



Planning & Zoning Board Regular Meeting

Agenda

April 2, 2024 @ 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/meetings/ and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

1. Call to Order**2. Consent Agenda**

- a. Approve the minutes of March 5, 2024. 1 minute

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**4. Public Hearings (Public participation and comment on these matters must be in person.)**

- a. Request of Z Properties Group, Inc. for Conditional Use approval to redevelop the site at 111 S. Knowles Avenue with a three-story, 11,280-square-foot building on property zoned Commercial (C-2).
This item has been requested to be tabled by the Applicant until the May 7, 2024 meeting
- b. Request of Michael Wenrich for approval to construct a new, two-story, 6,597 square-foot single-family home located at 1098 McKean Circle on the canal connecting Lakes Maitland and Osceola, zoned R-1AA. 5 minutes
- c. Request of Michael Wenrich for approval to construct a new, two-story, 10,025 square-foot single-family home located at 581 Sylvan Drive on Lake Osceola, zoned R-1AAA. 10 minutes
- d. Request of Z Properties for approval to construct a new, two-story, 11,728 square-foot single-family home located at 1602 Summerland Avenue on Lake Maitland, zoned R-1AAA. 10 minutes
- e. Request of Verax Florida, LLC to Annex the Properties at 1820 & 1824 Karolina Avenue, and establish Parking Lot (PL) Future Land Use and Zoning, rezone the south 1,000 square feet of 1800 Karolina Avenue from Parking Lot (PL) Future Land Use and Zoning to Commercial (C-3) Future Land Use and Zoning, and for Conditional Use approval to build a two-story, 18,790 sq. ft office building on the combined properties at 1801 & 1805 W. Fairbanks and 1800, 1820, & 1824 Karolina Avenue. 25 minutes
- f. Request of the City of Winter Park for an Ordinance amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-83 "Orange Avenue Overlay District (OAO)" to revise the definitions of building story and mixed-use, providing for codification, severability, conflicts and an effective date. 10 minutes

-
- 5. Action Items**
 - 6. Non-Action Items**
 - 7. Staff Updates**
 - 8. Board Comments**
 - 9. Upcoming Agenda Items**
 - 10. Adjournment**



Planning & Zoning Board

agenda item

item type

Consent Agenda

meeting date

April 2, 2024

prepared by**approved by****subject**

Approve the minutes of March 5, 2024.

motion | recommendation**background****strategic objectives****alternatives | other considerations****fiscal impact****attachments**

1. Draft Planning & Zoning Board Regular Meeting Minutes



Planning & Zoning Board Regular Meeting Minutes

March 5, 2024 at 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Warren Lindsey, David Bornstein, Melissa Vickers, Vashon Sarkisian, Jim Fitch

Absent

Michael Spencer, Alex Stringfellow

Staff Present

City Attorney Dan Langley, Director of Planning & Zoning Allison McGillis, Planning Consultant Jeff Briggs, Senior Planner/Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Administrative Coordinator Mary Bush

1. Call to Order

Chairman David Bornstein called the meeting to order at 6:01 p.m.

2. Consent Agenda

- a. Approve the minutes of February 6, 2024.

Motion made by Melissa Vickers, seconded by Vashon Sarkisian, to approve the February 6, 2024 meeting minutes.

The motion carried unanimously by a 5-0 vote. (Alex Stringfellow and Michael Spencer were absent from the meeting.)

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

No one from the public wished to speak. The public hearing was closed.

4. Public Hearings (Public participation and comment on these matters must be in person.)

- a. **SPR #24-02. Request of Z Properties for:** Approval to construct a new, two-story, 11,728 square-foot, single-family home located at 1602 Summerland Avenue on Lake Maitland, zoned R-1AAA.

Mr. Briggs announced that the item had been continued to the April 2, 2024 Planning & Zoning Board regular meeting.

- b. **Request of Andrea Jacobs on behalf of the Villa Vienda Condominium at 221 Holt Avenue for:** Conditional Use approval to allow five of the six existing condominiums to be used as a bed and breakfast, zoned R-3.

Mr. Briggs provided a summary of the item. He discussed the previous uses of the Villa Vienda condominium over the years. He noted that the property was very closely located to Rollins College and was zoned R-3, which allows the conditional use of a bed and breakfast. He indicated that the property had a history of various cases of code enforcement by the City, which included a current case of the applicant's use of the condominium as an Airbnb. He then explained that an owner of one of the six units of the condominium did not want to be included in the applicant's request as they were content with the yearly rental of their unit, so the applicant was seeking approval only for the other five units as individual bed and breakfasts. Mr. Briggs further explained that per code, one of the five units would have to house an onsite manager for the property. He then indicated that there had been several letters received from the property's surrounding neighbors in support of the item. He went on to note that the applicant would have to get the proper City and State licensing for the bed and breakfast use as well as remove all ranges, cooktops, and ovens within the bed and breakfast units.

Staff recommendation was for approval with the following conditions:

- That the vacation rental units comply with the Zoning Code definition for a 'bed & breakfast'.
- That applicable business licenses be issued as required by the City and/or State.

The Board inquired about the following:

- the legal differences between an Airbnb and a bed and breakfast,
- where breakfast would be served for the individual bed and breakfast units,
- the current number of bed and breakfasts located in the City,
- if the bed and breakfast could still exist with one unit not participating,
- why the Airbnb use was said to be less noisy than yearly renting to students,
- if the Board could make a condition regarding noise regulation for the bed and breakfast,
- and an email received by a neighbor to the property in opposition of the request.

The applicant, Andrea Jacobs at 221 Holt Avenue, Winter Park, FL 32789 addressed the Board. Ms. Jacobs noted that she would be the onsite manager maintaining the condominium. She provided a brief history of the property and its use. She explained that she wanted to change the condominium into a bed and breakfast because while using the condominium as an Airbnb she saw that parents

mainly used it to visit their children and they were a better choice of clientele than students.

The Board inquired about the following:

- who rents the one unit that is not part of the request,
- if the applicant intended to continue listing each unit on the Airbnb website,
- what would assure that the kitchen appliances are removed as required by code,
- and clarification of how the individual bed and breakfasts would work.

City Attorney Langley explained that the Board could make a condition of approval requiring the stoves to be removed from each unit as well as a post approval inspection to ensure that the removal is completed. Mrs. McGillis noted that the applicant would be required to obtain a business license with the City for each of the bed and breakfasts, which would require the applicant to pull a permit prior to licensing for the removal of the stoves in each unit. She added that if the applicant did not remove the stoves they would not be able to obtain the business license.

The Board heard public comment from the following residents:

Gigi Papa of 1440 Hibiscus Avenue, Winter Park, FL 32789 addressed the Board. Ms. Papa spoke about the City's short-term rental zoning code for residential dwellings and asked the Board to deny the applicant's request.

The Board inquired with City Attorney Langley regarding Ms. Papa's statements about short term rentals. Attorney Langley confirmed that the code for short-term rentals of residential dwellings did not apply to bed and breakfasts. Brief discussion ensued regarding the possibility of an influx of future requests for bed and breakfasts.

Sue Jacobs of 228 N. Park Avenue, Winter Park, FL 32789 addressed the Board. Ms. Jacobs expressed that the bed and breakfast would be a lovely addition to the community and a good opportunity to further the ability for people to have a short stay in the City of Winter Park.

No one else from the public wished to speak. The public hearing was closed.

Ms. Jacobs addressed the Board and responded to the comments made by the public. She noted that the condominium was in a really unique location that was best fitted for the type of use requested.

Brief discussion ensued about the applicant's illegal use of the condominium in relation to the current request in order to come into compliance.

The Board then shared their thoughts regarding the request. The Board was overall in favor of the request but expressed concerns with setting precedence and the

location of the property. Brief discussion ensued between the Board and City Attorney Langley regarding requiring annual inspections of the units by the City as a condition of approval.

Motion made by Warren Lindsey, seconded by Vashon Sarkisian, for Conditional Use approval to allow five of the six existing condominiums of the Villa Vienda Condominium at 221 Holt Avenue to be used as a bed and breakfast, zoned R-3, with the following conditions:

- **The applicant must remove all stoves located in the five condominiums to be used as a bed and breakfast.**
- **All code requirements must be complied with prior to any certificate being issued allowing the bed and breakfast to open.**
- **The applicant must comply with an annual interior inspection of the five condominiums by the City's Fire Department to occur during the City's annual business tax receipt renewal period.**

The motion carried unanimously by a 5-0 vote. (Alex Stringfellow and Michael Spencer were absent from the meeting.)

