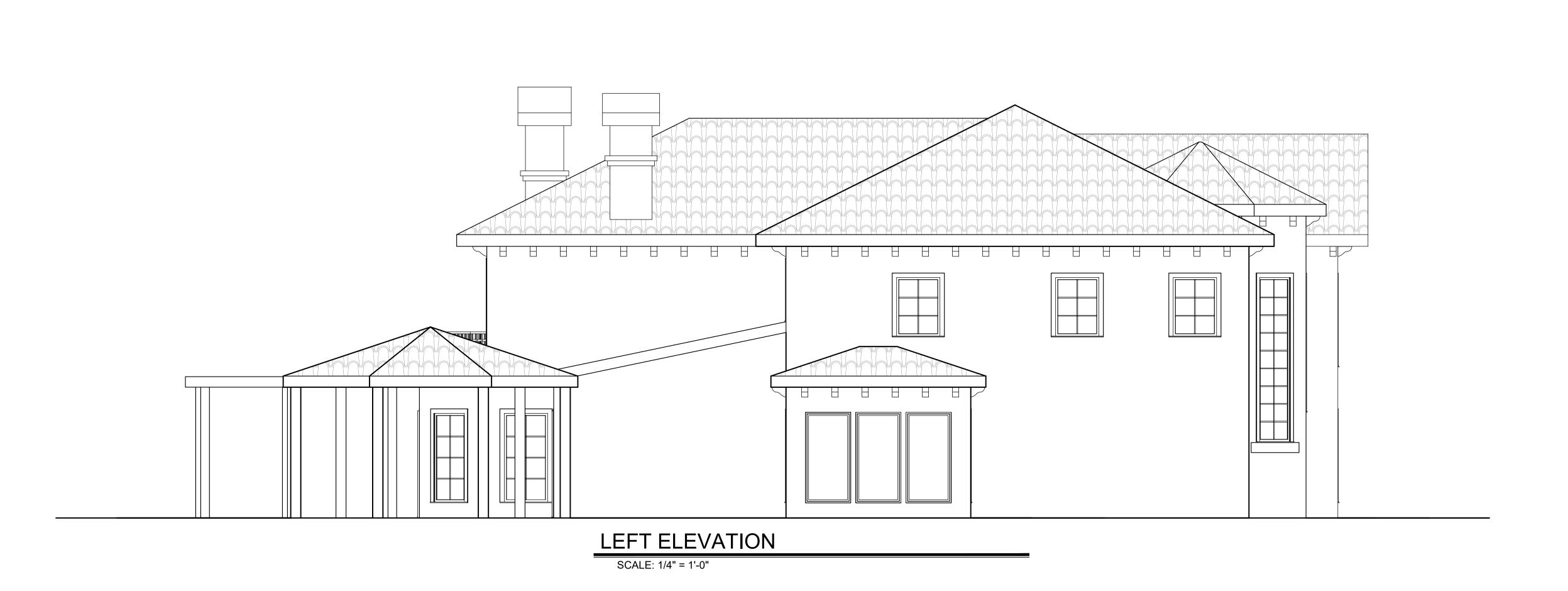
DATA: DESIGNER:

DRAWN BY:

SHEET DESCRIPTION:

FRONT & REAR **ELEVATIONS** 

SHEET NUMBER





# DESCRIPTION

- 1. CMU STRUCK BLOCK TO MATCH EXISTING
- 2. CMU SPLIT FACE BLOCK TO MATCH EXISTING
- 3. CONCRETE CAPPING TO MATCH EXISTING ON FRONT
- 4. TILE ROOF, OVER APPROVED WATER BARRIER, OVER ROOF SHEATHING.
- 5. ALUMNI POWER COATED RAILING

ARCHITECT: PHIL KEAN ARCHITECTURE CONSTRUCTION INTERIORS 912 W. Fairbanks Avenue Winter Park, Florida 32789 Phone: 407-599-3922 Fax: 407-599-3923

WWW.PHILKEANDESIGNS.COM PROJECT:

SIDENCE FERNANDEZ RE

PLAN REVISIONS

# DATE DESCRIPT. DATA: DESIGNER:

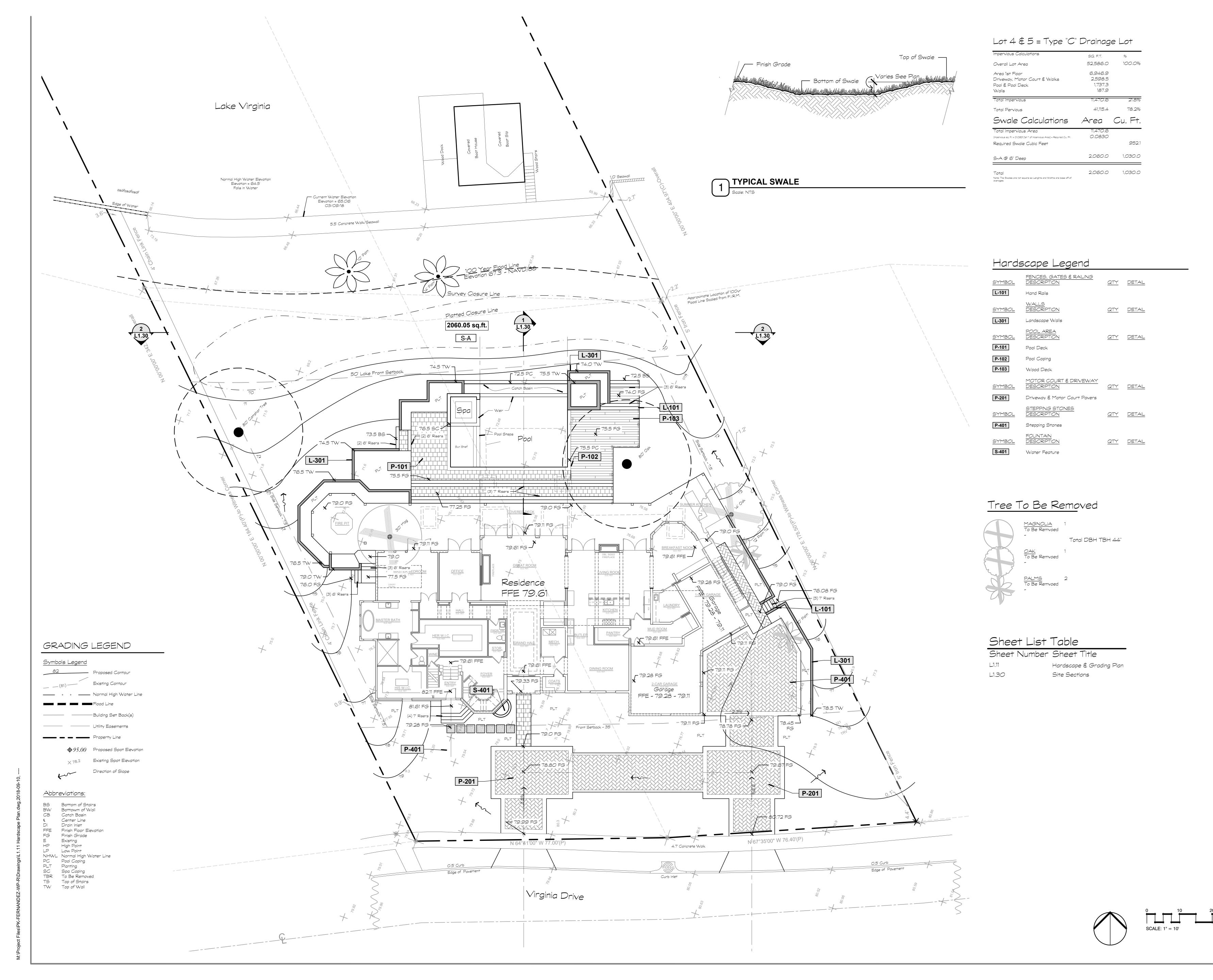
DRAWN BY:

SHEET DESCRIPTION:

LEFT AND RIGHT ELEVATIONS

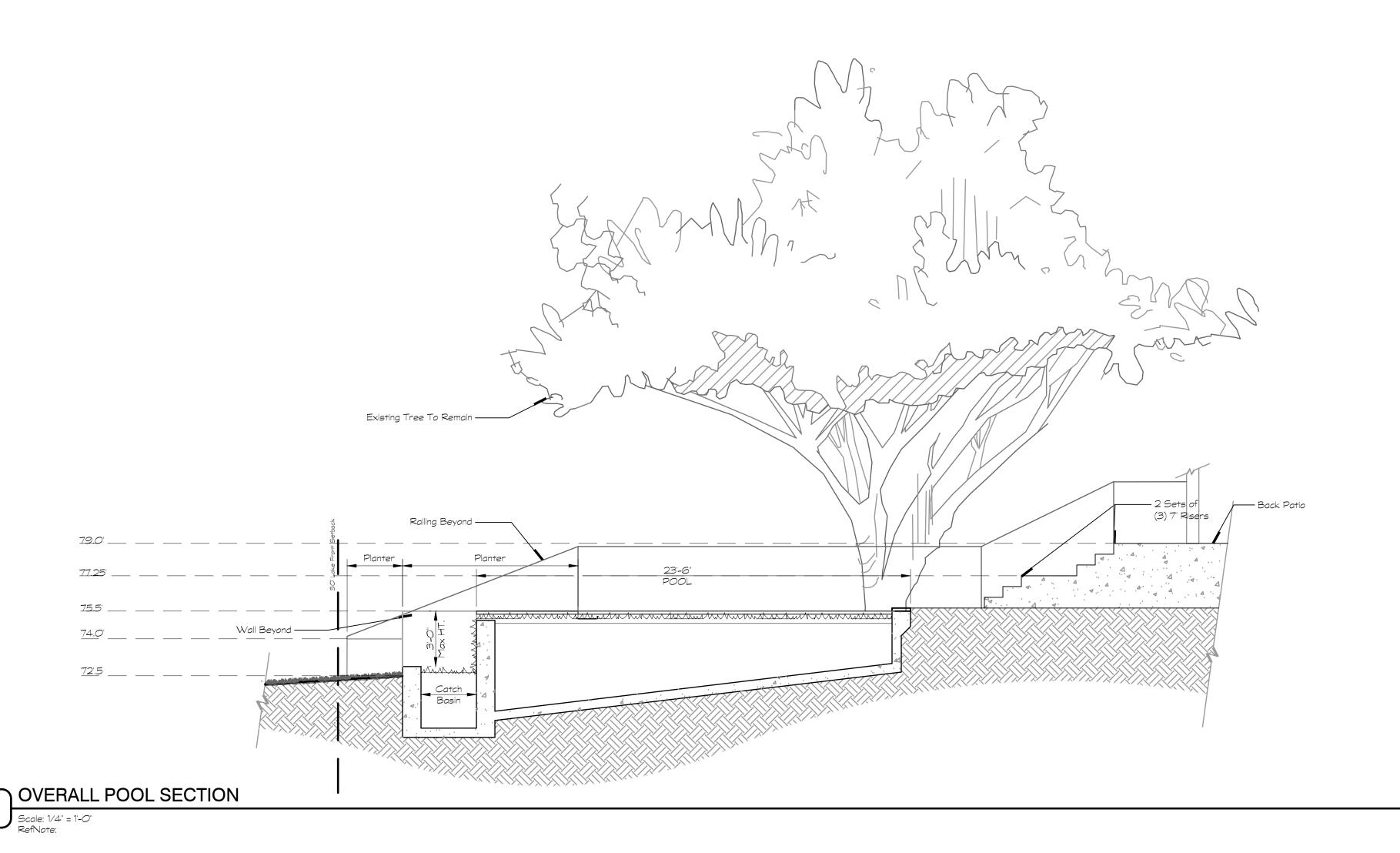
SHEET NUMBER





Consultants:





Wood Deck / Stairs Planter & Landscape Walls

Planter Wall

Landscape Wall

72.5 FG

Pool Weir

Pool Catch Basin

REAR POOL AND HOUSE ELEVATION

Scale: 3/16" = 1-0"

RefNote:

\_\_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ 74.0.FG\_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ \_

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

#### Staff Report October 2, 2018

SPR 18-13 REQUEST OF ORLANDO HOLDINGS GROUP FOR: APPROVAL TO CONSTRUCT A NEW, TWO-STORY, 4,720 SQUARE FOOT, SINGLE-FAMILY HOME LOCATED AT 560 COUNTRY CLUB DRIVE ON LAKE KILLARNEY, ZONED R-2.

Orlando Holdings Group (contract purchaser) is requesting site plan approval to construct a new two-story, 4,720 square-foot, single-family home at 560 Country Club Drive, which is located on Lake Killarney, and is zoned R-2. This property is also known as Lot 5 of the Lake Killarney Shores replat that was approved by the Commission on April 9, 2018. A copy of the plat is attached.

The non-submerged portion of the property measures 9,342 square feet. The proposed two-story home will be total of 4,720 square feet, which yields a floor area ratio (FAR) of 51%, which is within the maximum 55% allowed for an R-2 lot. This new home will have impervious lot coverage of 4,723 square feet or 51%, which is within the maximum 65% allowed for an R-2 lot.

**TREE PRESERVATION:** The Code direction on water front lots is "to preserve existing trees to the degree reasonably possible." There are only two trees currently on this property. The applicant is proposing to remove one unprotected tree (46 inch camphor) and is going to save the 29 inch oak tree near the lakefront.

**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. The issues that we typically deal with about grades and pools decks/retaining walls are not present in this case due to the fact that the lot is relatively flat.

**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. During the replat of this Lake Killarney Shores subdivision, as the Board may recall, there was significant discussion about the lake front views of the adjoining neighbors to this subdivision. Since this is the first lakefront site plan approval for the lakefront properties within this subdivision, this request becomes in a sense precedent setting, as it may be used as the rationale for the lakefront setbacks applied to the other 8 future lakefront homes.

The Zoning Code states that the lakefront setback of structures "shall be the average established by the adjacent water front properties within 200 feet of the subject property, or 50 feet, whichever is greater". During the replat, the applicant and the adjoining property owners agreed that the lakefront average will be established by the setback of the existing homes along the lake within 200 feet of each request (even though they have subsequently been demolished).

Staff has determined that the average lakefront setback is 76.2 feet from the normal high water elevation (see attached analysis). Per the developer's calculations, they have an average setback of 75.8 feet. In both scenarios, the proposed lakefront setback is closer to the lake than what is established by the average lakefront calculations.

This applicant/builder is proposing a 70 foot setback from the lake to the home, and a 50 foot setback to the pool deck. While, the Code defines structures to include swimming pools and pool decks, the swimming pool/deck being at the existing grade does not impair lakefront views. However, the two-story home can impact lake views and therefore, the applicant is requesting a lakefront setback variance of 6.2 feet from the City's calculations.

