CITY OF WINTER PARK
PLANNING AND ZONING BOARD

Staff Report
November 5, 2013

REQUEST OF RAMBER ARLINGTON LLC FOR: SUBDIVISION OR LOT SPLIT APPROVAL TO DIVIDE THE PROPERTY AT 1280 ARLINGTON PLACE, ZONED R-2, INTO TWO LOTS. EACH LOT WOULD HAVE 45 FEET OF LOT WIDTH AND 6,750 SQUARE FEET OF LOT AREA AND WOULD BE RESTRICTED TO USE AS A SINGLE FAMILY HOME.

Mr. Alan Berman (Ramber Arlington LLC) is the owner (since 2006) of the property at 1280 Arlington Place. He is requesting subdivision or lot split approval to divide the property into two single family lots. The zoning is R-2. The property is now vacant. Variances are requested for each lot to 45 feet in width in lieu of the minimum 50 feet of lot width requirement.

This is a different type of lot split request because the applicant is not asking for any additional units or any added building density. The property at 1280 Arlington Place is zoned R-2 and it is 90 feet wide and 13,500 sq. ft. Under the R-2 zoning, which permits one unit for each 4,000 square feet of land, the owner could build a three unit townhouse project on this property of 13,500 sq. ft. The property could also be used for a two unit townhouse. That was their original intent for redevelopment of this property. The units can be conveyed fee simple but they must be ‘attached’ units.

This subdivision request is to split the property into separate 45 foot wide lots so that they may be used for two independent single family homes. The applicant believes that they will be more successful marketing their product as ‘stand-alone’ single family homes versus attached townhouse units. Even though they are giving up the potential for one added unit (three townhouses versus two single family homes) they believe the market is stronger for that type of product.

In the R-2 zoning, the minimum lot width for a single family lot is 50 feet and the minimum lot size is 6,000 sq. ft. of lot area. Each of these proposed lots will have 6,750 sq. ft. of lot area but only 45 feet of lot width, thus the variance request.

There is a three unit condo immediately to the south of this property and a two unit attached duplex property directly to the north. Arlington Place and the surrounding neighborhood is a mix of townhouses and single family homes. So this request is compatible with the character of the neighborhood.

From the staff’s perspective, the lot width variance is immaterial given that the request represents less unit density and is compatible with the street character.

Staff Recommendation is for Approval
CITY OF WINTER PARK
PLANNING AND ZONING COMMISSION

Staff Report
November 5, 2013

REQUEST OF NORT NORTHAM TO: AMEND THE "COMPREHENSIVE
PLAN" FUTURE LAND USE MAP SO AS TO ESTABLISH A COMMERCIAL
FUTURE LAND USE DESIGNATION TO THE ANNEXED PROPERTY AT 656
OVERSPIN DRIVE.

REQUEST OF NORT NORTHAM TO: TO AMEND THE OFFICIAL ZONING
MAP SO AS TO ESTABLISH COMMERCIAL (C-3) DISTRICT ZONING ON THE
ANNEXED PROPERTY AT 656 OVERSPIN DRIVE.

Mr. Nort Northam, is the owner of the property at 656 Overspin Drive and is
requesting that the City establish commercial (C-3) zoning on this property that
was annexed into the City in September 2012. Mr. Northam purchased this
property to add to his adjacent commercial properties at 2650 and 2600 W.
Fairbanks Avenue. Mr. Northam is asking the City to establish Commercial
future land use and Commercial (C-3) zoning to match the Commercial (C-1)
zoning that the property has in Orange County.

The zoning/land use history on this property is complicated. In 1965 this vacant
property was rezoned by Orange County to commercial (C-1). The Orange
County Comprehensive Plans from the 1970's-1980's had this property as
commercial on the county's future land use map. Then in 1991 when Orange
County updated their Comprehensive Plan, the future land use designation was
changed to low density residential likely due to its' adjacency with residential
homes. However, the property was never administratively rezoned in
accordance with that designation. So for the past 23 years the Orange County
Comp. Plan has said residential but the Orange County Zoning has said
commercial.

At the time Mr. Northam purchased the property in May of 2012, neither the
sellers (the Gallagher Family Trust) or the buyer (Nort Northam) had any idea
there was a difference. The Orange County Property Appraiser's website shows
the zoning as C-1 and the Orange County Zoning Dept. tells you it is zoned C-1.
The Orange County Planning Dept. however, tells you it is low density residential
future land use.