- c. **Request of City of Winter Park for:** An Ordinance of the City of Winter Park, Florida amending Chapter 58, "Land Development Code", Article III, "Zoning" to assess and update the zoning regulations and development standards for single-family zoned properties following the 2023 revisions.

Mr. Harbilas provided a summary of the item. He noted that the changes to the ordinance had been reviewed and discussed at the February 27, 2024 Planning and Zoning Board work session. He then briefly discussed the main changes that were made, noting that a majority of all the changes made were grammatical. He explained that the provision to add a front porch within the setback was re-added, a provision for dormers to face lakefronts was added, minor adjustments were made to the R-2 zoning tables, a change was made to allow garages to face the public right-of-way at a 35-foot setback, the provision for A/C units was adjusted to allow the required screening to be a wall or a fence, and the provision to allow an additional cooking facility in homes over a certain size was re-added.

The Board inquired if anything was in place to require a sewer system or upgraded septic tank to be installed for homes being renovated or newly built and if something could be added to the City's land development code to encourage owners to obtain new septic tanks. Brief discussion then ensued regarding the requirements for owners to tie into available sewer systems for tear downs.

No one from the public wished to speak. The public hearing was closed.

Motion made by Vashon Sarkisian, seconded by Jim Fitch, for approval of an Ordinance of the City of Winter Park, Florida amending Chapter 58, "Land Development Code", Article III, "Zoning" to assess and update the zoning

regulations and development standards for single-family zoned properties following the 2023 revisions.

The motion carried unanimously by a 5-0 vote. (Alex Stringfellow and Michael Spencer were absent from the meeting.)

- d. **Request of the City of Winter Park to:** Approve the CRA Plan Modification & Update.

Mrs. McGillis provided a summary of the item. She noted that the area and lifespan of the City's Community Redevelopment Agency (CRA) would be expanded. She then explained that the Planning & Zoning Board would need to make a recommendation to the City Commission that the plan complies with the City's Comprehensive Plan.

No one from the public wished to speak. The public hearing was closed.

Motion made by Melissa Vickers, seconded by Vashon Sarkisian, to approve the CRA Plan Modification & Update.

The motion carried unanimously by a 5-0 vote. (Alex Stringfellow and Michael Spencer were absent from the meeting.)

5. Action Items

6. Non-Action Items

7. Staff Updates

8. Board Comments

Chairman Bornstein expressed that he may not be able to continue to preside on the Planning & Zoning Board due to the City's upcoming mayoral election and that he has met his Board term limit.

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 6:51 p.m.

ATTEST:

/s/ Mary Bush, Board Secretary



Planning & Zoning Board

agenda item

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

April 2, 2024

prepared by

approved by

subject

Request of Z Properties Group, Inc. for Conditional Use approval to redevelop the site at 111 S. Knowles Avenue with a three-story, 11,280-square-foot building on property zoned Commercial (C-2).

This item has been requested to be tabled by the Applicant until the May 7, 2024 meeting

motion | recommendation

background

strategic objectives

alternatives | other considerations

fiscal impact

attachments

None



Planning & Zoning Board

agenda item

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

April 2, 2024

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

Request of Michael Wenrich for approval to construct a new, two-story, 6,597 square-foot single-family home located at 1098 McKean Circle on the canal connecting Lakes Maitland and Osceola, zoned R-1AA.

motion | recommendation

Staff recommendation is for approval subject to the following condition(s): (1) That the trees requested for removal be fully mitigated per the requirements of Urban Forestry and the City Tree Removal Ordinance.

background

The applicant, Michael Wenrich, on behalf of the homeowners, is requesting approval to construct a new, two-story, 6,597 square-foot single-family home located at 1098 McKean Circle on the canal connecting Lakes Maitland and Osceola. The property is zoned R-1AA and the unsubmerged portion of the property is 20,841 square feet in size. The proposed impervious lot coverage of 9,943 square feet is 48% of the total lot, which is under the maximum 50% as the code allows. The maximum Floor Area Ratio (FAR) for properties over 12,500 square feet in size is 35% of the lot area or 5,000 square-feet, whichever is greater. The applicant is proposing a 6,597 square-foot home which equates to a FAR of 32%, meeting this requirement.

Lakefront Review Criteria:**Tree Preservation**

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible. There are three trees being requested for removal as part of this request. These include a 30-inch caliper cypress and two 14-inch caliper magnolias. All three trees are located well within the buildable area of the lot, so staff recommends a condition of approval that the trees be mitigated per the requirements of Urban Forestry.

Views 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 does not permit walls/swimming pool decks facing the lake in excess of 3-feet in height. However, there is an exception for lots with severe grade differences, which allows a maximum height of 5-feet for these types of structures. This lot meets the severe grade definition and the proposed plan complies with that provision. Additionally, the structural walls are adequately screened with vegetation.

Views of the 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 of the neighbors. On canalfront lots, the canalfront setback to all structures is 50-feet and the pool deck setback is 25-feet from the ordinary high-water line. This plan complies with those requirements. The proposed location also sits behind both neighboring structures. Therefore, no traditional views of the neighbors will be infringed by this request.

Stormwater Retention

The code requires the retention of stormwater. The amount of impervious surface on the lot determines the needed depth/size of the retention. In this case, the applicants are proposing multiple swale retention areas on the property to meet the required stormwater storage.

Summary

Overall, the plans, in conjunction with the condition of approval, meet the intent of the lakefront review criteria. The proposal also meets all single-family code requirements and no variances are being requested.

strategic objectives

alternatives | other considerations

fiscal impact

attachments

1. 1098 McKean Cir - Area Map
2. 1098 McKean Cir - Aerial Map

3. 1098 McKean Cir - Lakefront Table
4. 1098 MCKEAN CIRCLE_LAKEFRONT REVIEW SET_03.21.24





Lakefront Site Plan Review: 1098 McKean Circle

	R-1AA Requirements	Existing	Proposed
Zoning	N/A	R-1AA	R-1AA
Future Land Use	N/A	SFR	SFR
Lot Width	100 ft.	90 ft.	90 ft.
Lot Depth	N/A	188 ft. (avg.)	188 ft. (avg.)
Lot Area	10,000 sf	20,841 sf	20,841 sf
Floor Area Ratio	35% (7,294 sf)	16% (3,326 sf)	32% (6,597 sf)
Impervious Lot Coverage	50% (10,421 sf)	-	48% (9,943 sf)
Front Setback	38 ft.	38 ft.	38 ft.
Side Setbacks (1st floor/2nd floor)	13.5 ft./18 ft.	14 ft./74.5 ft. (east) 11.4 ft./ 11.4 ft. (west)	13.5 ft./18 ft. min. (east) 13.5 ft./18 ft. (west)
Canalfront Setbacks	50 ft.	84 ft.	50 ft.

Lakefront Review: Custom Residence



PROJECT INFORMATION

SCOPE
OF WORK: New 8,054 s.f., Two story residence
with basement

ADDRESS: 1098 Mckean Cir., Winter Park, FL 32789

LOT AREA: 20,841 s.f.

ZONING: R-1AA

DRAWING INDEX

Sheet No.	SHEET TITLE	Revisions
CS	Cover Sheet	revised 03.08.24
SP1.0	Survey	
SP2.0	Site Photos & Tree demo Plan	
SP2.1	Proposed Site Plan	revised 03.08.24
SP2.2	Proposed & Existing Building Footprint Comparison	
SP2.3	Vicinity and Aerial Maps	added 03.08.24
A1.0	Main Floor Plan	revised 03.08.24
A1.1	Basement & Upper Floor Plans	revised 03.08.24
A2.0	Rederings	revised 03.08.24
A3.0	Exterior Elevations	
A3.1	Exterior Elevations	revised 03.08.24

PROJECT LOCATION MAP



ARCHITECT:
SEAL:

MW

MICHAEL WENRICH
ARCHITECTS

1800 N. ORANGE AVENUE
ORLANDO, FLORIDA 32804
AR94634 407.702.0506
MICHAELWENRICH.COM

MICHAEL WENRICH, R.A.
FL # 94634 A.R.