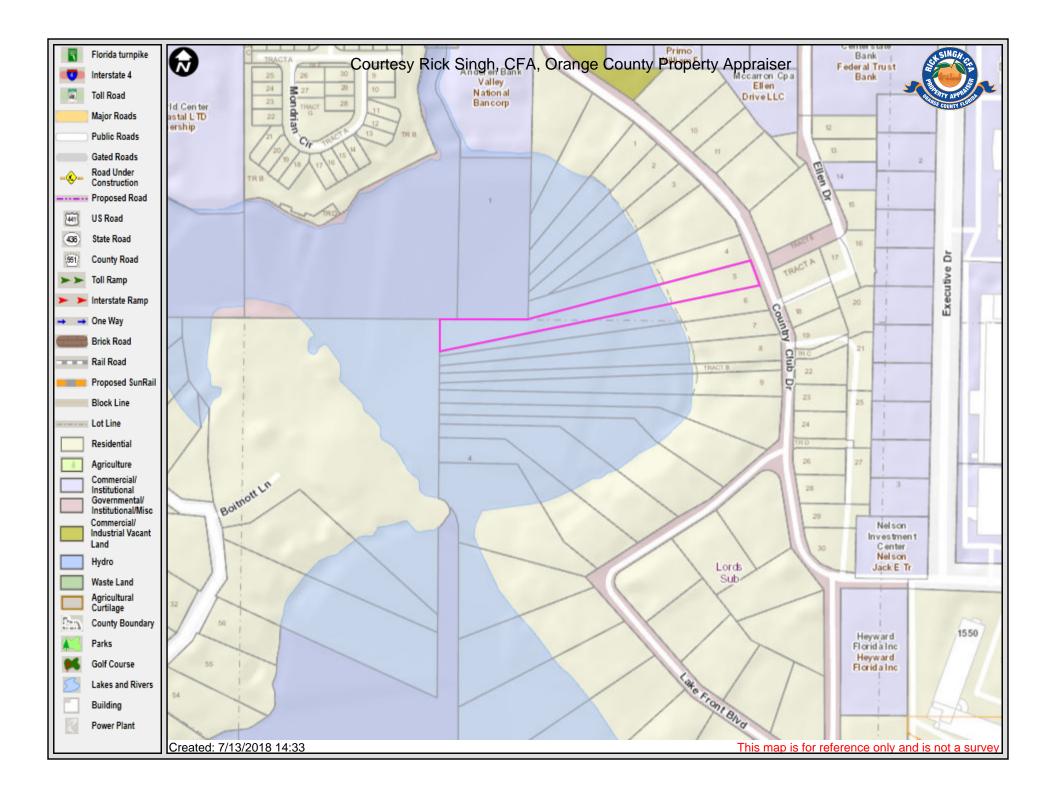
The applicant has provided a letter signed by the developer/owner of the Lake Killarney replat properties nearest to this lot and also signed by the nearest affected (non-developer owned property) neighbor to this lot (owner of 612 Country Club Drive), that states an agreed-upon building setback of 70 feet from the lake, and pool setback range of the agreed-upon building setback to 50 feet. P&Z has the authority to approve lakefront setbacks less than the average determined by staff above to a minimum of 50 feet, in accordance with their lakefront review authority.

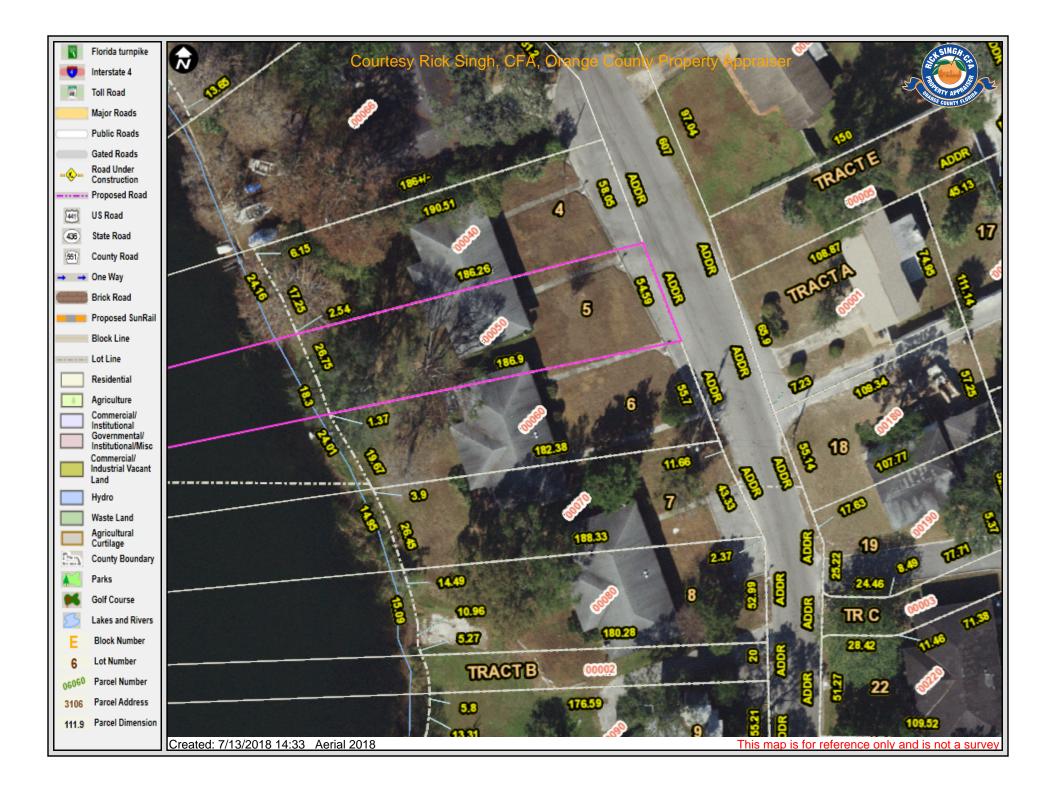
That attached letter will be the basis for the lakefront building setbacks for this as well as the other lakefront lots, as it involves agreement by all affected parties. Staff does not see a major concern with the 6.2 foot building setback variance to allow the building to be 70 feet from the lakefront, given this concurrence.

**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 roof drains and storm pipes that connect to a storm water swale near the lakefront that is sized to meet code requirements.

**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 base dupon concurrence with the lakefront setbacks.

STAFF RECOMMENDATION IS FOR APPROVAL





#### **Existing Buildings Inside and Within 200' of Killarney Shores**

Property Address	Existing Setback (ft)
638 Country Club Drive	52
632 Country Club Drive	50
624/626 Country Club Drive	51.8
618/620 Country Club Drive	75.6
612 Country Club Drive	79.7
604/606 Country Club Drive	71.4
600/602 Country Club Drive	55
532/534 Country Club Drive	85.8
524 Country Club Drive	99.5
518 Country Club Drive	85.5
605 Lakefront Boulevard	50
595 Lakefront Boulevard	45

#### **Existing Lakefront Setback Averages within 200' Per Lot**

#### Lot 1

Property Address	Existing Setback (ft)
612 Country Club Drive	79.7
618/620 Country Club Drive	75.6
624/626 Country Club Drive	51.8
632 Country Club Drive	50
638 Country Club Drive	52
Average	61.82

#### Lot 2

Property Address	Existing Setback (ft)
604/606 Country Club Drive	71.4
612 Country Club Drive	79.7
618/620 Country Club Drive	75.6
624/626 Country Club Drive	51.8
632 Country Club Drive	50
638 Country Club Drive	52
Average	63.4

#### Lot 3

Property Address	Existing Setback (ft)
604/606 Country Club Drive	71.4
612 Country Club Drive	79.7
618/620 Country Club Drive	75.6
624/626 Country Club Drive	51.8
632 Country Club Drive	50
Avera	ge 65.7

#### Lot 4

Property Address	Existing Setback (ft)
600/602 Country Club Drive	55
604/606 Country Club Drive	71.4
612 Country Club Drive	79.7
618/620 Country Club Drive	75.6
Average	70.4

#### Lot 5

Property Address	Existing Setback (ft)
524 Country Club Drive	99.5
600/602 Country Club Drive	55
604/606 Country Club Drive	71.4
612 Country Club Drive	79.7
618/620 Country Club Drive	75.6
Average	76.2

#### Lots 6 & 7

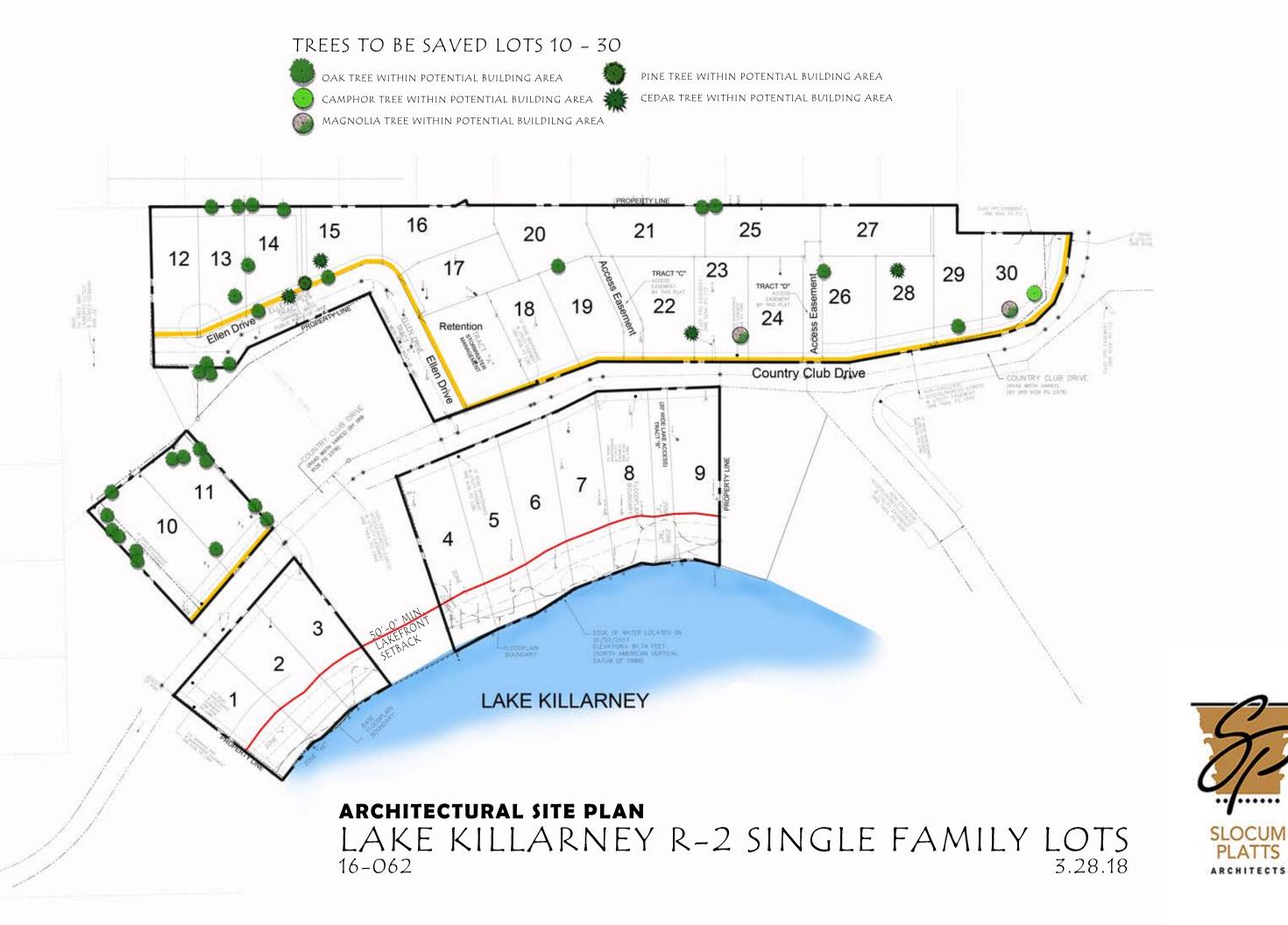
Property Address		Existing Setback (ft)
518 Country Club Drive		85.5
524 Country Club Drive		99.5
600/602 Country Club Drive		55
604/606 Country Club Drive		71.4
612 Country Club Drive		79.7
	Average	78.2

#### Lot 8

Property Address	Existing Setback (ft)
605 Lakefront Boulevard	50
518 Country Club Drive	85.5
524 Country Club Drive	99.5
600/602 Country Club Drive	55
604/606 Country Club Drive	71.4
Average	72.3

#### Lot 9

Property Address		Existing Setback (ft)
605 Lakefront Boulevard		50
518 Country Club Drive		85.5
532/534 Country Club Drive		85.8
600/602 Country Club Drive		55
595 Lakefront Boulevard		45
	Average	64.3



SHEET 1 OF 3

BOOK

## LAKE KILLARNEY SHORES DEDICATION

PAGE

KNOW ALL MEN BY THESE PRESENTS, That the limited liability company named below, being the owner in fee simple of the lands shown hereon, does hereby dedicate said lands and plat for the uses and purposes therein expressed, including as set forth in the Surveyor's Notes.

IN WITNESS WHEREOF, has caused these presents to be signed

Owner:
Turner Real Property Investments, LLC,
a Florida limited liability company
BY:
TITLE

SIGNED AND SEALED IN THE PRESENCE OF:

and attested to by the officers named below

SIGNATURE PRINTED NAME

PRINTED NAME

ACKNOWLEDGEMENT
STATE OF FLORIDA

ORANGE COUNTY

SIGNATURE

THIS IS TO CERTIFY, That on \_\_\_\_\_\_\_, 2018, before me, an officer duly authorized to take acknowledgments in

the State and County aforesaid, personally appeared

of Turner Real Property Investments, LLC, a limited liability company under the laws of the State of Florida, to me know to be the individual and officer described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed as such officer there unto duly authorized; and that the said dedication for the uses and purposes therein expressed is the act and deed of said limited liability company.

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

NOTARY PUBLIC
My Commission Expires \_

### CERTIFICATE OF APPROVAL, BY THE CITY OF WINTER PARK

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

Steve Leary

Attest:

Cindy Bonham City Clerk

#### CERTIFICATE OF APPROVAL BY CITY ENGINEER

Approved: \_\_\_\_\_\_ Date \_\_\_\_

City Engineer \_\_\_\_\_

Florida Registration No: \_\_\_\_\_\_

#### CERTIFICATE OF REVIEW BY CITY SURVEYOR

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

Signed
Florida Registration Number

Date

#### CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on \_\_\_\_\_as

County Comptroller in and for Orange County, Florida

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

SURVEYOR'S NOTES:

SURVEYOR NO. 2435, DATE: 5/15/01.

RESTRICTIONS FOR LAKE KILLARNEY.

OUTSIDE THE BOUNDARIES OF THIS PLAT.

FACTORS WARRANT THEIR REMOVAL.

KILLARNEY SHORES.