This same request was on our agenda back in September, 2012 in conjunction
with the annexation. That was when this land use conflict matter was
discovered. So at that time, the land use/zoning portion was withdrawn until the
owner could research the situation with Orange County.
Mr. Northam subsequently hired Adam Dion of Urban Land Resources to meet with the Orange County officials. Presumably, Orange County’s concern in 1991 was having this property developed independently as a commercial business on a street (Overspin Drive) that is a residential street. However, since it happened 23 years ago, no one can recall whether it was done by design or by accident. All Orange County will do at this time is confirm the situation and they offered some potential conditions that would mitigate impact on adjacent residential if developed commercially such as indoor retail use only, a six foot masonry screen wall and enhanced setbacks. All of these are already Code requirements in the City’s zoning code.

Mr. Northam is in quite a box right now. Orange County’s comp plan future land and zoning are still in effect until the City remedies this conflict. The Comp. Plan future land use of residential does not allow commercial development on this property. However, the commercial (C-1) zoning does not allow residential development on this property. So it is not buildable or usable for either residential or commercial use with this conflict in place.

Mr. Northam bought this property only with the idea of adding it to his Fairbanks Avenue holdings to be part of an overall future redevelopment of all of that Fairbanks property. In that context, this "rear" portion would likely wind up being used as parking area or for storm water retention. Staff is recommending that the City establish the commercial land use designations conditioned upon this property’s consolidation with the Fairbanks parcels.

**STAFF RECOMMENDATION IS FOR APPROVAL** with the condition that the property be consolidated with the other Fairbanks Avenue properties, so it is not developed independently.
ORDINANCE NO.

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP so as to establish Commercial future land use on the annexed property at 656 Overspin Drive and to indicate the annexation of this property on the other maps within the Comprehensive Plan, more particularly described herein.

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

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

WHEREAS, the amendment of the Comprehensive Plan maps and the establishment of a future land use designation meets the criteria established by Chapter 163, Florida Statutes and Rule 9J-5, Florida Administrative Code and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held.

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

SECTION 1. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to establish a Commercial future land use designation on the annexed property at 656 Overspin Drive and that all other maps in the Comprehensive Plan shall also be amended to reflect the addition and annexation of this property into the City of Winter Park, said property being more particularly described as follows:

Lot 7 AND THE South 20 feet of Lot 6, Block "B" Dubsdread Heights subdivision as recorded in Plat Book "J", Page 115 of the Public Records of Orange County, Florida.

Property Tax ID # 11-22-29-2248-02-070
SECTION 2. This ordinance shall become effective 31 days after adoption but shall not become effective if this Ordinance is challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. In that case it will not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining the Ordinance is in compliance with Chapter 163, Florida Statutes.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of ____________, 2013.

______________________________
Mayor

Attest:

______________________________
City Clerk
ORDINANCE NO. 

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, “LAND DEVELOPMENT CODE”, ARTICLE III, “ZONING” AND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH COMMERCIAL (C-3) ZONING ON THE ANNEXED PROPERTY AT 656 OVERSPIN DRIVE, MORE PARTICULARLY DESCRIBED HEREIN.

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

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

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

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

SECTION 1. That Chapter 58 “Land Development Code”, Article III, “Zoning” and the Official Zoning Map is hereby amended so as to establish Commercial (C-3) district zoning on the annexed property at 656 Overspin Drive, more particularly described as follows:

Lot 7 and the South 20 feet of Lot 6, Block “B” Dubsdread Heights subdivision as recorded in Plat Book “J”, Page 115 of the Public Records of Orange County, Florida.

Property Tax ID # 11-22-29-2248-02-070

SECTION 2. This ordinance shall become effective 31 days after adoption unless this Ordinance or the related companion Ordinance amending the Comprehensive Plan for this property is challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. In that case, it will not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining the Ordinance is in compliance with Chapter 163, Florida Statutes.
ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of ____________, 2013.

_______________________________________________
Mayor

Attest:

_______________________________________________
City Clerk
ORDINANCE NO. 2878-12

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING WITHIN THE CHARTER LAWS OF THE CITY OF WINTER PARK, SECTION 1.02, "CORPORATE LIMITS DESCRIBED" SO AS TO ANNEX THE PROPERTY AT 656 OVERSPIN DRIVE, MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, the owner of the property more particularly described herein has voluntarily requested annexation into the City of Winter Park, and

WHEREAS, the annexation of said property meets the criteria established by Chapter 171, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication once a week for two consecutive weeks in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held.