DATE: _____

WWW.MICHAELWENRICH.COM

CUSTOM RESIDENCE

1098 Mckean Cir,
Winter Park, FL
32789

REVISION HISTORY

Revision	No.	Date

MWA PROJECT NO: 2314
DRAWN BY: FJR
SCALE:
DATE: 02/29/2024

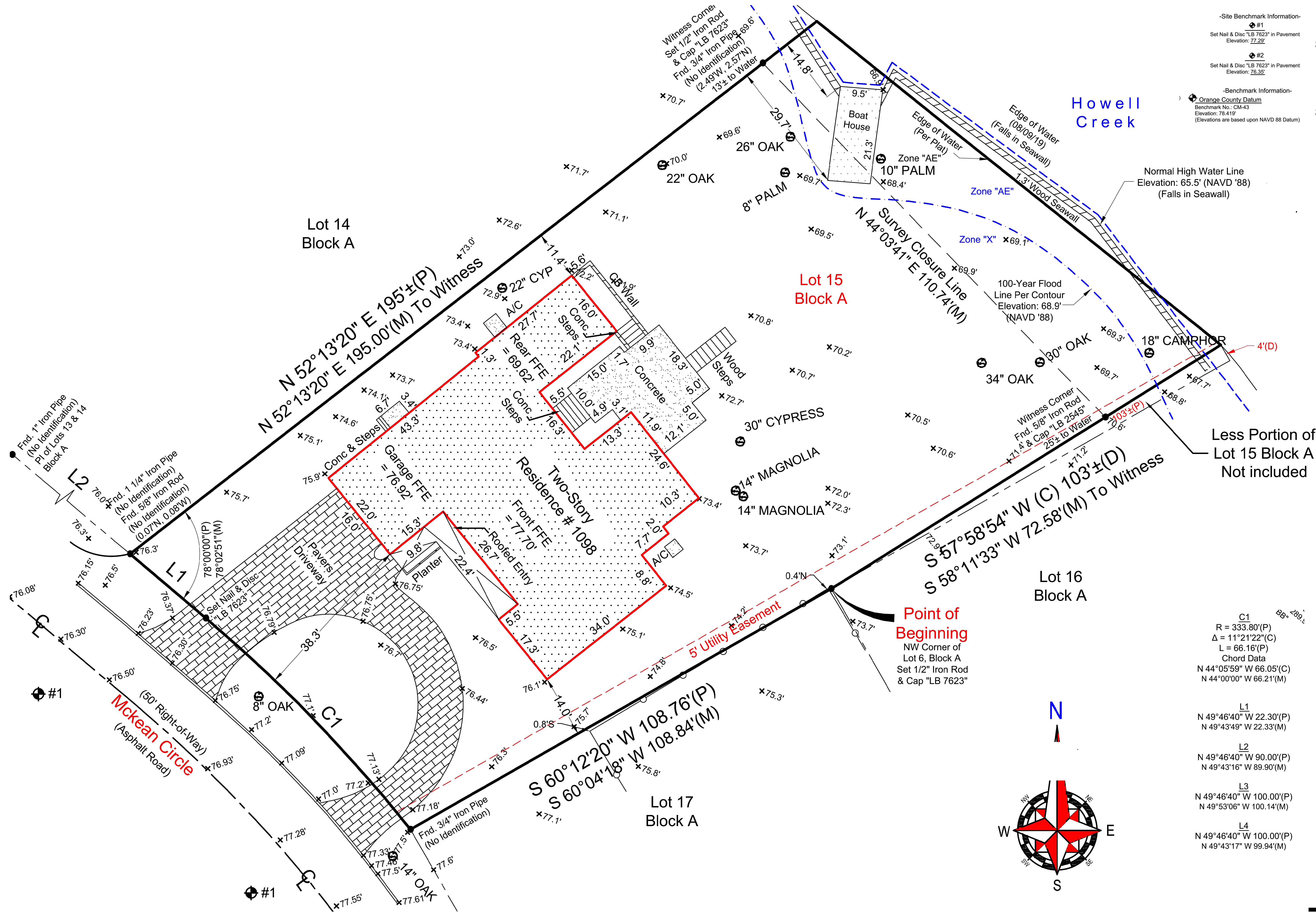
SHEET TITLE

PROJECT INFO

ISSUE FOR
LAKEFRONT REVIEW

CS

THE CONCEPTS AND DESIGNS CONTAINED IN THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY DETAILED HEREIN. UNAUTHORIZED USE OR REPRODUCTION SHALL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.



-Site Benchmark Information-
#1
Set Nail & Disc "LB 7623" in Pavement
Elevation: 77.29'
#2
Set Nail & Disc "LB 7623" in Pavement
Elevation: 76.33'
-Benchmark Information-
Orange County Datum
Benchmark No.: CM-43
Elevation: 78.419'
(Elevations are based upon NAVD 88 Datum)

C1
R = 333.80'(P)
Δ = 11°21'22"(C)
L = 66.16'(P)
Chord Data
N 44°05'59" W 66.05'(C)
N 44°00'00" W 66.21'(M)
L1
N 49°46'40" W 22.30'(P)
N 49°43'49" W 22.33'(M)
L2
N 49°46'40" W 90.00'(P)
N 49°43'16" W 89.90'(M)
L3
N 49°46'40" W 100.00'(P)
N 49°53'06" W 100.14'(M)
L4
N 49°46'40" W 100.00'(P)
N 49°43'17" W 99.94'(M)

BOUNDARY SURVEY

Legal Description:

LOT 15, BLOCK "A", PALMER PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "T", PAGE 58, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGIN AT A POINT 188.74 FEET NORTHEASTLY OF THE SOUTHWEST CORNER OF SAID LOT 15, SAID POINT BEING ON THE SOUTHERLY LOT LINE OF SAID LOT 15, AND ALSO BEING THE NORTHWEST CORNER OF LOT 16, BLOCK "A", OF SAID SUBDIVISION, THENCE RUN NORTHEASTLY ALONG SAID SOUTHERLY LOT LINE 103 FEET TO HOWELL CREEK, THENCE NORTHWESTERLY ALONG HOWELL CREEK TO A POINT 4 FEET NORTHWEST OF AND MEASURED AT RIGHT ANGLES TO SAID SOUTHERLY LINE OF LOT 15, THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING.

Flood Information:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X-AE. THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 9/25/2009.

CERTIFIED TO:
COMMON WEALTH TRUST SERVICES LLC AS TRUSTEE 1098 MCKEAN LAND TRUST



Field Date: 12/23/2022	Date Completed: 12/23/22
Drawn By: P	File Number: IS-63327 U
Legend:	
C - Calculated	PC - Point of Curvature
Ca - Centerline	Pg - Peg
CM - Concrete Monument	PI - Point of Intersection
Conc. - Concrete	P.O.B. - Point of Beginning
D - Description	P.O.L. - Point on Line
Easement - Easement	PP - Power Pole
F.F.E. - Finished Floor Elevation	PRM - Permanent Reference Monument
F.M.A. - Federal Emergency Management Agency	PT - Point of Tangency
FFE - Finished Floor Elevation	R - Radius
Fnd. - Foundation	Rad. - Radial
L - Length (Arc)	R&C - Retain & Cap
M&D - Measured	Rec. - Recovered
N.R. - Non-Radial	Reb. - Rebar
ORB - Official Records Book	Set - Set 1/2" Rebar & Cap "LB 7623"
P - Plat	Typ. - Typical
P.B. - Plat Book	UE - Utility Easement
□ - Wood Fence	WM - Water Meter
	Δ - Delta (Central Angle)
	○ - Chain Link Fence

NOTES:
>Survey is Based upon the Legal Description Supplied by Client.
>Adjacent Properties Deeds have NOT been researched for Gaps, Overlaps and/or Hints.
>Subject to any Easements and/or Restrictions of Record.
>Bearing basis shown herein, is Assumed and Based upon the Line Denoted with a "98".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.

POINTS OF INTEREST:
NONE VISIBLE

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information Limited to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 3-17, 382 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

PATRICK IRELAND 6637 LB: 7623
Ireland & Associates Surveying, Inc.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

ARCHITECT:
SEAL:
MW
MICHAEL WENRICH
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1800 N. ORANGE AVENUE
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MICHAEL WENRICH, R.A.
FL # 94634 A.R.
DATE:
WWW.MICHAELWENRICH.COM

CUSTOM RESIDENCE

1098 McKean Cir,
Winter Park, FL
32789

REVISION HISTORY

Revision No. Date

MWA PROJECT NO: 2314
DRAWN BY: FJR
SCALE: 1" = 20'
DATE: 02/29/2024

SHEET TITLE

SURVEY ISSUE FOR LAKEFRONT REVIEW

SP1.0

THE CONCEPTS AND DESIGNS CONTAINED IN THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY DETAILED HEREIN. UNAUTHORIZED USE OR REPRODUCTION SHALL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.