1. THE BEARINGS SHOWN HEREON ARE BASED ON A PORTION OF THE MONUMENTED WESTERLY LINE OF COUNTRY CLUB DRIVE (SEE MAP SHEET 2 OF

OF WINTER PARK, PREPARED BY: HENRICH, TROTTER, CARTER & AYERS, INC., DATED 12/17/99, CERTIFIED BY: G.L.CARTER, REGISTERED LAND

ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES

TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL

SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY

NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

4. UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF WINTER PARK AND TO OTHER PUBLIC UTILITY SERVICE PROVIDERS FOR

FOR THE MAINTENANCE OF UTILITIES IT INSTALLS OR ACCEPTS WITHIN ANY OF THE UTILITY EASEMENTS DEPICTED ON THIS PLAT, AND THE CITY

IMPROVEMENTS, SOD AND LANDSCAPING AND UTILITIES OWNED BY OTHERS. THE CITY OF WINTER PARK'S UTILITY EASEMENT RIGHTS SHALL BE

5. THE CITY OF WINTER PARK AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO

THE OPERATION, INSTALLATION, MAINTENANCE AND REPAIR OF UTILITIES OF EVERY TYPE. THE CITY OF WINTER PARK SHALL ONLY BE RESPONSIBLE

SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENTS FOR ANY OTHER PURPOSE, INCLUDING IN REGARD TO THE SURFACE

ACCESS, MAINTAIN, REPAIR, REPLACE OR OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, TRACT "A" AND DRAINAGE EASEMENTS INCLUDING,

WITHOUT LIMITATION THE DRAINAGE SYSTEMS CONSTRUCTED THEREON. A BLANKET INGRESS/EGRESS EASEMENT IS GRANTED IN FAVOR OF THE CITY

OF WINTER PARK AND/OR THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FOR SAID PURPOSE OVER SAID DRAINAGE EASEMENTS, AND OVER

6. SIDEWALK EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF WINTER PARK FOR THE OPERATION, REPAIR AND MAINTENANCE OF

7. LOT OWNERS SHALL BE RESPONSIBLE TO MAINTAIN THEIR LOTS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND

9. THIS SUBDIVISION IS SUBJECT TO AND GOVERNED BY THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR LAKE

10. TRACT "A" (STORMWATER MANAGEMENT) AND TRACT "B" (LAKE ACCESS) SHALL BE OWNED AND MAINTAINED BY THE LAKE KILLARNEY SHORES

HOMEOWNERS' ASSOCIATION, INC. FOR THE BENEFIT OF THE OWNERS OF LOTS 1-30 AND FOR THE OTHER PURPOSES AS SET FORTH IN THE

12. THE CITY OF WINTER PARK AND ITS OFFICERS, EMPLOYEES AND AGENTS ARE HEREBY DEDICATED A NON-EXCLUSIVE, PERPETUAL EASEMENT OVER

13. DOCKS/BOATHOUSES SHALL BE LOCATED ONLY WHERE INDICATED ON THIS PLAT (BY ASTERISK SYMBOL, SEE LEGEND). PURSUANT TO CITY

THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS TO BE RECORDED IN THE PUBLIC RECORDS.

(LAKES DIVISION), WHICH LISTS THE ORDINARY HIGH WATER ELEVATION AS: 82.0 NAVD-1988 (82.8 NGVD-1929).

16. REGARDLESS OF THE TRACT AND LOT BOUNDARIES ADJACENT TO LAKE KILLARNEY SHOWN HEREON, THE STATE OF FLORIDA INTERNAL

AND THROUGH TRACT "B" (20' WIDE LAKE ACCESS) AND IMPROVEMENTS THEREON FOR PEDESTRIAN, VEHICULAR AND BOAT ACCESS TO AND FROM LAKE KILLARNEY AND PUBLIC RIGHTS—OF—WAY FOR MAINTENANCE, SEARCH AND RESCUE, PATROLLING AND RELATED MATTERS. THIS DOES NOT

COMMISSION APPROVAL, SUCH DOCKS/BOATHOUSES MAY BE LOCATED WITH ZERO SIDE SETBACKS AND NO MORE THAN THREE FEET. SIZE, HEIGHT

REPAIRED AND MAINTAINED FOR INGRESS AND EGRESS TO AND FROM CERTAIN LOTS AND THE PUBLIC RIGHT-OF-WAY AS FURTHER SET FORTH IN

15. THE DEDICATOR/PROPERTY OWNER FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS HEREBY DISCLAIMS, RELEASES AND QUIT CLAIMS TO THE CITY OF

WINTER PARK AND ANY AND ALL RIGHTS. TITLE AND INTERESTS DEDICATOR/PROPERTY OWNER MAY HAVE IN COUNTRY CLUB DRIVE AND TO ANY

IMPROVEMENT TRUST FUND OWNS TITLE, AS SOVEREIGN LANDS, TO THOSE LANDS OF LAKE KILLARNEY LYING WATERWARD OF THE ORDINARY HIGH WATER LINE (OHWL). ORDINARY HIGH WATER ELEVATION IS BASED ON A PUBLICATION BY CITY OF WINTER PARK, DEPARTMENT OF PUBLIC WORKS

17. ALL SITE CONSTRUCTION AND TREE REMOVAL ACTIVITIES MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF WINTER PARK CODES OF ORDINANCES

AND THE CONDITIONS OF APPROVAL FOR THIS PLAT AND ALL OTHER DEVELOPMENT ORDERS AND BUILDING PERMITS ISSUED CONCERNING THIS

SUBDIVISION, AMONG OTHER THINGS. THERE ARE SPECIFIC CONDITIONS OF APPROVAL FOR THIS SUBDIVISION CONCERNING BUILDING SETBACKS. TREE

BY ALL LOT OWNERS. AS SET FORTH IN THE CONDITIONS OF PLAT APPROVAL, WHEN DEEMED NECESSARY BY CITY'S URBAN FORESTRY PERSONNEL

LOTS #10, 11, 13, 14, 15, 19, 20 22, 23, 26, AND 28 MAY BE REDUCED TO A 5 FOOT ONE STORY AND 8 FOOT TWO STORY SIDE SETBACK IN LIEU

OF THÉ REQUIRED 7 FOOT ONE STORY AND 10 FOOT TWO STORY SIDE SETBACKS AND A 15 FOOT SECOND STORY REAR IN LIEU OF THE REQUIRED

OF TREES ON THE "TREES TO BE SAVED" PLAN ON FILE WITH THE CITY WILL BE GRANTED BY THE CITY FOR A PERIOD OF AT LEAST 25 YEARS FROM

25 FOOT REAR SETBACK. ALL OTHER LOTS SHALL MEET THE NORMAL R-2 ZONING DISTRICT SETBACK REQUIREMENTS. NO PERMIT FOR REMOVAL

THE DATE OF RECORDING OF THIS PLAT UNLESS THE CITY ARBORIST DETERMINES THAT THEIR CONDITION, HEALTH OR OTHER NON-ECONOMIC

IN ORDER TO PRESERVE TREE(S) AND TREE CANOPY. THE BUILDING SETBACK TO AN INTERIOR (SAME SUBDIVISION) PROPERTY LINE CONCERNING

PRESERVATION AND RESTRICTING THE REMOVAL OF TREES FROM THE LOTS WHICH SHALL BE BINDING UPON THE LOTS AND MUST BE COMPLIED WITH

GAPS AND GORES THAT MAY EXIST BETWEEN THE PROPERTY BEING SUBDIVIDED BY THIS PLAT AND COUNTRY CLUB DRIVE, WHETHER BEING INSIDE OR

14. ACCESS EASEMENT TRACT "C" AND "D" SHALL BE CONVEYED TO THE LAKE KILLARNEY SHORES HOMEOWNER'S ASSOCIATION, INC. AND OPERATED,

CREATE A PUBLIC RIGHT OF USE AND ACCESS IN TRACT "B". THE CITY SHALL HAVE NO MAINTENANCE AND REPAIR OBLIGATIONS CONCERNING TRACT

TO THE PUBLIC RIGHTS-OF-WAY. THE CITY OF WINTER PARK SHALL NOT HAVE ANY OPERATION, MAINTENANCE AND REPAIR OBLIGATIONS

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS TO BE RECORDED IN THE PUBLIC RECORDS. A NON-EXCLUSIVE DRAINAGE

EASEMENT IS HEREBY GRANTED TO THE CITY OF WINTER PARK OVER, UNDER, AND THROUGH TRACT "A" AND THE DRAINAGE EASEMENTS ADJACENT

8. TRACT "E" (PUBLIC RIGHT-OF-WAY), AN EXTENSION OF THE ELLEN DRIVE RIGHT-OF-WAY, IS HEREBY DEDICATED TO THE CITY OF WINTER PARK FOR

THE OPERATION, REPAIR AND MAINTENANCE OF THE RIGHT-OF-WAY FOR THE GENERAL PUBLIC'S VEHICULAR AND PEDESTRIAN ACCESS AND USE OF

PUBLIC SIDEWALKS AND FOR THE GENERAL PUBLIC'S PEDESTRIAN ACCESS AND USE OF SIDEWALK IMPROVEMENTS THERIN. THE CITY OF WINTER PARK

SHALL ONLY BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIDEWALK IMPROVEMENTS IT INSTALLS OR ACCEPTS WITHIN ANY OF THE SIDEWALK

EASEMENTS DEPICTED ON THIS PLAT, AND THE CITY SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENTS FOR ANY OTHER

SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE

DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE LAKE KILLARNEY SHORES HOMEOWNERS' ASSOCIATION, INC. FOR THE

THE FLORIDA PUBLIC SERVICE COMMISSION. (SECTION 177.091 (28), FLORIDA STATUTES).

CONCERNING TRACT "A", TRACT "B" OR ANY DRAINAGE EASEMENTS DEDICATED HEREON.

11. EACH DRAINAGE EASEMENT AREA ON LOTS 1-11 AND 26-30 MUST BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

AND DIMENSIONS SHALL BE PERMITTED BY THE CITY OF WINTER PARK LAKES AND WATERWAYS BOARD.

SUPERIOR TO THAT OF OTHER UTILITY OWNERS IN THE EVENT OF A CONFLICT.

OPERATION, MAINTENANCE AND REPAIR OF THE SUBDIVISION'S STORMWATER MANAGEMENT AND DRAINAGE SYSTEM.

3), PER OFFICIAL RECORDS BOOK 9126, PAGE 2378, AS HAVING A BEARING OF S 48'42'32" E, AND AS PER SURVEY MAP PROVIDED BY THE CITY

#### LEGAL DESCRIPTION:

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

#### ST DESCRIBED)

BEGIN AT A IRON PIPE (NO ID) MARKING THE NORTHEAST CORNER OF THAT PARTICULAR PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 6449, PAGE 2972, (FOR A POINT OF REFERENCE, SAID POINT IS THE FOLLOWING THREE (3) COURSES FROM THE NORTHEAST CORNER OF SAID LOT 1, LORD'S SUBDIVISION: (1) SOUTH 88°48'25"WEST, A DISTANCE OF 192.85 FEET (2) SOUTH 00°08'22"EAST, A DISTANCE OF 270.14 FEET, AND (3) NORTH 88°48'25"EAST, A DISTANCE OF 165.00 FEET), THENCE, FROM SAID POINT OF BEGINNING, RUN SOUTH 00°51'00"EAST, ALONG THE WESTERLY LINE OF THOSE PARTICULAR PROPERTIES AS DESCRIBED IN OFFICIAL RECORDS BOOK 4184, PAGE 1708 AND BOOK 10684, PAGE 7897, FOR A DISTANCE OF 115.36 FEET; THENCE RUN SOUTH 00°00'00" EAST, ALONG THE WESTERLY LINE OF THOSE PARTICULAR PROPERTIES AS DESCRIBED IN OFFICIAL RECORDS BOOKS 10684, PAGE 7897; BOOK 7711, PAGE 4825; AND BOOK 9605, PAGE 2646, FOR A DISTANCE OF 199.59 FEET; THENCE CONTINUE SOUTH 20°28'36"EAST, ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 12.83 FEET; THENCE CONTINUE SOUTH 69°08'54" WEST. FOR A DISTANCE OF 4.80 FEET: THENCE RUN SOUTH 00°00'00" EAST ALONG THE WESTERLY LINE OF THOSE PARTICULAR PROPERTIES AS DESCRIBED IN OFFICIAL RECORDS BOOKS 9605, PAGE 2646; BOOK 10658, PAGE 3768; BOOK 10450, PAGE 32; BOOK 9838, PAGE 8700; AND BOOK 9247, PAGE 4865, FOR A DISTANCE OF 506.96 FEET TO A POINT ON THE NORTH LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4425, PAGE 366; THENCE RUN NORTH 89'32'17" WEST, ALONG SAID NORTH PROPERTY LINE, FOR A DISTANCE OF 27.80 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE SOUTH 00°01'28" WEST, ALONG THE WESTERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 119.05 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORD BOOK 9126, PAGE 2378 (KNOWN AS COUNTRY CLUB DRIVE); THENCE RUN ALONG THE NORTHERLY AND EASTERLY LINES OF SAID PROPERTY (COUNTRY CLUB DRIVE) THE FOLLOWING EIGHT (8) COURSES: (1) NORTH 82°56'13" WEST, FOR A DISTANCE OF 43.61 FEET; (2) NORTH 67°02'46"WEST, FOR A DISTANCE OF 32.85 FEET; (3) NORTH 44°29'39"WEST, FOR A DISTANCE OF 29.31 FEET; (4) NORTH 19°26'25" WEST, FOR A DISTANCE OF 36.63 FEET; (5) NORTH 10°13'52" WEST, FOR A DISTANCE OF 160.05 FEET; (6) NORTH 00°07'50" EAST, FOR A DISTANCE OF 260.46 FEET; (7) NORTH 21°40'44" WEST, FOR A DISTANCE OF 80.00 FEET; (8) NORTH 19°29'40" WEST, FOR A DISTANCE OF 100.16 FEET TO THE MOST SOUTHERLY CORNER OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9750, PAGE 4747; THENCE DEPARTING SAID EASTERLY PROPERTY LINE (COUNTRY CLUB DRIVE), RUN NORTH 63°30'30"EAST, ALONG THE SOUTHERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9750, PAGE 4747, FOR A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 24'01'54" WEST, ALONG THE EASTERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 138.85 FEET TO THE MOST NORTHERLY CORNER OF SAID PROPERTY: THENCE NORTH 55"10"58" WEST, FOR A DISTANCE OF 23.45 FEET TO A POINT ON THE EAST LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2925, PAGE 1746; THENCE RUN NORTH 00°08'22"WEST, ALONG THE EAST PROPERTY LINE OF THOSE PARTICULAR PROPERTIES AS DESCRIBED IN OFFICIAL RECORDS BOOK 2925, PAGE 1746 AND OFFICIAL RECORDS BOOK 10658, PAGE 4875, FOR A DISTANCE OF 83.56 FEET TO THE SOUTHWEST CORNER OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9126, PAGE 2378 (KNOWN AS ELLEN DRIVE), SAID POINT DESIGNATED HEREIN AS REFERENCE POINT "A"; THENCE RUN NORTH 88'48'25" EAST, ALONG THE SOUTH LINE OF SAID PROPERTY (ELLEN DRIVE) AND THE SOUTH LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORD BOOK 10056, PAGE 9292, FOR A DISTANCE OF 165.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 145,116 SQUARE FEET OR 3.331 ACRES, MORE OR LESS.

ALONG WITH (2ND DESCRIBED):

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A", BEING THE SOUTHWEST CORNER OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9126, PAGE 2378 (KNOWN AS ELLEN DRIVE); THENCE RUN SOUTH 63°27'11"WEST, FOR A DISTANCE OF 75.47 FEET TO THE MOST NORTHERLY CORNER OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10948, PAGE 2596, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE RUN SOUTH 48°02'57"WEST, ALONG THE NORTHWESTERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 135.24 FEET TO THE NORTHEASTERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9126, PAGE 2378 (KNOWN AS COUNTRY CLUB DRIVE), SAID POINT DESIGNATED HEREIN AS REFERENCE POINT 'B'; THENCE NORTH 49°27'42"WEST, ALONG SAID NORTHEASTERLY PROPERTY LINE (COUNTRY CLUB DRIVE), FOR A DISTANCE OF 129.41 FEET, TO THE MOST SOUTHERLY CORNER OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9744, PAGE 4872; THENCE NORTH 47°05'24"EAST, ALONG THE SOUTHEASTERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 158.91 FEET TO THE MOST EASTERLY CORNER OF SAID PROPERTY, SAID POINT ALSO LYING ON THE WESTERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10658, PAGE 4875; THENCE SOUTH 37°31'42"EAST, ALONG SAID WESTERLY PROPERTY LINE, FOR A DISTANCE OF 112.20 FEET; THENCE SOUTH 47°41'20"EAST, CONTINUING ALONG SAID WESTERLY PROPERTY LINE, FOR A DISTANCE OF 19.19 FEET, TO THE POINT OF BEGINNING.