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

SECTION 1. That Section 1.02 "Corporate Limits Described," of the Charter Laws of the City of Winter Park be hereby amended and modified so as to annex the property at 656 Overspin Drive, more particularly described as follows:

Lot 7 and the South 20 feet of Lot 6, Block "B" Dubsdread Heights subdivision as recorded in Plat Book "J", Page 115 of the Public Records of Orange County, Florida. or Begin at the Point 20 feet north of the Northwest corner of Lot 7, Block "B" Dubsdread Heights subdivision, then run 140 feet east, then run 70 feet west to the southeast corner of Lot 7; then run 140 feet west to the southwest corner of Lot 7 and then run 70 feet north to the Point of beginning.

Property Tax ID # 11-22-29-2248-02-070

SECTION 2. This ordinance shall take effect upon immediately upon its final passage and adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida held in City Hall, Winter Park, on this 10th day of September, 2012.

[Signature]
Mayor, Kenneth W. Bradley

ATTEST:  
[Signature]
City Clerk, Cynthia Bonham, MMC
October 7, 2013

Mr. Jeff Briggs
City Planner
City of Winter Park
401 S. Park Ave.
Winter Park, Fl.

RE: Proposed Zoning Modification and Amendment to the Future Land Use Plan (FLUM)
Nort Northam Parcel – Tax Parcel D No. 29211224802070
DUBSDREAD HEIGHTS J/115 LOT 7 & S 20 FT OF LOT 6 BLK B

Dear Jeff:

Please accept this letter as formal request to petition the City of Winter Park to assign a Commercial land use as well as C-3 zoning. The current City FLUM shows the parcel as vacant. It should be noted that the County still has assigned C-1 zoning for this parcel despite being annexed into the City. This information was confirmed on the County’s Property Appraiser web page. A Parcel map is included for your use. It should be noted that the parcel has been taxed as commercial since development.

It should be noted that the parcel was included with the purchased by Citgo (Property) in 1966. This parcel however was never utilized and was sold as a vacant parcel (apparently Citgo did not need these lands for development). Some other milestones are summarized as follows:

1. Site first acquired and developed in 1966 by Citgo and sub sequentially was zoned commercial (C-1) by the County at that time to support the use. The acquisition included the subject parcel
2. Subject parcel was sold to Mr. Gallagher (through subdivision)
3. Gas Station acquired by Applicant in 1989
4. The easterly tract known as 2600 Fairbanks Ave, was acquired by Applicant in 1994
5. The Southeast parcel was acquired by Applicant in early 2000.

Please note a zoning chronology will also be submitted under separate cover.

As noted, the property was first developed as a gas station. The subject parcel was sold off as undeveloped only because the lands were not needed to facilitate the gas station. The property was originally situated in unincorporated Orange County and has always been Commercial in use since 1966 (an excerpt from the OCPA is attached for your use). It should be noted that the County’s FLUM map shows this entire area as Low Density Residential (LDR). This is obviously inconsistent because residential land use and commercial zoning are traditionally not assigned to the same property. But I do realize the FLUM is merely a community planning tool to identify varying uses and is meant to be amended.

As an effort to truly understand the County’s position on this matter, I retained the services of Adam Dionna, with Urban Land Resources, to meet with Bob Windom (Zoning Manager) and communicate with John Smogor (Chief Planner). Mr. Dionna met with Bob Windom, and has collected a series of emails from the aforementioned and are also attached for your review. In summary there are 3 items to
address to ensure County support and recommendation without objection. The three items are as follows:

1. Comply with the Uses identified within the C-3 Zoning District (analogous to County C-1) zoning. This is further indication of current zoning by County.

2. Comply with access requirements set forth by FDOT

3. Provide 6’ high Masonry wall along southerly property line.

The requirements where authored by Mr. John Smogor with the County and are referenced in the previously mentioned email strand.

With this we expect no objection by the County, but rather contrary and provide conditional support. I realize these are important issues and imperative these conditions are met, and as owner of the subject property, will ensure these conditions are acknowledged.

Also attached for your review are executed Application along with requested Fee ($500.00), associated email correspondence, and adjacent (parcels to the south abutting property) property owner letters of support (to be submitted under separate cover).

I do look forward to hearing from you and as discussed during our last meeting last Monday, I truly want to ensure we appear at the November Planning Commission.

If you should have any questions or require any additional information, please do not hesitate to contact me or Adam.

As always, it’s a pleasure working with you and the City and do hope to hear from you soon.