DENSE HEDGE TO
REMAIN FOR
PRIVACY

PIC 6 - SIDE YARD VIEW



Lot 14
Block A

PIC 7 - SIDE YARD VIEW

HEDGES TO
REMAIN FOR
PRIVACY



PIC 1 - VIEW FROM MCKEAN CIRCLE



PIC 2 - VIEW FROM HOWELL CREEK



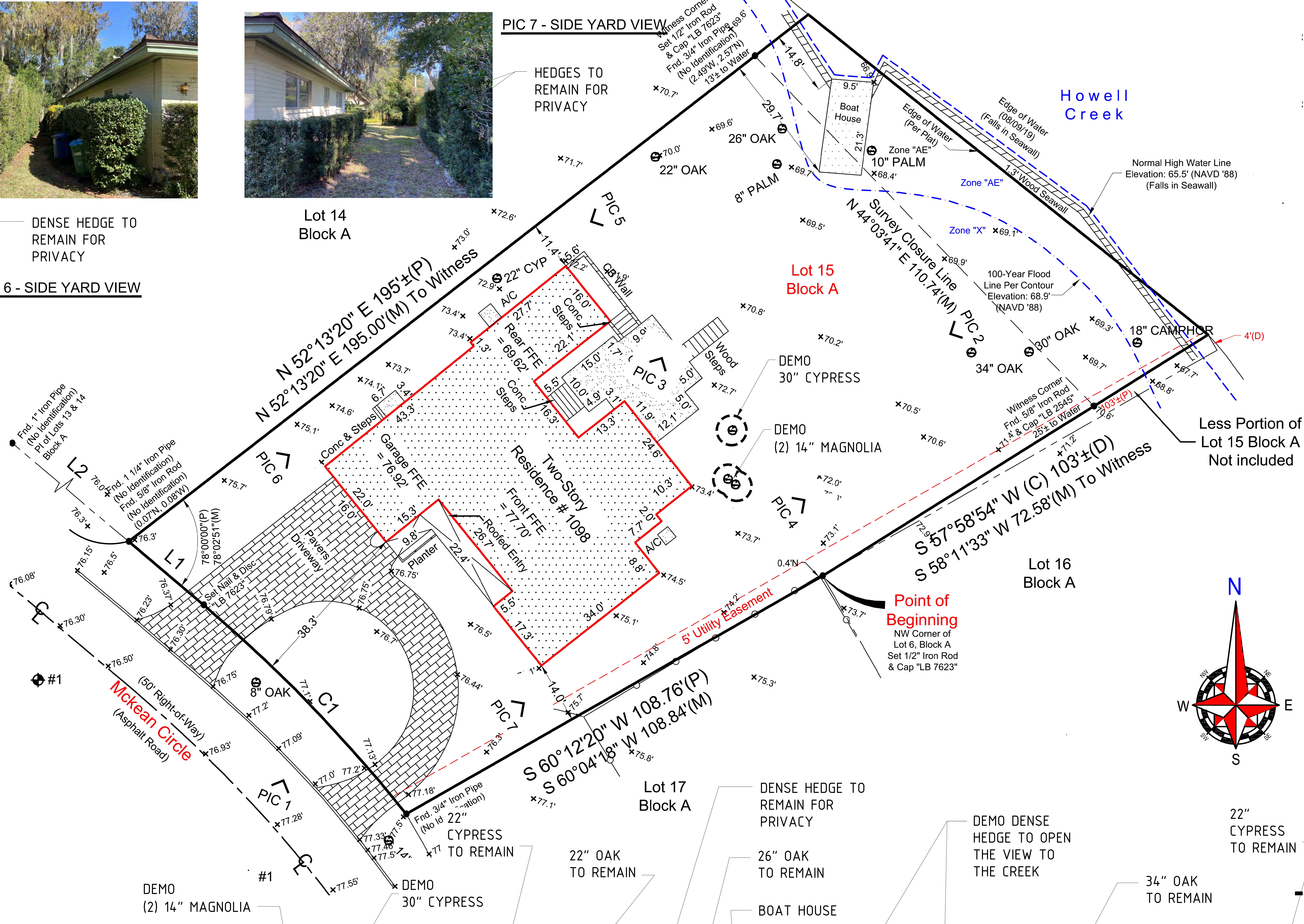
PIC 3 - BACKYARD VIEW



PIC 4 - BACKYARD VIEW



PIC 5 - SIDE YARD VIEW



ARCHITECT:
SEAL:

MW

MICHAEL WENRICH
ARCHITECTS

1800 N. ORANGE AVENUE
ORLANDO, FLORIDA 32804
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MICHAELWENRICH.COM

MICHAEL WENRICH, R.A.
FL # 94634 A.R.

DATE: _____
WWW.MICHAELWENRICH.COM

CUSTOM
RESIDENCE

1098 McKean Cir,
Winter Park, FL
32789

REVISION HISTORY		
Revision	No.	Date

MWA PROJECT NO: 2314
DRAWN BY: FJR
SCALE: 1" = 10'
DATE: 02/29/2024

SHEET TITLE

SITE PHOTOS &
TREE DEMO
PLAN

ISSUE FOR
LAKEFRONT REVIEW

SP2.0

THE CONCEPTS AND DESIGNS CONTAINED IN THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY DETAILED HEREIN. UNAUTHORIZED USE OR REPRODUCTION SHALL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

GROSS FLOOR AREA CALCULATION

LIVING AREA:	4,373 S.F.
FIRST FLOOR	1,215
SECOND FLR.	1,099
BASEMENT	
TOTAL LIVING AREA:	6,687 S.F.
NON-A/C AREA:	
2 CAR GARAGE	1,009
LANAI	358
TOTAL GROSS FLOOR AREA:	8,054 S.F.

F.A.R. CALCULATION

LOT AREA:	20,841 S.F.
MAX. F.A.R. ALLOW FOR LOT OVER 12,500 S.F.:	35% (7,294 S.F.)
TOTAL GROSS FLOOR AREA:	8,054 S.F.
EXCLUDED AREAS:	
LANAI:	-358
BASEMENT:	-1099
PROPOSED F.A.R.:	32% (6,597 S.F.)

IMPERVIOUS SURFACE RATIO CALCULATION

LOT AREA:	20,841 S.F.
MAX. IMPERVIOUS SURFACE ALLOW: 50% (10,421 S.F.)	
IMPERVIOUS MATERIAL AREA:	
BUILDING:	5740
PATIOS & POOL:	1712
DRIVEWAY:	2146
WALWAYS:	345
PROPOSED IMPERVIOUS SURFACE:	48% (9,943 S.F.)

FRONT YARD PERVIOUS CALCULATION

FRONT YARD AREA:	4,710
MINIMUM PERVIOUS (LANDSCAPING MATERIAL) SURFACE ALLOW: 50% (2,355)	
PROPOSED PERVIOUS SURFACE:	51% (2,368)