CONTAINING 18,880 SQUARE FEET, OR 0.433 ACRES, MORE OR LESS.

ALONG WITH (3RD DESCRIBED)

COMMENCING AT A 3/4-INCH IRON PIPE (NO ID) BEING THE AFOREMENTIONED REFERENCE POINT "B", THENCE RUN SOUTH 53°05'10" WEST, CROSSING SAID COUNTRY CLUB DRIVE (AS DESCRIBED IN OFFICIAL RECORD BOOK 9126, PAGE 2378), FOR A DISTANCE OF 37.19 FEET. TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL AND THE POINT OF BEGINNING, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6642, PAGE 2836: THENCE RUN SOUTH 53'00'00" WEST, ALONG THE NORTHERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 164.27 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER LINE OF LAKE KILLARNEY; THENCE RUN NORTHWESTERLY ALONG SAID ORDINARY HIGH WATER LINE, THE FOLLOWING TWELVE (12) COURSES: (1) NORTH 27°05'50"WEST, FOR A DISTANCE OF 13.65 FEET; (2) NORTH 34°46'51"WEST, FOR A DISTANCE OF 18.32 FEET; (3) NORTH 32°27'29"WEST, FOR A DISTANCE OF 15.62 FEET; (4) NORTH 47°13'16" WEST, FOR A DISTANCE OF 33.98 FEET; (5) NORTH 43°42'48" WEST, FOR A DISTANCE OF 8.91 FEET; (6) NORTH 20°25'43"WEST, FOR A DISTANCE OF 4.18 FEET; (7) NORTH 05°55'13"WEST, FOR A DISTANCE OF 5.45 FEET: (8) NORTH 16"10'19" WEST, FOR A DISTANCE OF 4.13 FEET: (9) NORTH 66"35'18" WEST, FOR A DISTANCE OF 3.37 FEET: (10) NORTH 51°55'47" WEST, FOR A DISTANCE OF 21.23 FEET; (11) NORTH 53°20'21" WEST, FOR A DISTANCE OF 15.41 FEET; (12) NORTH 58°23'34" WEST, FOR A DISTANCE OF 9.98 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7445, PAGE 911; THENCE NORTH 38"11"00" EAST, ALONG SAID SOUTHEASTERLY PROPERTY LINE FOR A DISTANCE OF 142.84 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORD BOOK 9126, PAGE 2378 (KNOWN AS COUNTRY CLUB DRIVE); THENCE SOUTH 48\*42'32"EAST, ALONG SAID SOUTHWESTERLY LINE, FOR A DISTANCE OF 190.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,008 SQUARE FEET, OR 0.574 ACRES, MORE OR LESS.

#### ALONG WITH (4TH DESCRIBED):

COMMENCING AT A 3/4-INCH IRON PIPE (NO ID) BEING THE AFOREMENTIONED REFERENCE POINT "B", THENCE RUN SOUTH 53°05'10" WEST, CROSSING SAID COUNTRY CLUB DRIVE (AS DESCRIBED IN OFFICIAL RECORD BOOK 9126, PAGE 2378), FOR A DISTANCE OF 37.19 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL; THENCE SOUTH 43°49'00"EAST, ALONG SAID SOUTHWESTERLY PROPERTY LINE, FOR A DISTANCE OF 102.04 FEET; THENCE SOUTH 22"14'49"EAST, CONTINUING ALONG SAID PROPERTY LINE, FOR A DISTANCE OF 33.39 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 22"14'49"EAST, CONTINUING ALONG SAID PROPERTY LINE, FOR A DISTANCE OF 180.00 FEET TO AN ANGLE BREAK; THENCE SOUTH 26°43'08"EAST, CONTINUING ALONG SAID PROPERTY LINE, FOR A DISTANCE OF 45.70 FEET TO AN ANGLE BREAK; THENCE SOUTH 02°25'21"EAST, CONTINUING ALONG SAID PROPERTY LINE, FOR A DISTANCE OF 128.20 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6538, PAGE 4203; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH 90°00'00"WEST, ALONG THE NORTHERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 186.31 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER LINE OF LAKE KILLARNEY; THENCE RUN NORTHWESTERLY ALONG SAID ORDINARY HIGH WATER LINE THE FOLLOWING SIXTEEN (16) COURSES: (1) NORTH 14°46'36"EAST, FOR A DISTANCE OF 26.86 FEET; (2) NORTH 04°48'08"EAST, FOR A DISTANCE OF 13.31 FEET; (3) NORTH 02°52'30" WEST, FOR A DISTANCE OF 11.03 FEET; (4) NORTH 10°29'47" WEST, FOR A DISTANCE OF 8.06 FEET; (5) NORTH 22°47'37" WEST, FOR A DISTANCE OF 12.48 FEET; (6) NORTH 01°03'57" WEST, FOR A DISTANCE OF 10.96 FEET; (7) NORTH 13°32'39" WEST, FOR A DISTANCE OF 15.09 FEET; (8) NORTH 18°51'49" WEST, FOR A DISTANCE OF 40.94 FEET; (9) NORTH 25°09'04" WEST, FOR A DISTANCE OF 14.95 FEET; (10) NORTH 30°03'30" WEST, FOR A DISTANCE OF 23.57 FEET; (11) NORTH 32°19'44" WEST, FOR A DISTANCE OF 24.01 FEET; (12) NORTH 20°34'10" WEST, FOR A DISTANCE OF 19.67 FEET; (13) NORTH 24°51'44" WEST, FOR A DISTANCE OF 29.29 FEET; (14) NORTH 23°52'10" WEST, FOR A DISTANCE OF 17.25 FEET; (15) NORTH 31°28'23" WEST, FOR A DISTANCE OF 24.16 FEET; (16) NORTH 27°05'50" WEST, FOR A DISTANCE OF 6.15 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6642, PAGE 2836; THENCE RUN NORTH 71°31'12" EAST, ALONG SAID SOUTHERLY PROPERTY LINE, FOR A DISTANCE OF 190.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 58,782 SQUARE FEET, OR 1.349 ACRES, MORE OR LESS.

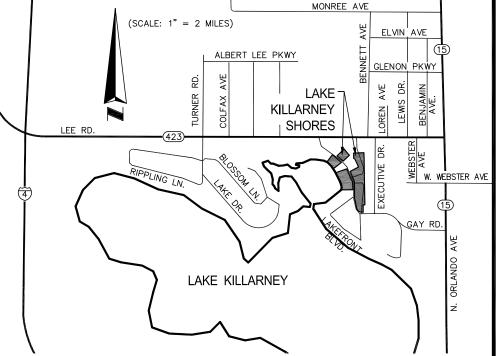
FOR AN AGGREGATE TOTAL OF 247,786 SQUARE FEET, OR 5.688 ACRES, MORE OR LESS.

TOGETHER WITH THAT CERTAIN EASEMENT RECORDED IN O.R. BOOK 3282, PAGE 2096, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

TOGETHER WITH THAT DECLARATION OF ACCESS AND UTILITY EASEMENT RECORDED IN O.R. BOOK 7464, PAGE 1949, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

#### VICINITY MAP



#### SURVEYOR'S CERTIFICATE

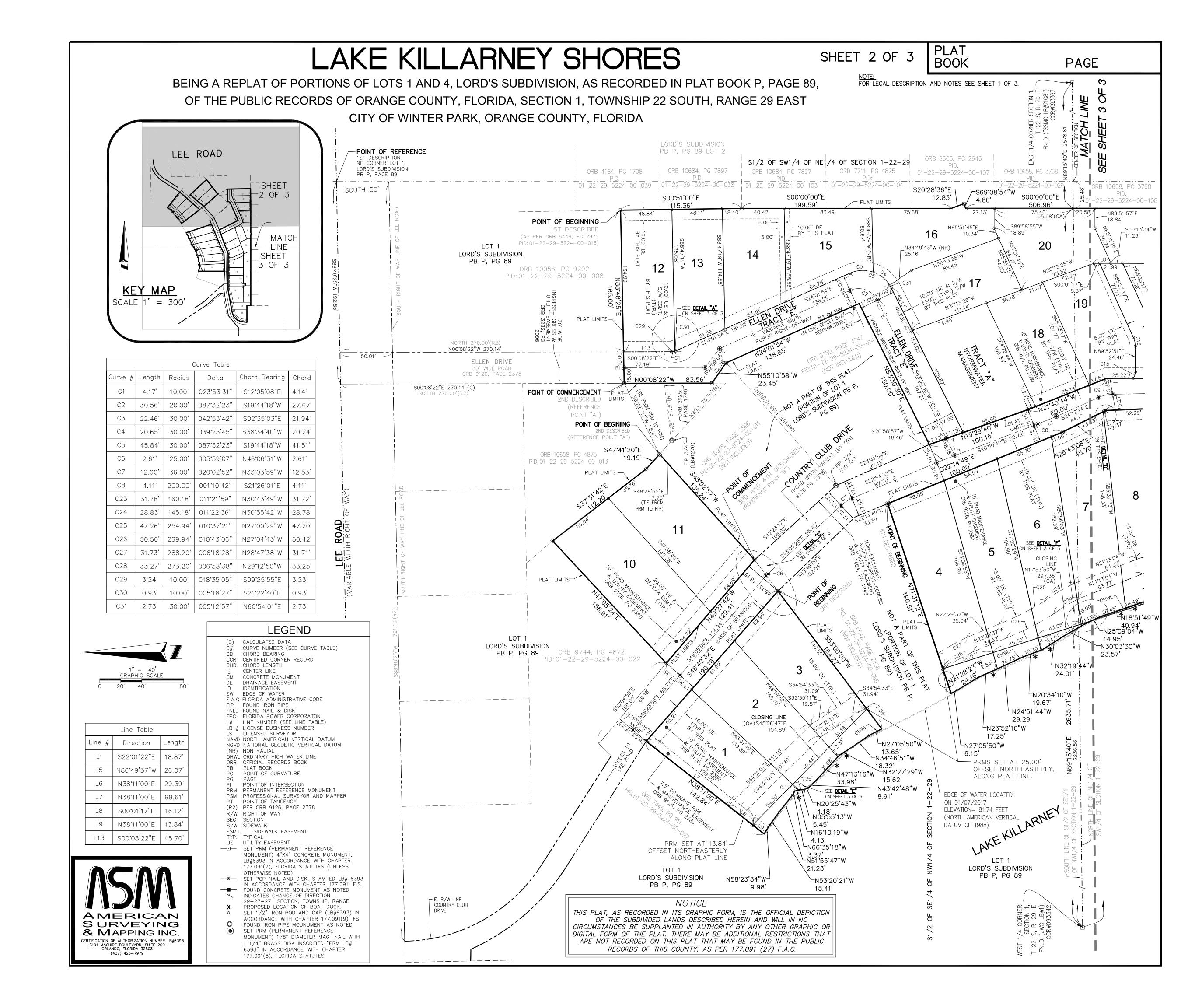
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LAND WHICH WAS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES,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

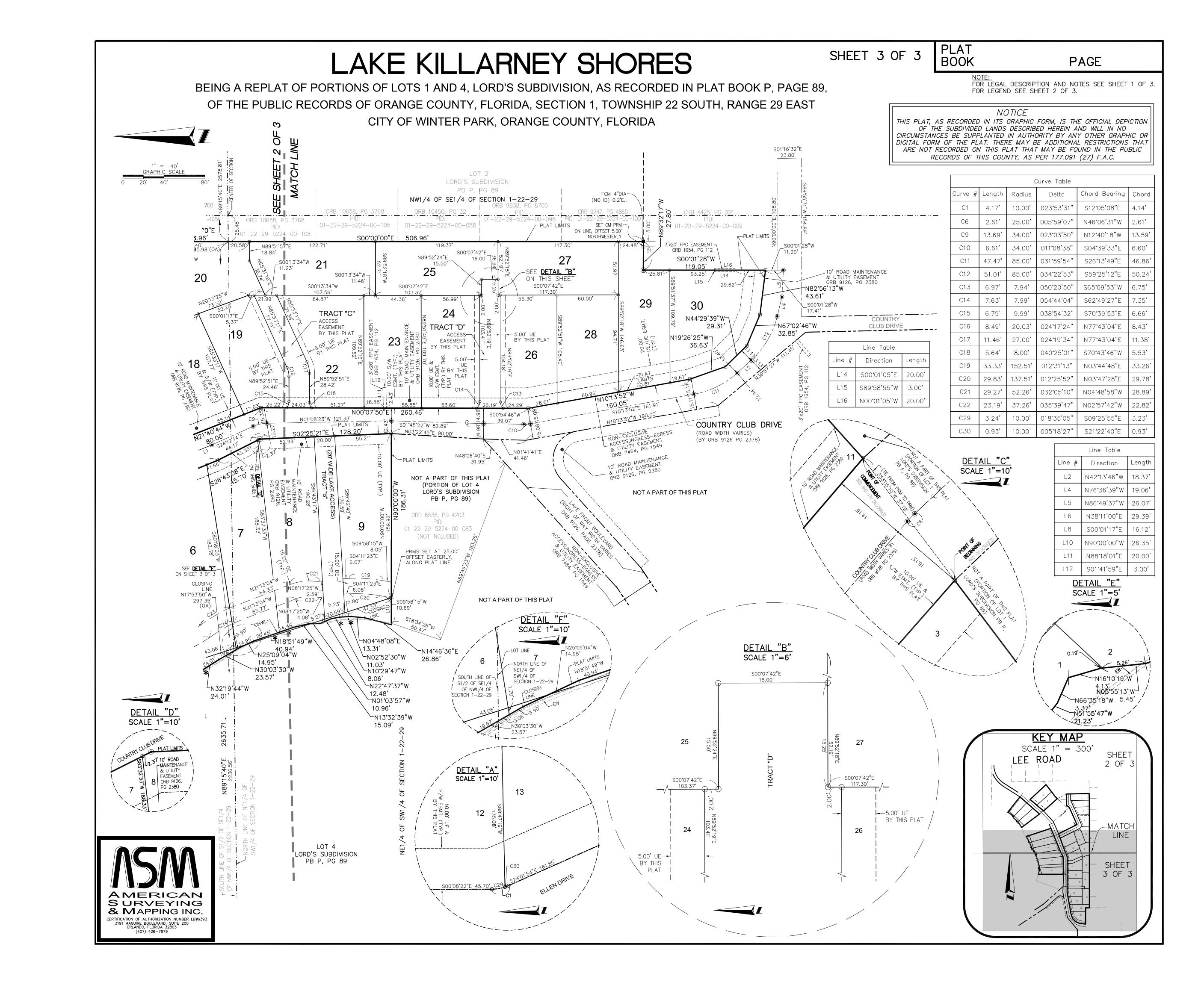
SURVEYOR'S NAME: JAMES D. FLICK, PSM DATE Registration Number: LS 6088 Florida Registration Number of Legal Entity: LB 6393 3191 Maguire Boulevard, Suite 200, Orlando FL 32803