Best Regards,

HJ Northam
Property Owner
### Property Description

DUBSDREAD HEIGHTS J/115 LOT 7 & S 20 FT OF LOT 6 BLK B

### Total Land Area

<table>
<thead>
<tr>
<th>Land Use Code</th>
<th>Zoning</th>
<th>Land Units</th>
<th>Unit Price</th>
<th>Land Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1000 - Vacant Commercial</td>
<td>C-1</td>
<td>9800 SQUARE FEET</td>
<td>$9.75</td>
<td>$95,550</td>
</tr>
</tbody>
</table>

Page 1 of 1 (1 total records)

### Important Information

There are no buildings associated with this parcel.

### Extra Features

<table>
<thead>
<tr>
<th>Description</th>
<th>Date Built</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

There are no extra features associated with this parcel.
APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT AND/OR APPLICATION FOR A CHANGE IN ZONING CLASSIFICATION

General Instructions: To request a change in land use category, complete this application and submit it to the Planning Department along with the fee of $1,000 for less than one (1) acre or $6,000 for more than one (1) acre and all additional information necessary for public hearing before the Planning and Zoning and the City Commissions. All required documents must be submitted with the application.

<table>
<thead>
<tr>
<th>I. APPLICANT</th>
<th>OWNER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: NORT NORTHAM</td>
<td>NORT NORTHAM</td>
</tr>
<tr>
<td>Address: 2600 FAIRBANKS</td>
<td>SAME</td>
</tr>
<tr>
<td>KILTER PARK, FL.</td>
<td></td>
</tr>
<tr>
<td>Phone: 407 647-1811</td>
<td>Email Address: SAME</td>
</tr>
<tr>
<td>Is the property under contract for purchase or lease?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

If the applicant is NOT the owner, attach a copy of the purchase or lease contract or option on the property, or a letter signed by the owner of record authorizing the applicant to act as agent for the owner. This information is requested to establish the legal status of the applicant and will be held in confidence, except as the information pertains to the zoning application.

<table>
<thead>
<tr>
<th>II. PROPERTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Address: 650 OVERSPIN DR.</td>
</tr>
<tr>
<td>PARCEL #: 29221222A80270</td>
</tr>
<tr>
<td>Legal Description: Provide complete and accurate legal description below including Plat Book and Page Number OR attach a copy of the legal description to this application.</td>
</tr>
<tr>
<td>SEE COVER LETTER</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>III. ZONING MAP AMENDMENT/COMPREHENSIVE PLAN AMENDMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Future Land Use: NOT ASSIGNED/VACANT</td>
</tr>
<tr>
<td>Current Zoning: C-1 (CITY COUNTY)</td>
</tr>
<tr>
<td>The applicant requests that the property be changed to a zoning/land use of</td>
</tr>
<tr>
<td>H/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>IV. CERTIFICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>I certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am:</td>
</tr>
<tr>
<td>☐ the owner of the property described herein</td>
</tr>
<tr>
<td>☐ a party to an agreement for purchase or lease of this property</td>
</tr>
<tr>
<td>☐ an agent for the owner or purchaser/lessee of this property</td>
</tr>
</tbody>
</table>

If applicable, it is understood and agreed that approval of this application by the Planning and Zoning Commission is contingent upon the recording of restrictive covenants designating the terms and conditions of an approval. These restrictive covenants will be executed by the owner of the property and recorded by the City of Winter Park. Said owner will be responsible for all fees associated with the recording of this document.

SIGNATURE |

DATE 10/8/13
Adam,

John says provided the zoning was indoor retail in nature, all access limited to Fairbanks/use of property in conjunction with existing commercial to north, adequate buffering for neighbors, he would consider suggesting to W.P. that the County opinion on rezoning to commercial may be positive.

Good luck,

Bob

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials are kept as a public record. Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.
Adam

From: Adam [adamd@urbanlandresources.com]  
Sent: Friday, August 23, 2013 1:51 PM  
To: 'John.Smogor@ocfl.net'  
Cc: 'Jbriggs@cityofwinterpark.org'; 'nortnortham@earthlink.net'; 'Bob.Windom@ocfl.net'  
Subject: RE: Nort Northam Property - City of Winter Park

John:

This is only areas where impervious surfaces abut the buffer adjacent to residential property, such as parking, would necessitate 6’ fence. There is an existing 6’ fence along the subject property line that satisfies the intent or spirit of code requirement. Replacement/or modifications would subject to City criteria.