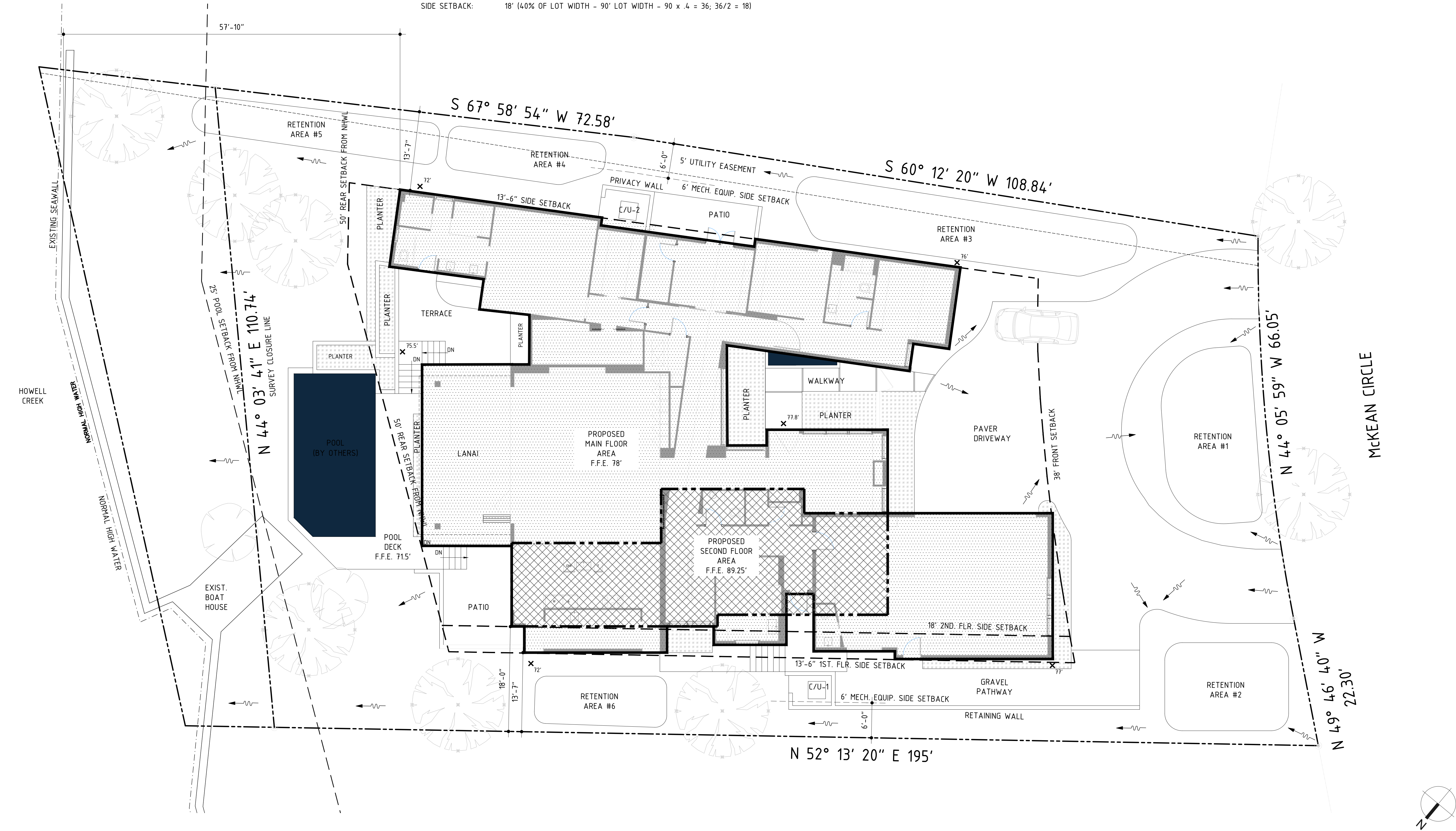
SETBACKS CALCULATION

LOT WIDTH (FT.):	90' (LOT WIDTH MEASURED AT BLDG. LINE ACROSS THE FRONT PROPOSED HOME)
No. of STORY:	2 STORY
FRONT SETBACK:	38' (EXISTING SETBACK)
REAR SETBACK:	
DWELLING BUILDING	50' (FROM NHWL)
POOL	25' (FROM NHWL, IF MAX. 2' ABOVE GRADE)
1ST. FLOOR	
SIDE SETBACK:	13.5' (30% OF LOT WIDTH - 90' LOT WIDTH - 90 x .3 = 27; 27/2 = 13.5)
2ND. FLOOR	
SIDE SETBACK:	18' (40% OF LOT WIDTH - 90' LOT WIDTH - 90 x .4 = 36; 36/2 = 18)

STORMWATER RETENTION CALCULATION

RETENTION BREAKDOWN:	
1" (0.083) x 9943 s.f. (imperv. area) = 825 cu. ft. required retention	
Retention area #1	440 s.f. x 6" (.5) = 220 cu. ft.
Retention area #2	314 s.f. x 4" (.33) = 104 cu. ft.
Retention area #3	574 s.f. x 4" (.33) = 189 cu. ft.
Retention area #4	544 s.f. x 6" (.5) = 272 cu. ft.
Retention area #5	188 s.f. x 4" (.33) = 62 cu. ft.
retention area provided = 847 cu ft.	

LOT DRAINAGE DIRECTION



ARCHITECT:
SEAL:

MW
MICHAEL WENRICH
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ORLANDO, FLORIDA 32804
AR94634 407.702.0506
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MICHAEL WENRICH, R.A.
FL # 94634 A.R.
DATE: _____
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**CUSTOM
RESIDENCE**
1098 McKeen Cir,
Winter Park, FL
32789

REVISION HISTORY		
Revision	No.	Date
Revised sht.		03.08.24

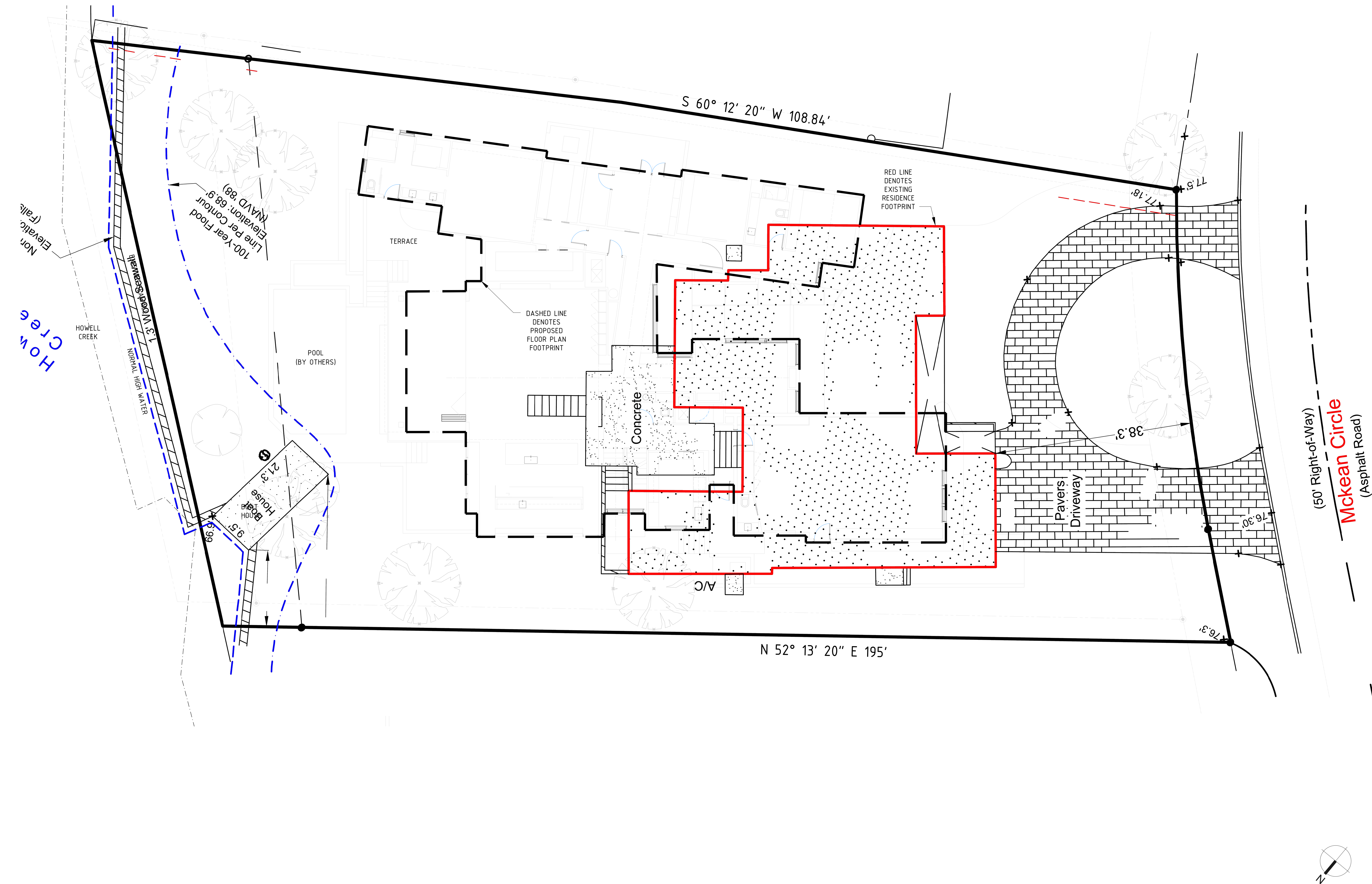
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DRAWN BY:	FJR
SCALE:	1/8" = 1'-0"
DATE:	02/29/2024