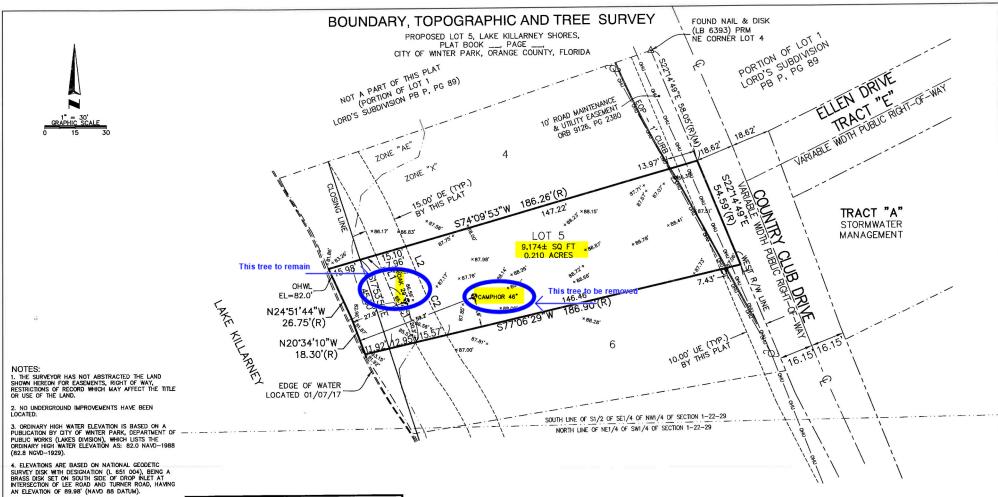
## AMERICAN SURVEYING & MAPPING INC. CERTIFICATION OF AUTHORIZATION NUMBER LB#6393 3191 MAGUIRE BOULEVARD, SUITE 200 ORLANDO, FLORIDA 32803 (407) 426-7979

#### NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, AS PER 177.091 (27) F.A.C.







#### FLOOD NOTE:

FLOOD NOTE:

BY GRAPH CPLOTTING CHLY, THS PROPERTY LIES WITHIN ZONES "A"

AND "AC", AS SHOWN ON THE R.DOO INSURANCE RATE MAP, MAP NO.

11/1702025, WHICH BEARS AN EFFECTIVE DATE OF 09/28/2007, NO.

"A" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.22 ANNUAL

CHANCE R.DOOPLAN. ZONE "AC" DENOTES AREAS DETERMINED TO BE

SPECIAL FLOOD HAZARO AREAS SUBJECT TO INJUNDATION BY THE 18

ANNUAL GRINGE R.DOO EVENT, BASE FLOOD BECATIONS DETERMINED.

BEARING BASIS:

BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE, BEING N89'07'17"E, PER PLAT.

(FIELD DATE:)	REVISED:
SCALE: 1" = 30 FEET	ADD THES TO TREES 07/03/18-MPC
APPROVED BY: JWB	_
JOB NO. 161216 - LOT 5	_
DRAWN BY: MRC	

	LEGEND AND	ABBREVIA	ATIONS
	CENTERLINE EXISTING ELEVATION MAILBOX FOUND 4"X4" CONCRETE MONUMENT (LB 6393) FOUND NAIL & DISK	DE E EOP EL ID IR LB	DRAINAGE EASEMENT EAST EDGE OF PAVEMENT ELEVATION IDENTIFICATION IRON ROD LICENSED BUSINESS MEASURED DATA
ക ഉ	(LB 6393)	N NAVD OHWL	NORTH NORTH AMERICAN VERTICAL DATUM ORDINARY HIGH WATER LINE
onu	EASEMENT LINE FLOOD LINE OVERHEAD UTILITY LINE RIGHT-OF-WAY LINE	PRM (R) R/W S SQ. FT. TYP UE W	PERMANENT REFERENCE MONUMENT RECORD DATA RIGHT-OF-WAY SOUTH SQUARE FEET TYPICAL UTILITY EASEMENT WEST

Line Table(R)		
Line #	Direction	Length
L1	N22"29'37"W	16.71
L2	N22'29'37"W	15.06

Curve Table(R)					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	29.72'	269.94	678'29"	S24'52'24"E	29.70
C2	32.23'	254.94	714'40"	S25"19'09"E	32.21

VCVV	SU 1.
	2.
AMERICAN	NV

SURVENING & MARPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER LB 6393

3191	MACHINE BOLLEVARD, SUITE 200
	OF LINDO, FLORIDA 32803
	(407) 426-7979
WWW A	MFRICANSURVEYINGANDMAPPING.COM

SURVEYOR NOTES
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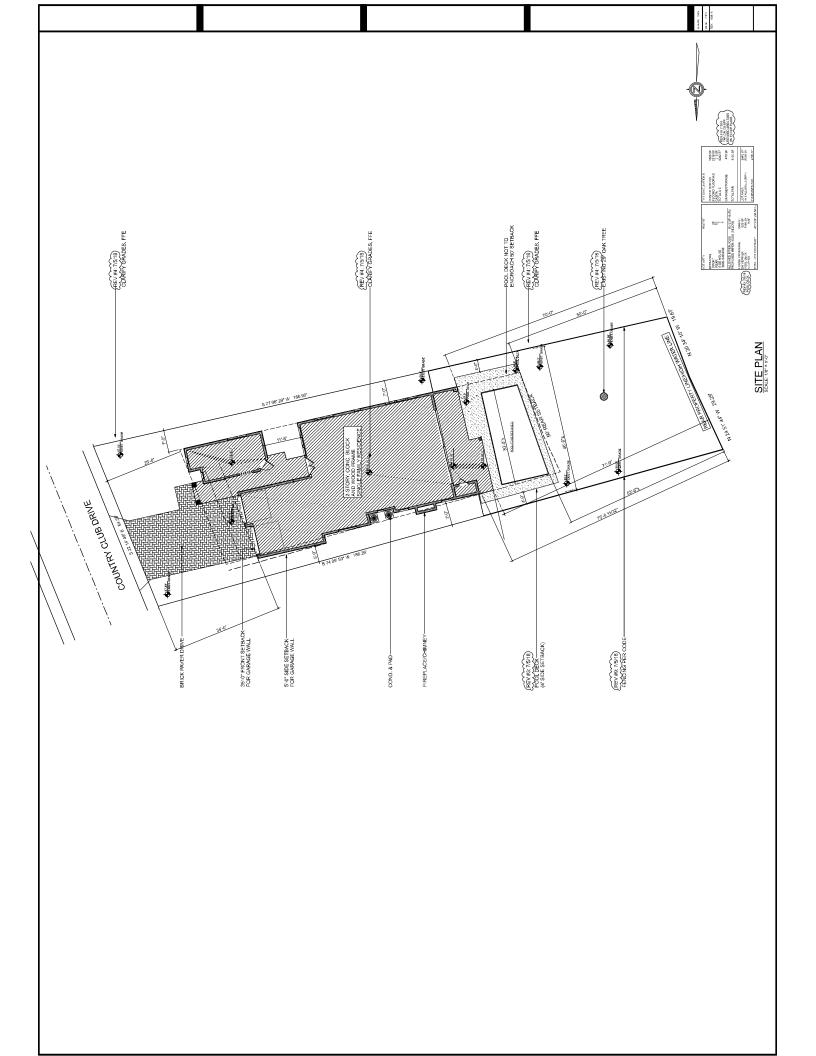
THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF SECOND WHICH MAY AFFOR THE TIMES OR USE OF THE LAND.

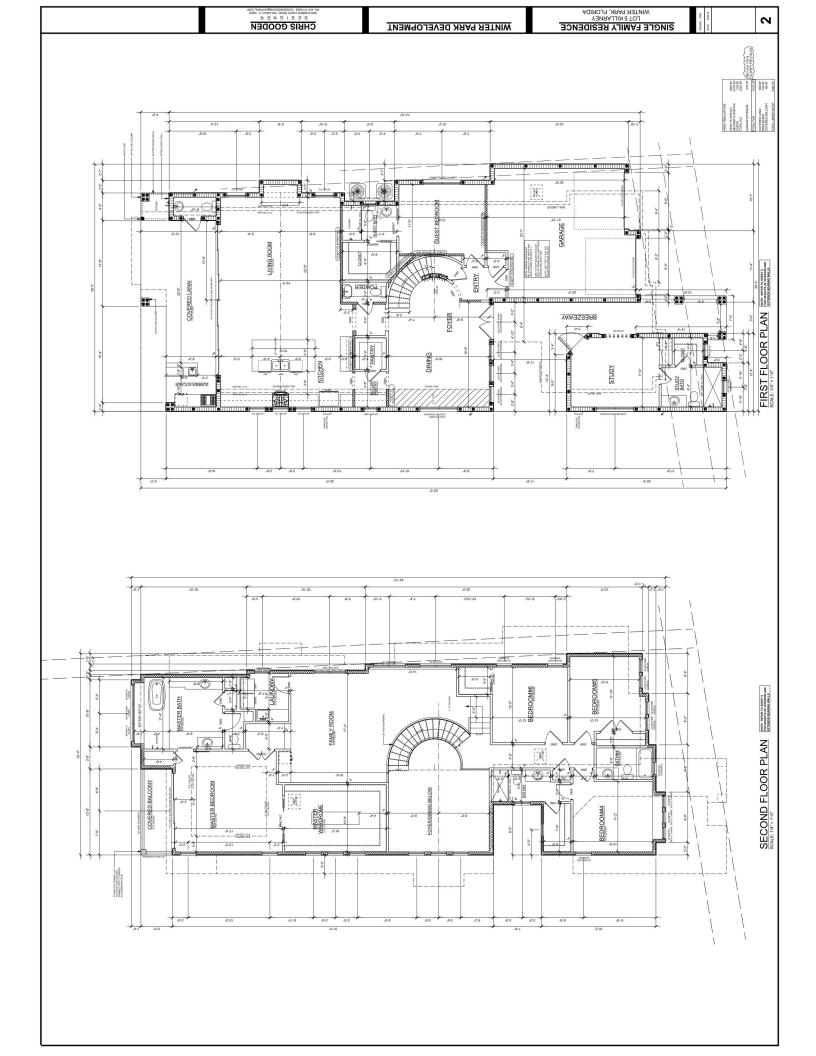
NO UNDEFCROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.

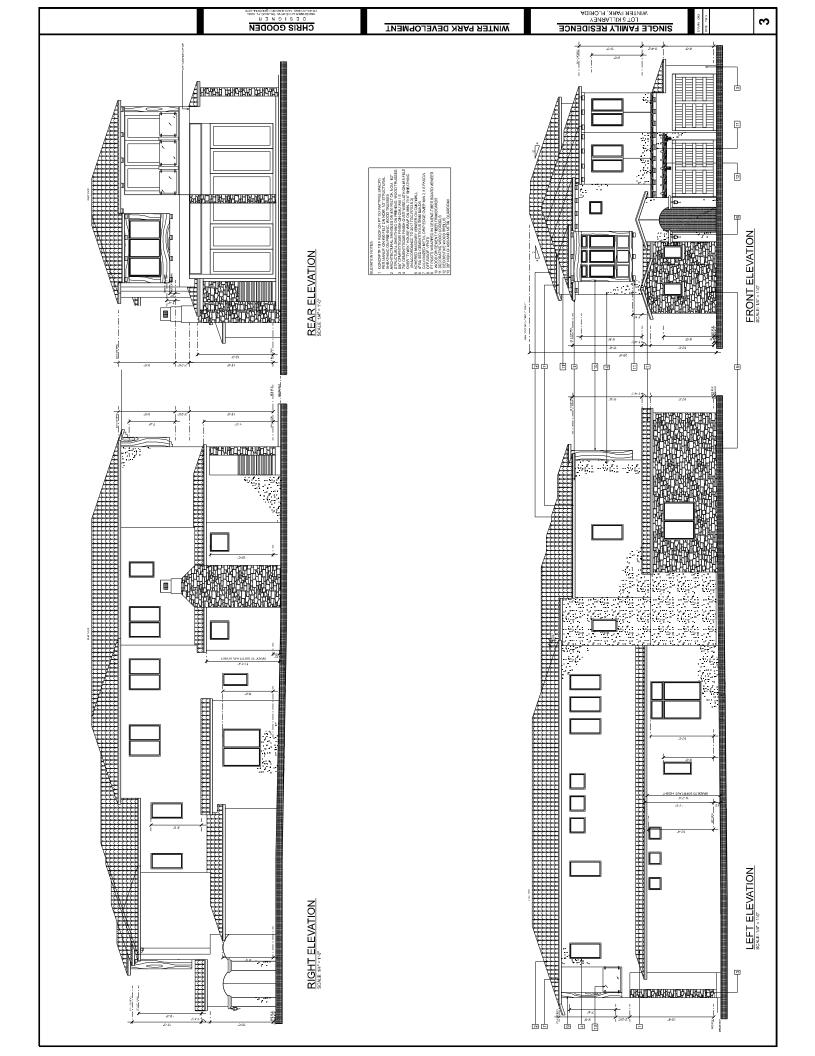
ILC1 VALID WITHOUT THE AUTHENTIC SECTRONIC SIGNATURE AND THE AUTHENTIC ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

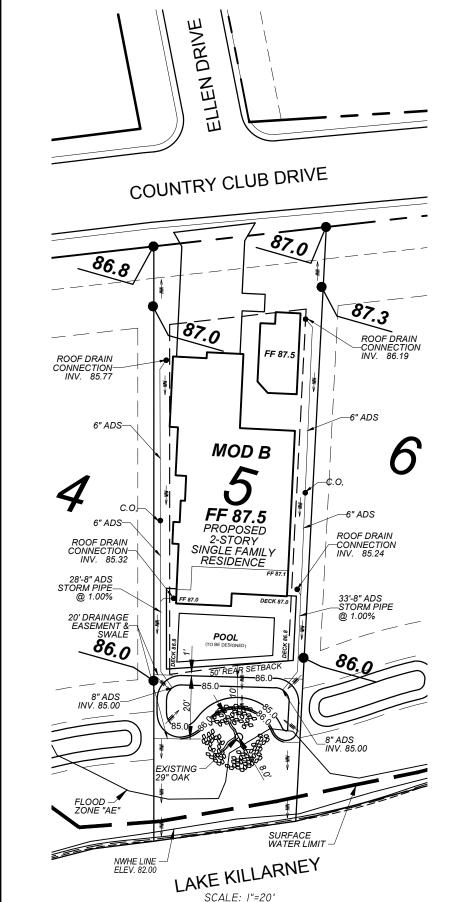
FOR THE FIRM DATE

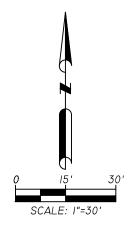
JAMES W. BOLEMAN PSM# 6485

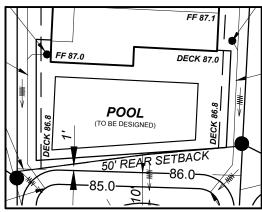












REAR SETBACK ENLARGEMENT SCALE: I"=20'

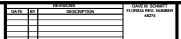
NOTE: 2ND STORY ROOF WILL RUNOFF TO 1ST STORY ROOF, THEN BE COLLECTED BY GUTTERS.