Please confirm your thoughts on this issue. Your time and effort is always appreciated and glad we can put this behind us and move on.

Best Regards,

URBAN LAND RESOURCES, LLC

Adam Dionna  
Mang. Member

From: John.Smogor@ocfl.net [mailto:John.Smogor@ocfl.net]  
Sent: Thursday, August 22, 2013 1:51 PM  
To: adamd@urbanlandresources.com  
Cc: Jbriggs@cityofwinterpark.org; nortnortham@earthlink.net; Bob.Windom@ocfl.net  
Subject: RE: Nort Northam Property - City of Winter Park

Adam,

I am fine with the first 2 items, but on #3 you need to add a 6 foot high masonry wall along the residentially zoned property.

John

From: Adam [mailto:adamd@urbanlandresources.com]  
Sent: Tuesday, August 13, 2013 10:07 AM  
To: Smogor, John  
Cc: 'Jeffrey Briggs'; nortnortham@earthlink.net; Windom, Bob  
Subject: Nort Northam Property - City of Winter Park

John:

Pursuant to our conversation yesterday and also information contained in an email dated August 1st, from Bob Windom, Urban Land Resources, would like to confirm and offer the following information. It appears there
are three issues of concern that need to be addressed so that county may offer support during the City rezoning and comprehensive plan amendment Petition. The following confirms the requirements and owners acceptance.

1. The first issue regards Use, specifically retail / indoor use. The property owner has no problem with this requirement
2. The second item pertains to access from Fairbanks onto the subject property. The property owner is aware of the constraints imposed during eminent domain. Main access would be off of Overspin Dr.
3. The third issue was a matter of adequate buffer between the two uses. You had mentioned that if we maintain the City’s C-3 zoning criteria (5’), the County would be satisfied. The Buffer identified in this District, as mentioned is 5 , which is also acceptable to owner.

It is hoped you’re in agreement with our interpretation, however if you should have any questions or any comments regarding these issues please do not hesitate to contact me at 407 937-9499. Thanks again John for all your help.

Best Regards,

URBAN LAND RESOURCES, LLC

Adam Dionna
Man. Member

PLEASE NOTE: Florida has a very broad public records law (F. S. 119).
All e-mails to and from County Officials are kept as a public record.
Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.
REQUEST OF THE CITY OF WINTER PARK TO: AMEND CHAPTER 58 “LAND DEVELOPMENT CODE”, ARTICLE III, “ZONING” SO AS TO ESTABLISH MINIMUM SIZES FOR ENCLOSED GARAGES AND CARPORTS.

This agenda item is in response to the P&Z Board discussion and request at last month’s meeting to discuss and potentially provide a recommendation on the issue of establishing a minimum size for enclosed garages and carports. This was, as you recall, the major topic of discussion related to the townhouse projects on W. Swoope Avenue, on last month’s agenda.

Generally speaking, it is beneficial to property values and traffic safety to have cars parked within garages/carports and not outside on driveways and streets. However, there is little the City can do about residents filling up garages and carports with “stuff”.

The discussion with the P&Z Board last month was as to whether the City should at a minimum, insure that garages and carports are sized appropriately so they are functionally usable so that you can park car(s) in the garage and be able to open the doors. The same applies to a proper length so cars can functionally fit in both directions.

Best practices in architectural guidelines outline a minimum requirement for 10 feet of width for one car garages and 20 feet of garage/carport width and 21 feet in length. The code already contains a minimum standard of 24 feet for adequate backup room in order to enter/exit garages.

The staff provided an update to the City Commission on this code change at their meeting on October 28th when the Swoope townhouse projects were on the agenda. There was interest in this issue but also interest in finding out how other cities have addressed this issue and if there are other approaches rather than a code change.

Staff put this on the agenda to provide an update and response to P&Z on this topic, based on the discussion last month. However, there is more staff work to do before this is ready for action by P&Z.

STAFF RECOMMENDATION IS TO TABLE
WHAT IS THE SIZE OF A STANDARD 2-CAR GARAGE?

What is the Size of a Standard 2-Car Garage?

Design a garage that can accommodate two cars, as well as other storage needs.

By Richard Ammus

A standard two-car garage must be large enough to hold two standard-sized cars, along with a standard amount of storage space for the standard needs of the standard family. But since all things vary -- and thus, can never really be standard -- the size of a garage must also vary, depending on the size of your cars and whatever else you want to put in your garage, from the lawn mower to a workshop to a bike rack.