SHEET TITLE

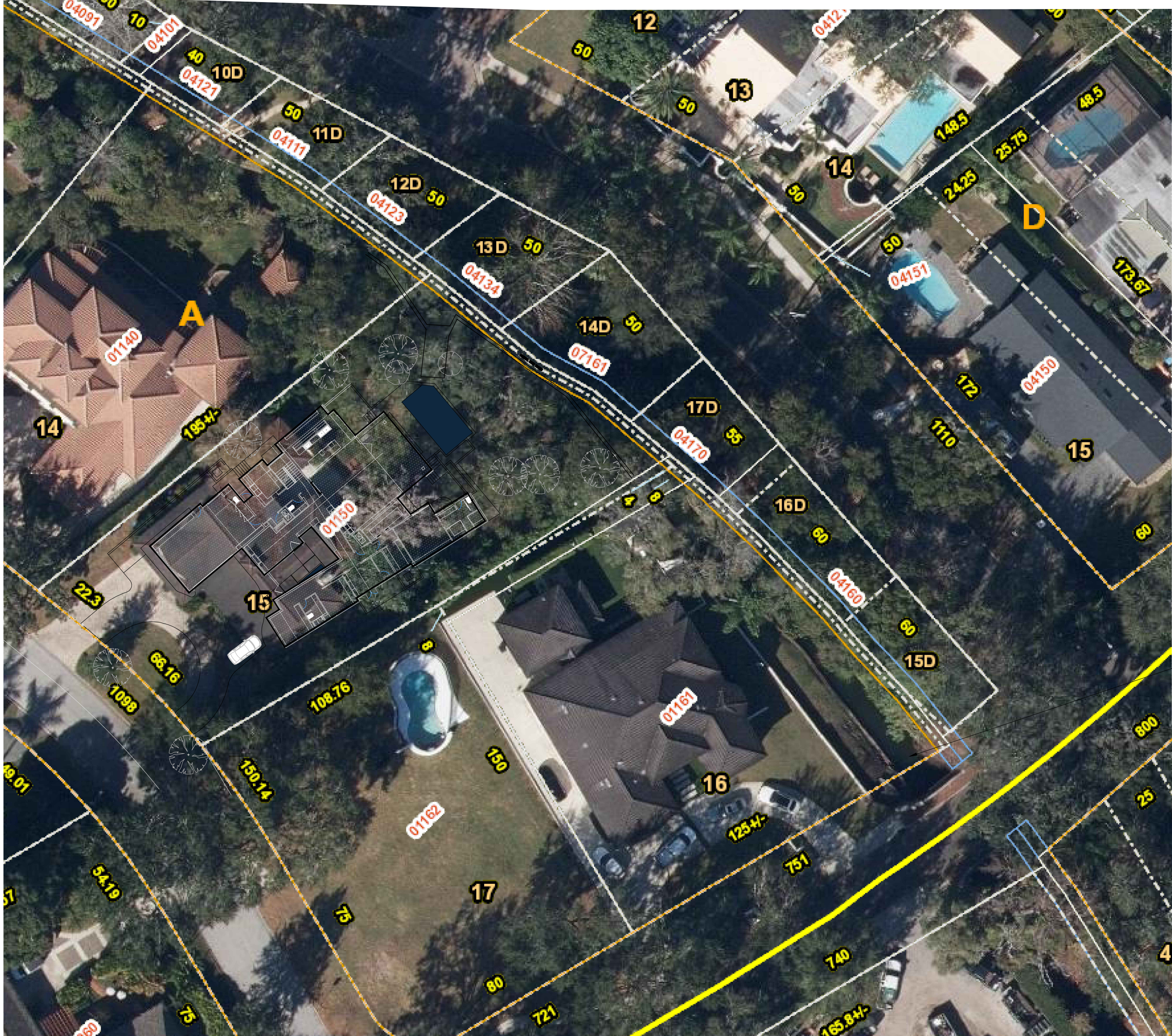
**PROPOSED
SITE PLAN**
ISSUE FOR
LAKEFRONT REVIEW

SP2.1

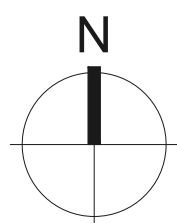
ARCHITECT:		
SEAL:		
MW MICHAEL WENRICH ARCHITECTS 1800 N. ORANGE AVENUE ORLANDO, FLORIDA 32804 AR94634 407.702.0506 MICHAELWENRICH.COM		
MICHAEL WENRICH, R.A. FL # 94634 A.R.		
DATE: _____ WWW.MICHAELWENRICH.COM		
CUSTOM RESIDENCE		
1098 Mckean Cir, Winter Park, FL 32789		
REVISION HISTORY		
Revision	No.	Date
MWA PROJECT NO: 2314		
DRAWN BY: FJR		
SCALE: 1/8" = 1'-0"		
DATE: 02/29/2024		
SHEET TITLE		
FOOTPRINT COMPARISON		
ISSUE FOR LAKEFRONT REVIEW		
SP2.2		



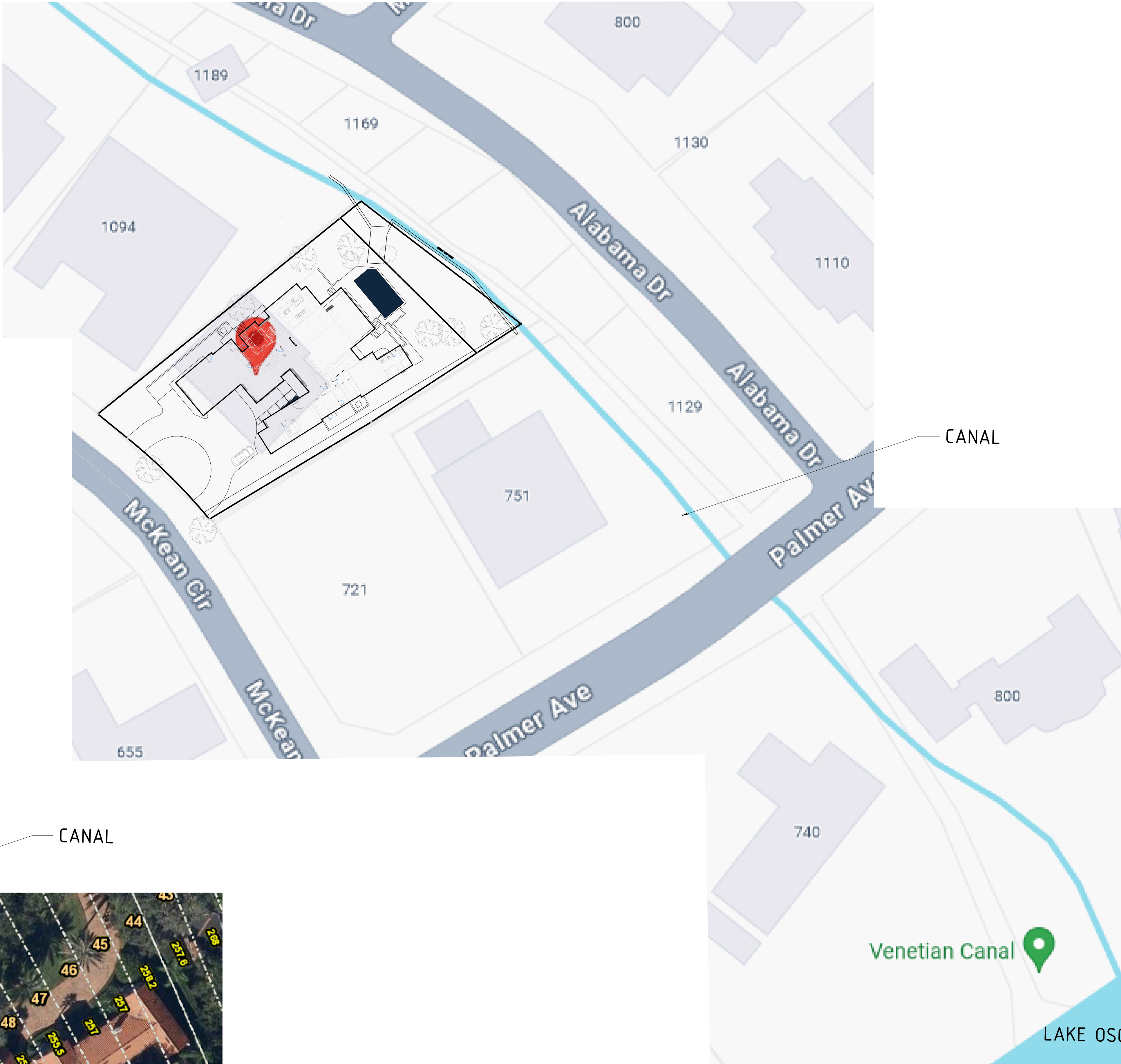
THE CONCEPTS AND DESIGNS CONTAINED IN THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY DETAILED HEREIN. UNAUTHORIZED USE OR REPRODUCTION SHALL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.