# LOT 5 YARD SWALE CALCULATIONS

[	
Basin:	Lot 5
Swale Shape:	Trapezoidal
Front Slope (H:V)	3 :1
Back Slope (H:V)	3:1
Bottom Width (ft):	9
Swale Depth (ft):	1
Cross-sectional Area (sf):	12
Swale Length (ft):	38.5
Provided WQV (cf):	462
Provided WQV (Ac-ft)	0.011
Required WQV:	0.007 OK

IMPERVIOUS LOT AREA = 4723 S.F.





DRAINAGE MODIFICATION LOT 5 - LAKE KILLARNEY CITY OF WINTER PARK, FLORIDA DATE: JULY 2018
PROJECT NO.:DI-1
DRAWN BY: DLS
CHECKED BY: DMS
SCALE: 1"=80"
SHEET: 1 OF 1

#### Letter of Agreement

Lake Killarney, LLC (the Developer of Lake Killarney Shores) and David Robold (owner of 612 and 518 Country Club Drive, Winter Park, 32789) agree to the following regarding the setbacks and characteristics of the homes to be built on Lake Killarney as part of the Lake Killarney Shores development:

- Lot 1: Rear Setback 60'
- Lot 2: Rear Setback 61'
- Lot 3: Rear setback of 70' on the side adjacent to 612 Country Club Drive. Front setback reduced to 20'. Pool will be located furthest from 612 Country Club Drive and shall be at an elevation even to or recessed below ground level to avoid obstruction of views from 612 Country Club Drive.
- Lot 4: Rear setback 70'. Front setback reduced to 20'. Pool will be placed furthest from 612 Country Club Drive to avoid obstruction of views from 612 Country Club Drive.
- Lots 5-8: Rear setback of 70'.
- Lot 9: Rear setback of 85'. Front setback reduced to 20'. Pool will be located furthest from 518 Country Club Drive and shall be even to or recessed below ground level to avoid obstruction of views from 518 Country Club Drive.
- Pools can be placed between the agreed rear setback and the 50' lakefront setback.
- Pools on lots 3, 4, 8, and 9 will be at an elevation even to or recessed below ground level as necessary to insure those backyards are not at higher elevation compared to 612 and 518 Country Club Drive.
- Solid fence or privacy fence shall not extend beyond the rear corners of the house indoor living area at rear setback line. Beyond that point, the fence will be see-through picket fence.
- There will be no pool enclosures, cabanas, summer-kitchens, or similar type construction in the pool area or beyond the rear corners of the house indoor living area.
- Underground utilities will be attached to 518 and 612 Country Club Drive at no additional cost.
- All curbing will be replaced along right-of-way.
- Speed humps will be located in right-of-way north of the intersection of Country Club Drive and Lake Front Drive. However, they will not obstruct ingress/egress to the driveways located at 518 and 612 Country Club Drive.

Date: 9-//-/8

This agreement is subject to final approval by the Winter Park City Commission. Date: 9 6 2018

Anil Deshpande

David Robold

Lake Killarney, LLC

5401 S. Kirkman Road, Suite 640

Orlando, Florida 32819

7612 Country Club Drive

Winter Park, Florida 32789

# CITY OF WINTER PARK PLANNING AND ZONING BOARD

### Staff Report October 2, 2018

REQUEST OF THE CITY OF WINTER PARK FOR: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58 CODE", DEVELOPMENT ARTICLE III. REGULATIONS" SUBSECTION 58-86 "OFF-STREET PARKING AND LOADING REGULATIONS" SO AS TO MODIFY THE RETAIL, OFFICE AND RESTAURANT PARKING REGULATIONS WITHIN THE CENTRAL BUSINESS DISTRICT, THE NEW ENGLAND AVENUE HANNIBAL **PORTION OF** THE SOUARE **NEIGHBORHOOD** COMMERCIAL DISTRICT AND THE ORANGE AVENUE CORRIDOR; PROVIDING FOR OFF-SITE PARKING OPTIONS; FEE-IN LIEU OPTIONS AND PROVIDING FOR A SHARED USE METHODOLOGY.

The Planning Dept. is recommending adoption of an Ordinance to update and modernize the City's parking regulations pursuant to the Kimley-Horn studies and recommendations.

The City retained Kimley-Horn to examine our parking regulations that have not been substantially changed since the 1970's. Their work involved research on six "peer" communities, similar to Winter Park, by analyzing their parking codes and requirements and also by bringing the consultant's knowledge of parking regulation nation-wide. The primary focus of their work was on the parking codes for the Central Business District (CBD), the New England Avenue corridor portion of the Hannibal Square Neighborhood Commercial District (HSNCD) and the Orange Avenue corridor.

The Kimley-Horn team met with the P&Z Board for work sessions on January 30, 2018, March 27, 2018 and April 24, 2018 to review their work as it progressed. The Kinley-Horn team also presented the data collected and observations for Code updates to the City Commission on April 23, 2018. In addition, a community forum was held on July 17<sup>th</sup> with 41 attendees at the Welcome Center, after notice to the 274 property owners within the CBD, the New England Avenue portion of the HSNCD and along the Orange Avenue corridor in order to solicit comments on the Kimley-Horn research and recommendations. The P&Z Board held one previous advertised public hearing on September 11<sup>th</sup> following notice to the same 274 property owners in order to solicit comments prior to any action.

The City Commission also reviewed these parking code changes as a non-action item on their August 27<sup>th</sup> agenda and their input was discussed at the P&Z work session on August 28<sup>th</sup>.

The staff has been coordinating with the Chamber of Commerce and their affiliate the Park Avenue Merchants Association to insure notice is provided about these proposed changes and public hearing dates.

The Planning and CRA staff also met with the Economic Development Advisory Board on Tuesday, September 25<sup>th</sup> to review these code changes, per the direction of the City Commission. They voted to support these changes but with the walking distance for shared parking at 750 feet versus 450 feet. EDAB felt that if it will be harder to establish restaurants, given the need for parking, then the option for leased/shared parking should be a larger radius distance. Staff agrees, as 450 feet is a 3 minute walk, 600 feet is a 4 minute walk and 750 feet is a 5 minute walk.

A summary of the major changes in the Ordinance are as follows:

1. The Ordinance removes the ability to convert retail/office spaces within the CBD and the New England Avenue portion of the Hannibal Square District without providing the parking required for the greater parking needs of the restaurant. As the data at the end of this staff report indicates, within the CBD, there have been 17 retail to restaurant conversions since 2003 that have added a parking demand of 207 spaces. The City is continuing to grow the parking deficit in the CBD with every such conversion. As the City embarks on a potential partnership with Rollins College to add public parking spaces to the CBD in order to address the parking deficit, it is not advisable to continue to grow the parking deficit via increasing the number of new restaurants.

In addition this change is supported by the Comprehensive Plan policy below:

Policy 1-G-3: Preserve Park Avenue as a Retail Shopping District with Complimentary Restaurant Destinations, Maintaining Existing Future Land Use Map Designations and Zoning & Prohibition of Bars/Nightclubs. The City shall preserve the primary focus of the Park Avenue Corridor as a retail shopping district with complimentary restaurant destinations. This shall require maintaining within the Park Avenue corridor the existing Future Land Use Map policies governing height and existing vertical zoning regulations and the prohibition on bars/nightclubs. The City should also explore modifications to the zoning regulations that would limit the growth of future new restaurant locations to prevent an oversaturation of the CBD with restaurant space thereby diminishing via the loss of existing retail stores, the primary focus of the CBD as a retail shopping destination.

2. The Ordinance proposes to change the distance permitted for off-site parking from 300 feet to 450 feet. The "peer" communities surveyed by Kimley-Horn allow off-site parking ranging from 600 to 1,300 feet. The attached maps show locations where city parking exists or where parking garages might be built and the walking area of 300 and 450 feet and 750 feet per the EDAB recommendation.

Those maps confirm to staff that people would be comfortable walking that added distance to their destination, especially as employee parking. Those maps make the case that the acceptable walking distance could be 750 feet, which is a 5 minute walk.

3. The Ordinance provides for the use of the Urban Land Institute's (ULI) Shared Parking analysis as a reference for determining when shared parking scenarios are applicable. The ULI Shared Parking analysis confirms the type of shared parking usage that we would expect and have seen occur. For example:

Residential Units: 70% at Noon 95% at 7:00 pm

Hotels: 55% at Noon 75% at 7:00 pm 95% at 10:00 pm

Office: 100% at 10 am 80% at Noon 100% at 3:00 pm

15% at 7:00 pm

Restaurant: 100% at Noon 100% at 6:00 pm

Some types of shared use make sense. The retail or office building with residential upstairs. The peak parking needs for retail/office are during the day and the peak parking need for residential is at night. What this Code change accomplishes is providing specific standards based on the real world survey data in their analysis for when shared parking works (and when it does not). The ULI Shared parking analysis only supports shared use for office with residential or with institutional uses such as churches. The shared parking use that staff most frequently is asked about is for restaurants. Restaurants use 90-100% of their parking during the Noon and Evening peak hours so nearby retail or office buildings have little to no parking to share during the day.

4. The Ordinance provides for the potential future creation of a fee-in-lieu of parking program. Property owners would purchase or fund the needed parking within a city owned parking facility. Note that no such fee-in-lieu program can be established without a specific City Commission approved parking facility for which the funds collected are to implemented for either surface or structured parking as to both location and cost and the ability to provide the same number of or more parking spaces otherwise needed to be provided on-site by the property owners electing to pay a fee-in-lieu. The City could initially limit the geographic areas where this might apply. For example, the Orange Avenue corridor is a logical place where this fee-in-lieu program could be an incentive for new development and to allow existing owners to cure their parking deficit. However, an area such as the CBD it might be less desirable as the added density could affect the scale and character of the area. Pursuant to the discussions about these concerns, the planning staff is recommending starting by limiting fee-in-lieu option to the Orange Avenue corridor. Based upon that experience, the Parking Code could be amended later for other areas.

- 5. The Ordinance changes the parking requirements for new retail and general office floor space within the CBD, the New England Avenue portion of the HSNCD and along the Orange Avenue corridor from one space per 250 square feet to one space for each 333 square feet or from 4 per 1,000 square feet to 3 per 1,000 square feet. The rationale is that trips to these locations are multi-destination trips. One comes to shop at more than one store. One combines a visit to an office with shopping or dining. The current code of one space per 250 adequately addresses the parking need for suburban locations. One goes to Publix and then gets back in the car to go elsewhere. These areas are multi-destinational for customers/visitors. This change applies only to general office and not medical office uses as those do not tend to be multi-destinational and need the added parking. So for example, this change would not apply to the Jewett Clinic.
- 6. The Ordinance changes the parking requirements for large office buildings by providing for the current one space for 250 square feet (4 per 1,000 sf) on the first 20,000 square feet and then transitioning to one space for each 333 square feet (3 per 1,000 sf) for the floor area above 20,000 square feet. When one looks at the larger office buildings in the City, such as Heritage Park (91,000 sf), Commerce National Bank (66,000 sf), Seacoast Bank (48,000 sf), and the TD Bank Building on Orange Avenue (108,000 sf), you see many unused parking spaces every day. The City Code over-parks larger office buildings. This is due to the inefficiency in large office buildings because the percentage of non-employee/non-client space increases as the office building gets larger and the percentage of floor space dedicated to non-employee/client space increases such as space for hallways, restrooms, elevator/stair core, conference rooms, break rooms, etc. in larger office buildings. Kimley Horn believes that the City over-parks office buildings with the one per 250 standard, but our experience in smaller offices is that it works well in those scenarios. The breakpoint where office buildings tend to be over-parked at one per 250 is somewhere in the 15,000 to 20,000 square foot size. The staff desired to be conservative with this change is choosing the higher number. This change applies only to general office and not medical office uses which need the added parking. So for example, this change would not apply to the medical office buildings at Winter Park Hospital.

The Ordinance does include a vesting provision so that anyone who is already in the process of designing a project and submits a site plan/floor plan for approval by the date of adoption can continue under the current parking code provided they submit for building permit by December 31<sup>st</sup> and start construction by March 1<sup>st</sup>.

Staff Recommendation is for APPROVAL of the Ordinance.

### HISTORY OF PARKING REGULATIONS IN THE CBD

### History of Parking Regulation in the Central Business District (CBD):

Winter Park is much like other cities in Florida and the Nation with respect to the treatment of parking in the downtown Central Business District (CBD). Historically, the philosophy was that the responsibility fell on the Cities to provide the parking necessary for the growth and development of their CBD. Orlando is a good example with its many city owned parking lots and parking garages in their CBD. Winter Park also has several city owned parking lots to supplement on-street parking and has partnered in parking garage projects. Most of the buildings in the Winter Park CBD were built when no private off-street parking was required and to the extent it was provided, that was done voluntarily.

When the Barnett Bank (Bank of America) building was approved in 1969 and built in 1970, both parties realized that a different approach was needed for parking. The City had no more land or money to build the parking needed to support the proposed six-story building. Barnett Bank realized that there would be nowhere for their employees to park, and it would be very difficult to lease office space within the building without private parking. Both parties reached an agreement that the approval was based upon Barnett Bank adding the parking garage to meet required parking which was one space for each 400 square feet of office at that time.

A few years later, the recognition by the City that options for further parking were limited, lead to the change in the Zoning Code in 1974 to codify the current regulations that "new" buildings or "new" floor space to be constructed had to provide "new" parking for that "new" floor space and that "existing" parking could not be utilized. Since almost no property in the CBD has surplus parking to use for new floor space, that has kept the overall size and square footage (and parking demand) of the CBD more or less constant, except for the growth in restaurants. The only real exceptions have been the construction of the Sun Trust Building by Rollins College based upon their associated parking garage and the construction of the Park Place Building by the Morse/Genius Foundation based also upon the associated parking garage.

#### **History of Park Avenue Restaurant Zoning Regulations:**

The one major impact upon growth in the parking demand within the CBD has been the evolution in the parking regulation of restaurants along Park Avenue and the growth in the number of such restaurant spaces.

The regulation of restaurants within the Central Business District has undergone an evolution over the last 40 years. Back in the early 1970's there were only 4 restaurants along Park Avenue. By 1982 that number had grown to 18 restaurants. At that time in 1982, the retail merchants were complaining that these restaurants were hurting the "Avenue" because all of the available parking was being dominated by the restaurant staff and customers. In response to the outcry by the merchants

and other parking concerns, the City Commission established a Downtown Parking Advisory Commission to make recommendations on the parking issues in the downtown. Their recommendation on the zoning issue, which was adopted by the City Commission in early 1983, was to make restaurants a "Conditional Use". The idea was that new restaurants then could be approved only when they had sufficient parking. Exceptions were made for bakeries, coffee shops, ice cream and dessert shops.

Ten years later in 2003, the Economic Development Advisory Board, largely in response to competition to Park Avenue from the new Winter Park Village, recommended a change to the zoning rules to allow "fine dining" restaurants to be treated as permitted uses versus conditional uses. The definition of "fine dining" restaurants are waiter/waitress table service versus front counter order or self service restaurants.

That change was made because it was felt two circumstances had changed since 1983. One was that the City had seen a reduction in the number of restaurants along Park Avenue. La Belle Verrierre, Two Flights Up in the Colony Building and East India Ice Cream Company had closed and those spaces converted to retail stores. It was estimated that there were 400 less restaurant seats along Park Avenue that at the peak in the 1980's.