Minimum Size

The average length of a compact car is about 16 feet, with a width of 5 1/2 feet and a height of 4 1/2 feet. Two would require a width of 11 feet and a length of 15 feet, just for the cars. Add 3 feet between them and on each side to open doors, and 2 feet front and back for walk space and you have a garage roughly 20 feet wide and 19 feet deep. One standard design two-car garage is 20 feet by 20 feet.

Larger Vehicle, No Storage

Larger SUVs average just over 18 feet long, 6 1/2 feet wide and a little over 6 feet high. Two of them would just barely fit in the minimum size, with difficulty opening doors and getting around them with the garage door shut. So, ideally a standard size for two large SUVs would have to be 22 feet wide and 22 deep. Standard larger size two-car garages designs include 22, 24 or 26 feet for either width or depth.

Available Storage Space

The floor plans for the above garages may be adequate if your items to be stored can be placed between the vehicles or beside them near the front fenders, where they don’t block the doors or the walk space. Also, additional storage could be added in cabinets or shelves mounted higher on the walls in the back or on the sides. If this is not adequate storage, or you have larger SUVs, you may need to increase your floor dimensions.

Larger Standard Sizes

Related Guides

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Plan your Home Maintenance

Season: Fall
Region: Select a Region

Residential Garages and Carports

TWO-CAR GARAGE

NOTES: Garages may be enlarged to provide ease of circulation by allowing spaces of 2'-6" minimum between all walls and other vehicles; also to provide space for work areas, photography laboratories, laundry room, and storage.

JAMB CLEARANCE - WIDTH OF DOOR

NOTE
6 1/2" to 9" necessary from top of opening to ceiling (all sliding doors).

SLIDING DOORS

HINGED DOORS

WIDTHS OF GARAGE HINGED DOORS

<table>
<thead>
<tr>
<th>OPENING</th>
<th>TWO-DOOR</th>
<th>THREE-DOOR</th>
<th>FOUR-DOOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>9'-0&quot;</td>
<td>4'-0&quot;</td>
<td>2'-6&quot;</td>
<td>2'-0&quot;</td>
</tr>
<tr>
<td>9'-6&quot;</td>
<td>4'-3&quot;</td>
<td>2'-10&quot;</td>
<td>2'-1 1/2&quot;</td>
</tr>
<tr>
<td>9'-0&quot;</td>
<td>4'-6&quot;</td>
<td>3'-0&quot;</td>
<td>2'-3&quot;</td>
</tr>
</tbody>
</table>

NOTE: For multiple and offset hinged doors, swinging to one or both sides, hinged in or out and used for 2 or more cars: 8 1/2" to 11" necessary from top of opening to ceiling.

SECTIONAL DOORS

ONE PIECE DOOR

LIFT DOORS - MOST WIDELY USED - AUTOMATIC OPTIONAL

NOTE
Heights: 6'-6", 6'-10", 7'-0", 7'-6" and 8'-0".
Lift doors generally 4'-0" sections high, sometimes 2'-0" or 3'-0".

R. E. Payne Jr., AIA; Hugh N. Jacobsen, FAIA; Washington, D.C.
ORDINANCE NO. _____-13

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE, ARTICLE III, "ZONING" AMENDING SECTION 58-71 "GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS SO AS TO ESTABLISH MINIMUM SIZES FOR GARGES AND CARPORTS IN RESIDENTIAL BUILDINGS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

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

SECTION 1. That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified by adding to Section 58-71 "General provisions for residential zoning districts" a new subsection (II) to read as follows:

Section 58-71. General provisions for residential zoning districts.

(II) Garage and carport minimum sizes. The minimum interior dimensions for any single parking space garage or carport used to meet the required parking for a residential building shall be ten (10) feet wide by twenty-one (21) feet in length and for any two parking space garage or carport, the minimum dimension is twenty (20) feet wide by twenty-one (21) feet in length. For each additional parking space the minimum width dimension shall increase by ten (10) feet. In the case of open porte-cocheres or open carports without side walls, stemwalls, etc., this width requirement shall be met if the vehicle doors can swing unimpeded throughout the required ten (10) foot width.

SECTION 2. All ordinances or portions or ordinances in conflict herewith are hereby repealed, any part of this ordinance declared to be unlawful by any court shall not constitute repeal of the remainder of the ordinance.

SECTION 3. This ordinance shall become effective immediately upon adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this ___ day of __________, 2013.

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Mayor Kenneth W. Bradley

ATTEST:

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City Clerk Cynthia S. Bonham