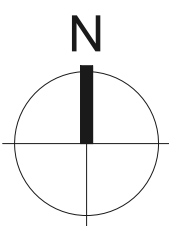
2 AERIAL MAP



LAKE OSCEOLA



1 VICINITY MAP



CUSTOM
RESIDENCE

1098 Mckean Cir,
Winter Park, FL
32789

REVISION HISTORY		
Revision	No.	Date
sheet added to original set 03.08.24		

MWA PROJECT NO:	2314
DRAWN BY:	FJR
SCALE:	N.T.S.
DATE:	02/29/2024

SHEET TITLE

VICINITY
SITE PLAN

ISSUE FOR
LAKEFRONT REVIEW

SP2.3

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REVISION HISTORY
Revision No. Date
Revised sht. 03.08.24

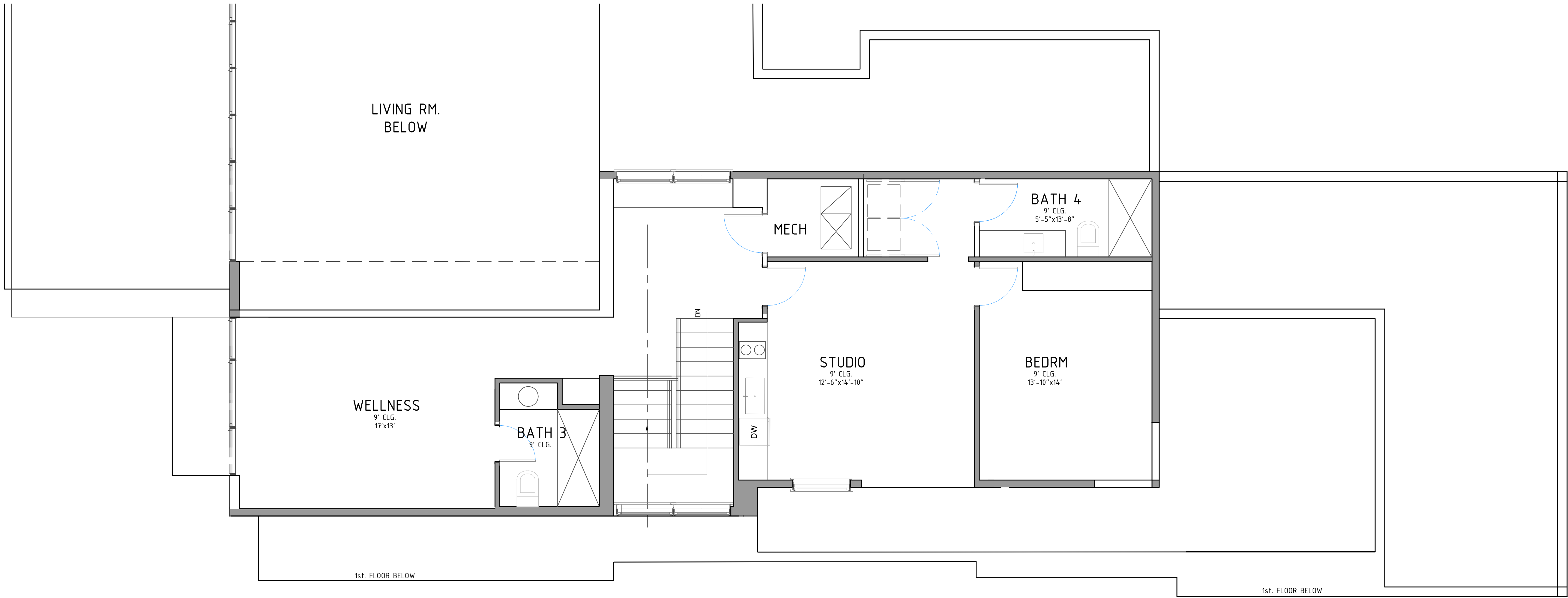
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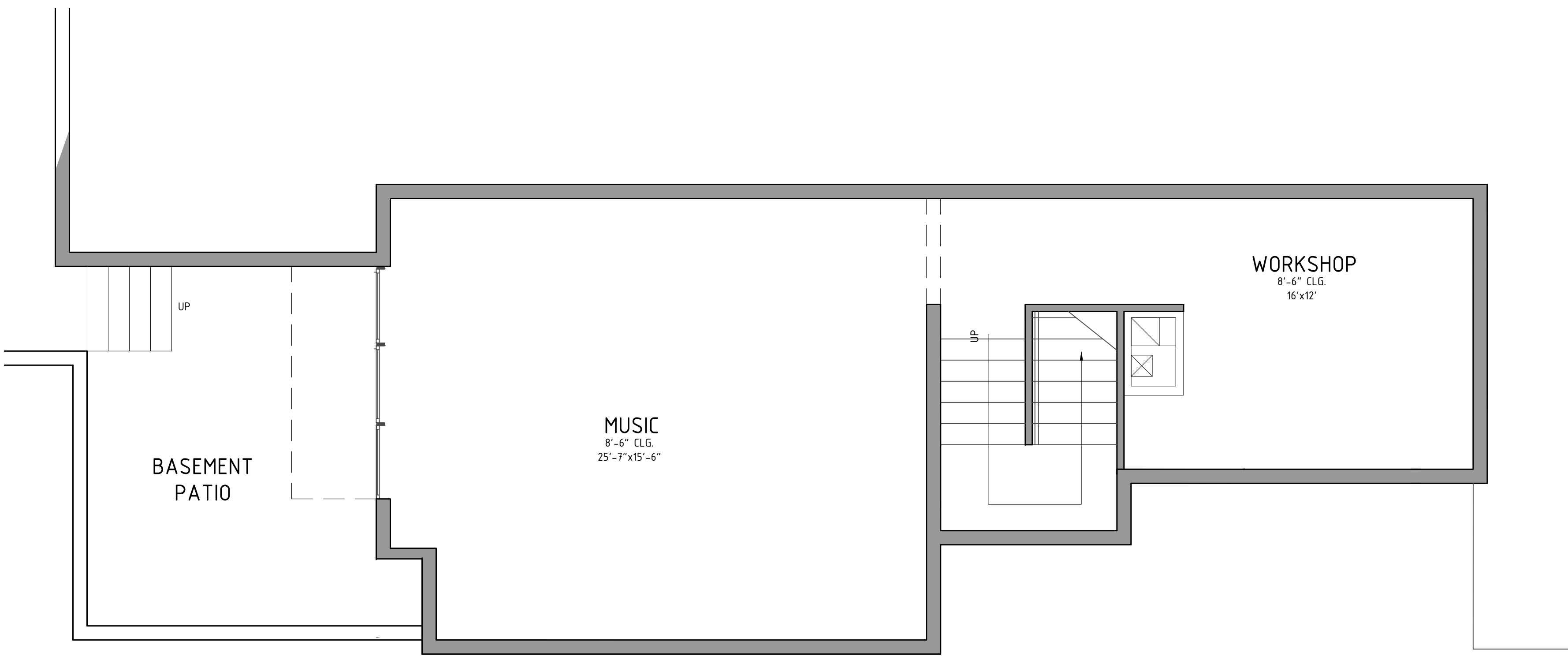
FIRST FLOOR
PLAN
ISSUE FOR
LAKEFRONT REVIEW

A1.0

THE CONCEPTS AND DESIGNS CONTAINED IN THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY DETAILED HEREIN. UNAUTHORIZED USE OR REPRODUCTION SHALL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.