The other circumstance was the competition from the Winter Park Village and their array of destination fine dining restaurants. The merchants along Park Avenue believed that attracting new restaurants to Park Avenue would help the retail climate. As a result, most restaurants (except fast food) were made a permitted use and could locate in the CBD without regard to providing any incremental increase in parking needed for the restaurant versus the previous retail store use.

Since 2003, that Zoning Code change has allowed 17 new restaurants to be established in the CBD with a total seat count of 1,471 new seats. (See tables attached) Based on the City's parking code of one space for each four restaurant seats in the CBD, those 1,471 new restaurant seats equate to 372 parking spaces. However, these 17 new restaurants replaced former retail store locations that had a parking demand as retail stores. The net increase comparing the retail parking code versus the restaurant parking code is a net increase in parking demand of 207 spaces.

Existing Restaurant Locations in the CBD Prior to Year 2003	
Café De France	
Umi Japanese	
Blu On the Avenue	
310 Park South	
Park Plaza Gardens	
Pannullo's	
Boca Kitchen	
Park Avenue Pizza	
Powerhouse Café	
Park Avenue Smoothie	
Palmano's	
Al Bacio	
Garp & Fuss	
Briarpatch Restaurant	

Restaurants Approved Via Conditional Use Prior to 2003 Based on Adequate Parking	
Luma on Park	
Starbucks Coffee	
Wine Room	
Panera Bread	

Restaurants After 2003 Code Change Without Parking	Seat Count	Parking Required (1 space/4 seats)
Bosphorus Turkish Cuisine	165	41
Prato	186	47
Laurel	88	22
Briarpatch Restaurant	70 (70 to 150)	20
Orchid Thai Cuisine	42	11
Maestro Cucina	52	13
The Parkview	55	14
The Rustic Table	67	17
Barnie's Coffee Kitchen	39	10
Burger Fi	116	29
Cocina 214	171	43
Boi Brazil	150	38
La Merce	50	13
Braccia Pizzaria	24	6
Rome's Flavours	26	7
Irish 31	130	33
Croissant Gourmet Bakery	30	8
Total:	1,471	372

Restaurants After 2003 Code Change Without Parking	Square Footage	Parking Required if Retail Establishment
Bosphorus Turkish Cuisine	3,750	15
Prato	4,271	17
Laurel	3,000	12
Briarpatch Restaurant	N/A	0
Orchid Thai Cuisine	1,100	4
Maestro Cucina	1,792	7
The Parkview	2,300	9
The Rustic Table	2,009	8
Barnie's Coffee Kitchen	1,158	5
Burger Fi	3,200	13
Cocina 214	8,267	33
Boi Brazil	2,700	11
La Merce	1,690	7
Braccia Pizzaria	1,000	4
Rome's Flavours	1,000	4
Irish 31	3,000	12
Croissant Gourmet Bakery	900	4
Total:	41,137	165

ORDINANCE NO.	ORDINA	NCE NO.	
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AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING REGULATIONS" SUBSECTION 58-86 "OFF-STREET PARKING AND LOADING REGULATIONS" SO AS TO MODIFY THE RETAIL, OFFICE AND RESTAURANT PARKING REGULATIONS WITHIN THE CENTRAL BUSINESS DISTRICT, THE NEW AVENUE PORTION OF THE HANNIBAL SQUARE NEIGHBORHOOD COMMERCIAL DISTRICT AND THE ORANGE AVENUE CORRIDOR; PROVIDING FOR OFF-SITE PARKING OPTIONS; FEE-IN-LIEU OPTIONS AND PROVIDING FOR A SHARED USE METHODOLOGY, PROVIDING FOR VESTING, CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has adopted Chapter 163, Florida Statutes which requires all local communities to adopt amendments to their Land Development Codes to implement the growth and development policies of Comprehensive Plans adopted pursuant to Chapter 163, Florida Statutes and Florida Administrative Rules in order to provide appropriate policy guidance for growth and development: and

**WHEREAS**, the Winter Park City Commission adopted a new Comprehensive Plan on April 24, 2017 via Ordinance 3076-17; and

WHEREAS, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and recommended adoption of proposed amendments to the Zoning Regulations portion of the Land Development Code having held an advertised public hearing on October 2, 2018, and rendered its recommendations to the City Commission; and

WHEREAS, the Winter Park City Commission has reviewed the proposed amendments to the Zoning Regulations portion of the Land Development Code and held advertised public hearings on October 22, 2018 and on November 12, 2018 and advertised notice of such public hearings via quarter page advertisements in the Orlando Sentinel pursuant the requirements of Chapter 166, Florida Statutes and placed the proposed amendments on the City's website on September 26, 2018; and.

**WHEREAS**, the portions of Chapter 58, Land Development Code, Article III, Zoning Regulations that are to be amended and modified as described in each section and amended to read as shown herein where words with <u>single underlined</u> type shall constitute additions to the original text and <del>strike through</del> shall constitute deletions to the original text.

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

<u>SECTION 1.</u> That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified within Section 58-86 "Offstreet Parking and Loading Regulations", Subsections (a) (1) "Central business district exclusion" and (2) Hannibal square district exclusion" in the "Zoning" Article of the Land Development Code to read as follows:

### Sec. 58-86. Off-Street Parking and Loading Regulations.

(1) Central business district exclusion. The following described area shall be known as the central business district for the provision of off-street parking spaces, and shall be exempt from furnishing parking facilities, as required by this article. This exemption is made because of the traditional exclusion from providing parking in central business districts and the existing development within the district. Property owners, however, are encouraged to provide off-street parking space whenever possible.

Begin at the intersection of Lyman and New York Avenues, run thence east on Lyman Avenue to Knowles Avenue, thence north on Knowles Avenue to Canton Avenue, thence west on Canton Avenue to New York Avenue, thence south on New York and Lot 1-4, Block 14; Lots 1-4, Block 15, all Block 66; Lots 1-10 and 22, 23, Block 76; and Lots 1-8, Block 77, Town of Winter Park according to the plat thereof recorded in Public Records of Orange County, Florida.

- a. The foregoing exclusion shall apply only to existing square footage or floor space. Parking shall be provided as required by this section for any <u>net</u> new building or <u>net</u> new floor space created by <u>redevelopment</u>, <u>new construction</u>, additions, alterations or remodeling <u>or for any change in use requiring additional parking such as an office or retail space conversion to restaurant</u>. Existing parking spaces may be counted to satisfy this requirement only where such existing spaces are in excess of the parking space requirements of this section for any existing floor space.
- b. The foregoing exclusion shall not exempt properties within this exclusion area from compliance with subsection "Location of parking lots", which prohibits the use of remote leased parking to satisfy the parking requirements of any new building or new floor space.
- (2) Hannibal Square district exclusion.
- a. The following described area shall be known as the Hannibal Square district for the provisions of off-street parking spaces and shall be exempt from furnishing parking spaces and shall be exempt from furnishing parking facilities as required by this article. The Hannibal Square district shall include Lots 5-10, Block 42, Lots 11-13 and the west 50 feet of Lot 14, Block 41, Lots 1-6, Block 54 and Lots 8-10, Block 55, Town of Winter Park according to the plat thereof recorded in Public Records of Orange County, Florida.
- b. On properties within this district that have existing buildings, as of January 1, 1998, the foregoing exclusion shall apply only to existing building square foot area. Such existing building square foot area may be renovated, reused and redeveloped even if it involves the demolition and subsequent reconstruction of a same size to the existing building square foot area without providing any off-street parking spaces. However, this exclusion shall not apply to additional building square footage or for any change in use requiring additional parking such as an office or retail space conversion to restaurant. Parking shall be provided, as required by this article, for any increase in building square foot area. Existing parking spaces may be counted to satisfy this requirement only

where such existing spaces are in excess of the parking space requirements of this article for any existing building square foot area.

- **SECTION 2.** That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified within Section 58-86 "Offstreet Parking and Loading Regulations", Subsection (b) (9), (18) and (22) in the "Zoning" Article of the Land Development Code to read as follows:
- (b) Specific requirements for various uses and buildings. Listed below are the minimum parking spaces required for various buildings and uses. When the computation results in a requirement for a fractional space, a fraction of one-half or less shall be disregarded. When the fraction exceeds one-half, one additional off-street parking space will be required. Parking spaces, other than handicapped spaces, shall be nine (9) feet wide by eighteen (18) feet deep. Variances to reduce the size of parking spaces are prohibited.
- (9) General business and retail commercial: Within the Central Business District, the New England Avenue portion of the Hannibal Square Neighborhood Commercial District and along the Orange Avenue Corridor, one parking space for each 333 square feet of gross floor space and within the other areas of the City, one parking space for each 250 square feet of gross floor space in the building.
- (18) Office, professional or public buildings: Within the Central Business District, the New England Avenue portion of the Hannibal Square Neighborhood Commercial District and along the Orange Avenue Corridor, one parking space for each 333 square feet of gross floor space and within the other areas of the City, one parking space for each 250 square feet of gross floor space in the building up to the first 20,000 square feet of floor area, and one space for each 333 square feet of floor space in the building for floor area more than 20,000 square feet in size. or one parking space for each 220 square feet of gross floor space excluding areas of common public use and circulation. In computing the latter requirement the exclusion is to be used for public stairs, elevators, lobbies, areades and atriums but not for common restrooms, mechanical areas or hallways beyond 20 feet from the lobby area.
- (22) Restaurants, <u>food service establishments</u>, <u>nightclubs</u>, <u>taverns or lounges</u>: One parking space for each 50 square feet of floor space for patron use on the premises or one space for every three seats, whichever is greater. However, within the Central Business District, <u>along the Orange Avenue Corridor</u> and within the New England Avenue portion of the Hannibal Square Neighborhood Commercial District, the minimum requirement shall be one space for every four seats. Establishments with 12 seats or less shall be classified as retail.
- **SECTION 3.** That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified within Section 58-86 "Offstreet Parking and Loading Regulations", Subsection (3) (h) in the "Zoning" Article of the Land Development Code to read as follows:
- (3) Design, construction and operation of parking lots and parking garages.
- h. Mixed uses <u>and shared parking</u>. In the case of mixed uses <u>and shared parking</u>, the total requirements for off-street parking and loading spaces shall be the sum of the requirements of the various uses computed separately as specified in the off-street parking regulations and off-street loading and unloading regulations of this article. The off-street parking and off-street loading space for one use shall not be considered as providing the required off-street parking and/or off-street loading space for any other use unless specifically <del>approved by the city commission</del> <u>provided for</u>

based upon the entire time period of usage and need as supported by the Urban Land Institute's Methodology for Shared Parking Exclusion report, as may be amended. In any multi-family building or mixed use building or project, that includes residential units, constructed after September 1, 2107, at least one of the required parking spaces provided for each residential unit shall be dedicated and reserved for each particular residential unit and shall be provided to each residential unit at no additional cost as part of a monthly or other lease term other than as included in the base lease rate applicable to all other similar units and shall not be an additional cost for purchase over the agreed upon purchase price of the residential unit.

**SECTION 4.** That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified within Section 58-86 "Offstreet Parking and Loading Regulations", Subsection (3) (f) in the "Zoning" Article of the Land Development Code to read as follows:

- (3) Design, construction and operation of parking lots and parking garages.
- f. Location of parking lots. Parking spaces provided pursuant to this section for any new building or building additions or increase in intensity of use, located in the area bounded by Swoope, New York, Fairbanks and Interlachen Avenues shall be on the same property as the principal building or on a remote, properly zoned lot within four hundred fifty (450) three hundred (300) feet that is in the same ownership as the principal building/property and permanently dedicated and recorded as committed to parking uses. For other properties located outside of this area, parking provided pursuant to this section may be located on a remote, properly zoned lot within four hundred fifty (450) three hundred (300) feet of the building, where such parking to be leased is in excess of the parking requirements for that building. Such distance shall be the walking distance measured from the nearest point of the parking lot to the nearest boundary of the lot on which the building is located that such parking lot is required to serve. In the event of new construction, addition, or change in intensity of use of the principal building or property being serviced by the remote parking lot, all existing parking spaces located on such remote lot shall be allocated to the existing building or principal use to meet the minimum requirements of this article, and any additional spaces may then be allocated to that portion of the building or property which is the subject of the new construction, addition, or change in intensity of use.

<u>SECTION 5.</u> That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified within Section 58-86 "Offstreet Parking and Loading Regulations", by adding a new Subsection (6) "Fee-in lieu of parking" in the "Zoning" Article of the Land Development Code to read as follows:

(6) Fee-in lieu of parking. The City Commission may approve and establish for the Orange Avenue corridor only, by resolution, following public notice and public hearing to affected property owners, a fee-in lieu of parking program for that corridor or specific areas of that sector. Such a fee-in-lieu program would allow property owners or tenants to pay a fee to the city, as established by the City Commission, which may be a one-time fee-in-lieu or an annual fee-in-lieu of providing private parking for new buildings, building additions or changes in use requiring additional parking. Such fee-in-lieu programs established by the City Commission shall identify a specific City Commission approved shared parking facility for which the funds collected are to implemented or utilized for either surface or structured parking as to both location and cost and the ability to provide the same number of spaces or more parking spaces otherwise needed to be provided on-site by the property owners electing to pay a fee-in-lieu. Such fee-in lieu fees may also include costs associated with the continual maintenance of such parking facilities. Payment of such a fee-in-lieu does not provide the property owners or tenants, ownership or exclusive use of such parking, nor the ability to place signage on such spaces as reserved for any particular property or business. Instead the City shall

manage such spaces as part of the public parking inventory subject to management of that resource as deemed appropriate by the City.

**SECTION 6. VESTING.** In order to not adversely affect development projects that may be in process and for which expenditures have been made in reliance upon the existing code provisions, the City will allow projects to be deemed vested under the current parking code provisions, if site and building floor plans have been received and approved by the City prior to the effective date of this Ordinance. This shall allow such projects to move toward permitting and completion provided that a complete building permit application is received by the City prior to January 1, 2019 and that the building permit is issued and construction is underway no later than March 1, 2019. For any project that received a conditional use approval, the expiration of that conditional use approval per Section 58-90 shall apply as the deadline for the submission of a complete building permit application.

**SECTION 7. SEVERABILITY.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

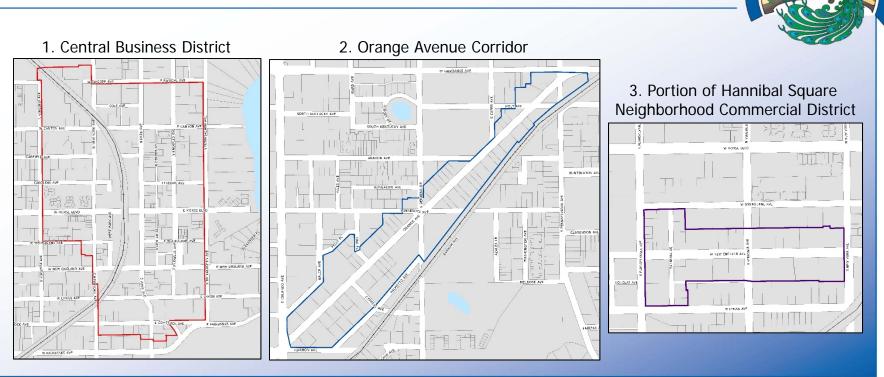
**SECTION 8. CODIFICATION.** It is the intention of the City Commission of the City of Winter Park, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinance of the City of Winter Park, Florida;

**SECTION 9. CONFLICTS.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

**SECTION 10. EFFECTIVE DATE.** This Ordinance shall become effective immediately upon its passage and adoption.

<b>ADOPTED</b> at a regular meeting of the Park, Florida, held in City Hall, Winter Park, on	e City Commission of the City of Winter this day of,
2018.	, and the second
ATTEST:	Steve Leary, Mayor
City Clerk	

# **Applicable Areas**





### WALKSHED ANALYSIS CENTRAL BUSINESS DISTRICT

City of Winter Park Florida

#### **LEGEND**

Points of Interest

1 City Hall

2 City Lot A

3 Lawrence Center

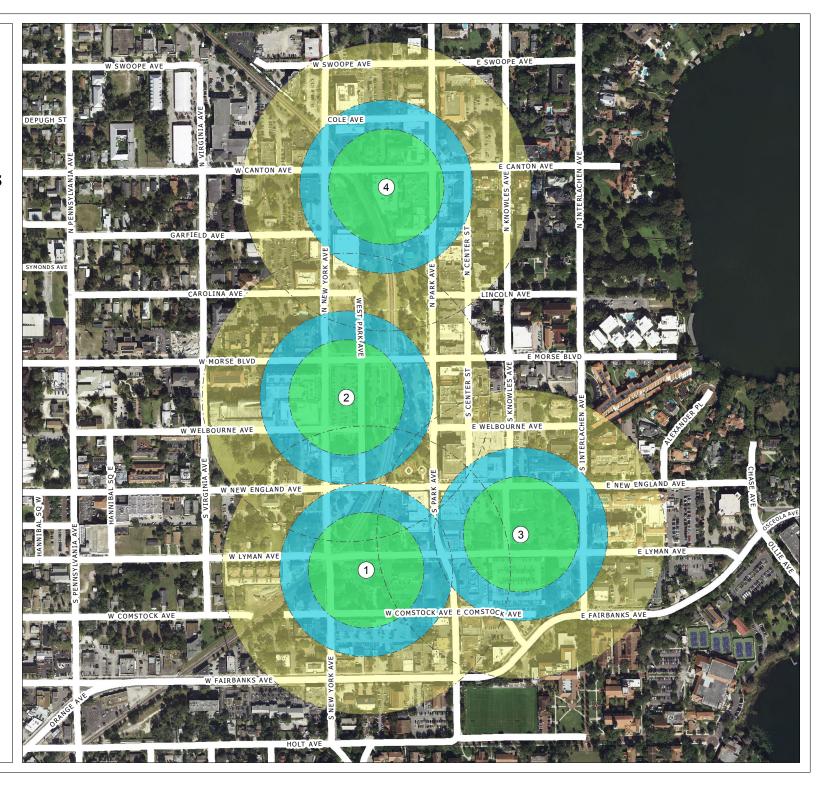
4 Park Place Garage

300' Walkshed

450' Walkshed

750' Walkshed







# WALKSHED ANALYSIS ORANGE AVENUE

City of Winter Park Florida

#### **LEGEND**

Point of Interest

(1) Progress Point

2 Rollins Baseball Field

300' Walkshed









# WALKSHED ANALYSIS HANNIBAL SQUARE

City of Winter Park Florida

#### **LEGEND**

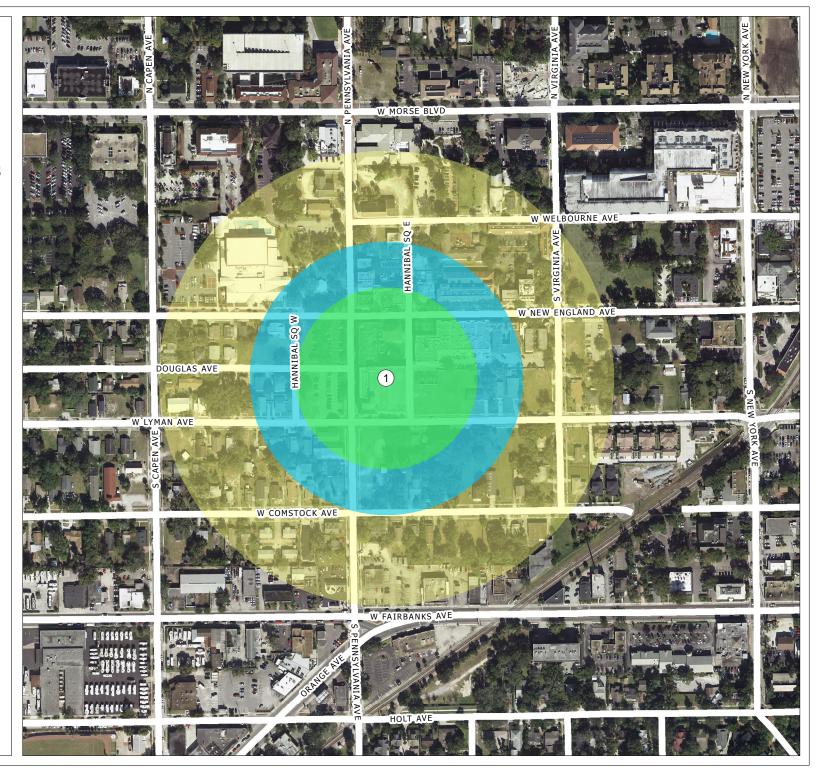
Points of Interest

1 Hannibal Square Garage

300' Walkshed 450' Walkshed

750' Walkshed





#### Kim Breland

From: Laura Turner < TurnerLK1@aol.com>
Sent: Sunday, August 12, 2018 10:29 AM
To: Allison McGillis; Jeffrey Briggs

Cc: Kim Breland

**Subject:** Fwd: Proposed parking code changes

I wanted to make sure that you had this email that was sent to the P & Z board.

Sent from my iPhone

Begin forwarded message:

From: Todd Weaver <toddcweaver99@gmail.com>

Date: August 12, 2018 at 7:56:28 AM EDT

To: bob@hahnandhahnteam.com, turnerlk1@aol.com, sgdeciccio@gmail.com, rossjohnston200@gmail.com,

o.beitsch@gaiconsultants.com, laura.walda@gmail.com, adam@bertconstruction.com,

rwaugh@landdesign.com

Subject: Proposed parking code changes

Dear P & Z Board Members.

The consideration of easing our parking codes is confusing.

Due to the fact that the Kimley-Horn study states we have "underutilized" parking downtown, the implication is that our existing parking inventory is adequate. Perhaps the general public could be directed to those existing lots by signage helping to "utilize" the existing parking. Or perhaps the open lots that are underutilized could be made more desirable, by shading them with canopy trees or solar roofs. The solar roofs could supply cheap power to the WPEU grid as a benefit to our rate-payers, the undergrounding capital effort and our sustainability.

With that said, we are considering partnering with Rollins on a large-investment parking garage. This is where the confusion comes in. The location of the garage is even further from the PA merchants than the existing underutilized parking.

I believe there are much more beneficial projects to be funded using GF or CRA funding than a garage in which the City has no ownership or control. If the strategic intent of the garage addition is to allow for more development on New England, then a better partnership for the garage would be a Rollins/developer partnership, where the City has no ownership or financial liability.

Thank you for your service to our City.

Best regards,

Todd Weaver

1

#### **Kim Breland**

From: Laura Turner < TurnerLK1@aol.com>
Sent: Sunday, August 12, 2018 10:31 AM
To: Allison McGillis; Kim Breland

**Subject:** Fwd: Changes to the City Parking Code Requirements Should Not be Approved

Wanted to make sure you had this email for your files; Jeff and Randy were copied.

Sent from my iPhone

Begin forwarded message:

From: BAH < squeakywheel2@gmail.com > Date: August 8, 2018 at 11:16:28 PM EDT

To: sgdeciccio@gmail.com, rossjohnston200@gmail.com,

rwaugh@landdesign.com, turnerlk1@aol.com, o.beitsch@gaiconsultants.com,

<u>laura.walda@gmail.com</u>, <u>adam@bertconstruction.com</u>, <u>bob@hahnandhahnteam.com</u>, Randy Knight <<u>Rknight@cityofwinterpark.org</u>>, Jeffrey Briggs <<u>jbriggs@cityofwinterpark.org</u>>

**Subject: Changes to the City Parking Code Requirements Should Not be Approved** 

## To All Members of the WP P & Z Board:

I urge you not to vote in favor of the proposed changes to the City's parking code

requirements. My reasons are summarized in the letter to the Mayor and Commissioners which accompanies this message.

Additionally, I find it quite remarkable that for the first time in decades there was

a failure of a quorum to assemble for the purposes of voting on all of the matters on the

P & Z agenda, not the least of which were the revisions to the City parking code. While

the city residents owe you a debt for your service, we also expect that you will show

up or advise in advance that you will not be present.

# Respectfully, Beth Hall, 516 Sylvan Dr, WP

## Dear Mayor and Commissioners:

I am writing to you about the issue of the commission's handling of public parking in the city versus the public trust. The public trust is perishable. Once lost it is mighty difficult, if not impossible, to regain.

The issue I have with the handling of parking matters at this time is that the city is feeding the public one story and then taking actions that would indicate that precisely the opposite story is true. The left hand appears not to know what the right hand is doing.

As P & Z and the commission prepare to vote on the proposed changes to our parking codes, it is apparent that you are placing the city on a "parking starvation" diet. Sort of like the traffic diet approach on Denning and what's proposed on Corrine, for instance.

Because the Kimley Horn study indicates that Winter Park's "current parking resources are being underutilized" and any parking problem is illusory, the idea is to reduce dramatically the parking requirements we currently insist upon in the city. Because we don't use what we have, the code won't require so much parking going forward.

Where offsite parking used to be at a distance of 300 feet, 450 feet is the new standard. Where one space was required for every 250 sq. feet of retail/office space, now it will be one spot for every 350 sq. feet. The first story of building will need so many spaces but other

# stories will require less.

Yet, at the very same time, the city is allocating millions of dollars to partner with Rollins on a new parking garage at Lawrence Center. If we have no parking deficit to begin with per K-H, why the allocation of citizen tax dollars to partner on a five or six level parking garage in which the city has no ownership interest?

If the City intends to build a parking garage in the city with the people's tax dollars, wouldn't it be better to build such a structure at the new library and events center? This is what was actually PROMISED in the bond referendum language. This would at least possess superior optics. If we do not need the additional

parking anyway, you should put a parking structure where you made a legally binding promise to the citizens to do so.

Another issue I have with changes to the parking code combined with a new garage is that together these will allow for the approval of the Battaglia project with inadequate parking to serve the building. The proposed reduction in parking spots required based on square footage combined with a nearby parking garage built at taxpayer expense means Battaglia's parking woes will be solved on the tax payer's dime - not his own. This will be so although he never, ever shared a single parking spot at the Bank of America garage with the public. We the public may be blind but we are not stupid.

Rollins can well afford a parking garage. They are not using public tax money to build it. You cannot say the same.

If there is no parking deficit, do not partner with Rollins on a 5 or 6 level garage. If you insist on building a garage, then use the CRA or other city funds from people's taxes to pay for the library parking garage as promised. (Just how many citizens do you suppose really want a huge garage at the Lawrence center site?)

If there is a parking deficit, then it is appropriate to either leave the parking code as is or make it even more stringent. Mixed use parking standards can be dealt with at the appropriate time going forward.

Sincerely,

Beth Hall

#### **Kim Breland**

From: Laura Turner <turnerlk1@aol.com>
Sent: Monday, August 13, 2018 2:11 PM

To: Jeffrey Briggs; amgillis@cityofwinterpark.org; Kim Breland

Subject: Additional Citizen Comment: P & Z Board: Citizen Reservations About Parking Code

Modernization

Hi Everyone!

Wanted you to know that Beth Hall has sent a follow up email to P&Z: looks like Jeff was copied.

Laura

----Original Message-----

From: BAH <squeakywheel2@gmail.com>

To: bob <bob@hahnandhahnteam.com>; Sheila DeCiccio <sgdeciccio@gmail.com>; Jeffrey Briggs

<jbriggs@cityofwinterpark.org>; Ross Johnston <rossjohnston200@gmail.com>; Laura Walda <laura.walda@gmail.com>;

Adam Bert <adam@bertconstruction.com>; Ray Waugh <rwaugh@landdesign.com>; o.beitsch

<o.beitsch@gaiconsultants.com>; turnerlk1 <turnerlk1@aol.com>

Sent: Mon, Aug 13, 2018 1:44 pm

Subject: P & Z Board: Citizen Reservations About Parking Code Modernization

Reservations About Parking Code Modernization/ Changes:

Extremely limited opportunity for citizen input. Why utilize a "peer community" such as Asheville when we have an actual community to survey? Notably:

- 1) Only ONE community forum held on July 17, 2018, in the middle of the summer;
- 2) Only 41 attendees at the community forum on July 17, 2018 (WP has 30,000 residents);
- 3) Only 274 notices were sent to property "owners" on the Orange Corridor, in the CBD and in Hannibal Sq;
- 4) No notices sent to business owners, operators, or lessees of the properties in the impacted areas;
- 5) No attempt by city to truly survey residents at large about proposed parking code changes.

Limited opportunity for public input means possibility for public resistance is stronger as people begin to see that they have been left out and what the changes actually mean to them. This is not fair to the P & Z Board or to the citizens of WP.

#### **Restaurant Conversions:**

The code is being changed to restrict conversions to restaurants from other uses. How effective can this be when the city will still permit construction of new projects- containing restaurants- in the CBD? This is an inconsistency which must be addressed before any such change is adopted. Please wait.

Mixed Use / Shared Parking

The city commission is only now in the process of deciding whether to adopt new mixed use development standards on the Orange Ave Corridor. No formal decision has been made. To enact any changes to the parking codes on this corridor before an urban design firm is retained and / or a master plan or overlay is created, parking code modifications here make no sense. Such modifications must wait for the process.

Another proposed code change takes all discretion over shared and mixed use parking away from the commission and defers instead to guidelines from the ULI. A better approach is to allow local decisions to remain with local decision makers and not base them on a set of tabulated guidelines distilled from other cities. In fact, the P & Z agenda packet cites an instance where the ULI guidelines should NOT be applied to WP. These guidelines as to off site parking (600-1300 feet) were deemed "too ambitious for Winter Park." If one set of ULI guidelines does not fit Winter Park, it is likely none of them fit Winter Park. Please leave discretion and the final say with an accountable, elected body- the commission.

Fee in lieu parking. Bad idea. Commonly, the only way some grossly inappropriate projects in the city have been stopped by citizens is on the basis of inadequate parking under our codes. If parking requirements are thrown out the window and developers simply opt to pay this fee, why have a parking code at all? Paying a fee to rent spaces in "city approved garages" across the city is no substitute for providing parking necessitated by a project. The restrictive parking requirements have been and should remain a valuable planning tool for our city as well las a protection for citizens including business owners and merchants.

The "fee in lieu" section weakness is exposed when one considers that the Battaglia project on New England will almost fill the Rollins garage when it is approved even if the garage is approved at the maximum 6 levels. Just how many garages can we build?

Thank you for your time, your service, and your consideration. I oppose the parking modernization changes for the reasons stated above.

Sincerely,

Beth Hall, 516 Sylvan Drive