2 UPPER FLOOR PLAN



1 BASEMENT FLOOR PLAN

ARCHITECT:
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CUSTOM RESIDENCE

1098 Mckean Cir,
Winter Park, FL
32789

REVISION HISTORY

Revision	No.	Date
Revised sht.	03.08.24	

MWA PROJECT NO: 2314
DRAWN BY: FJR
SCALE: 1/4"=1'-0"
DATE: 02/29/2024

SHEET TITLE

BASEMENT & SECOND FLOOR PLANS

ISSUE FOR
LAKEFRONT REVIEW

A1.1



1

FRONT ELEVATION



2

REAR ELEVATION - VIEW FROM HOWELL CREEK

ARCHITECT:
SEAL:

MW

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Revision	No.	Date
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MWA PROJECT NO:	2314
DRAWN BY:	FJR
SCALE:	N.T.S.
DATE:	02/29/2024

SHEET	TITLE
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RENDERINGS

ISSUE FOR
LAKEFRONT REVIEW

A2.0

Architectural elevation drawing of a building facade. The drawing includes various height callouts in feet and inches, indicating the proposed second finished ceiling, proposed garage roof height, proposed garage finished ceiling, proposed roof height, proposed first finished ceiling, and proposed first floor level. The building features a central entrance with a glass door and a small tree in front.

Height Callouts (Left Side):

- 99'-6" PROPOSED SECOND FINISHED CEILING
- 98'-10" WINDOW HDR
- 92'-2" WINDOW SILL
- 91'-8" PROPOSED GARAGE ROOF HEIGHT
- 89'-8" PROPOSED GARAGE FINISHED CEILING
- 87'-2" WINDOW HDR
- 79'-10" WINDOW SILL
- 77'-6" PROPOSED GARAGE FFE

Height Callouts (Right Side):

- 96'-8" PROPOSED ROOF HEIGHT
- 91'-0" PROPOSED ROOF HEIGHT
- 89'-0" PROPOSED FIRST FINISHED CEILING
- 83'-8" T.O.W.
- 78'-8" WINDOW SILL
- 78'-0" PROPOSED FIRST FFE
- 77'-0" PROPOSED FIRST FFE

Other Dimensions:

- 1'-4"
- 6'-0"
- 12'-0"
- 10'-0"
- 1'-0"

FRONT ELEVATION



RIGHT ELEVATION

MICHAEL WENRICH, R.A.
FL # 94634 A.R.
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1098 Mckean Cir,
Winter Park, FL
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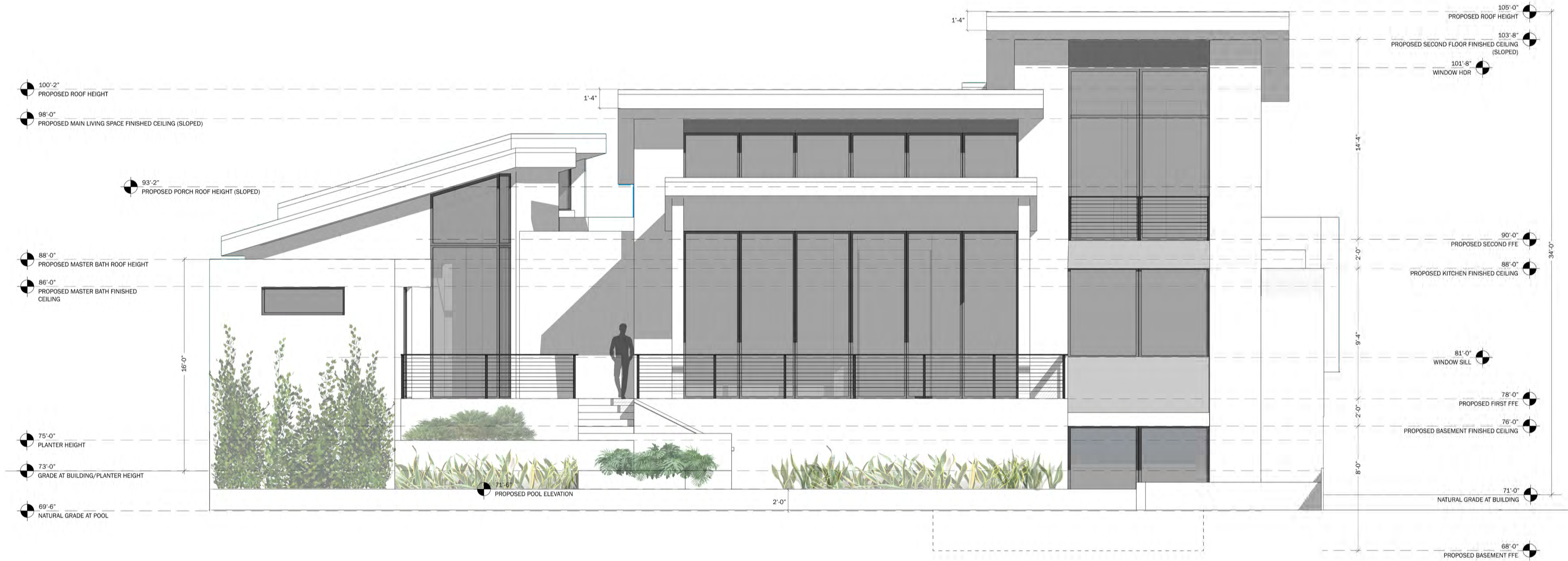
MWA PROJECT NO:	2314
DRAWN BY:	FJR
SCALE:	1/4" = 1'-0"
DATE:	02/29/2024

EXTERIOR ELEVATIONS

ISSUE FOR
LAKEFRONT REVIEW

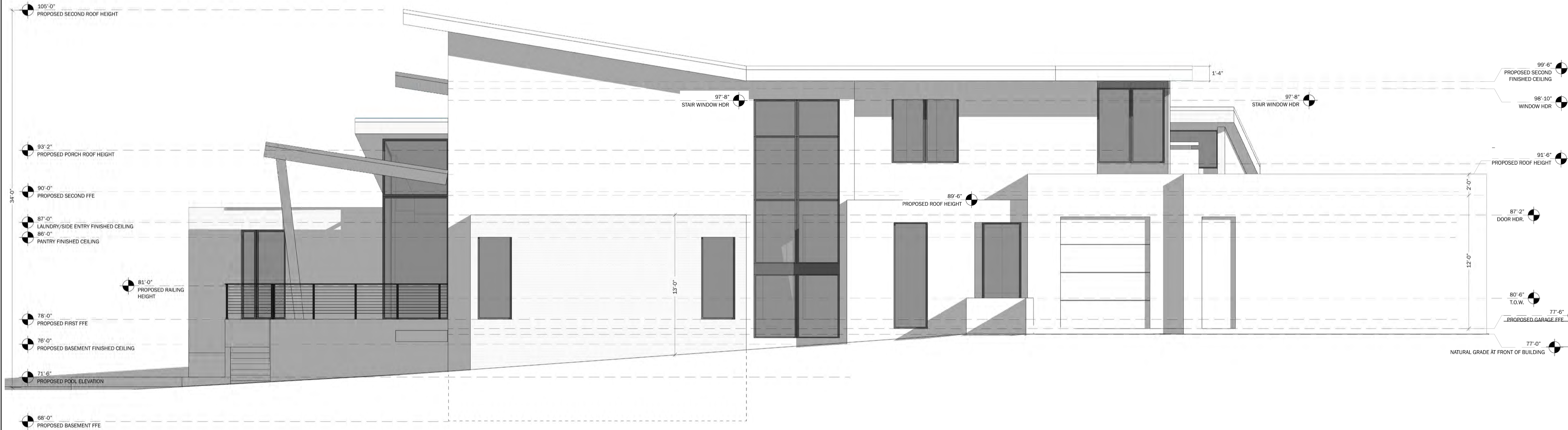
A3.0

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1

REAR ELEVATION



2

LEFT ELEVATION

ARCHITECT:
SEAL:

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MICHAEL WENRICH, R.A.
FL # 94634 A.R.

DATE:
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CUSTOM
RESIDENCE

1098 Mckean Cir,
Winter Park, FL
32789

REVISION HISTORY

Revision	No.	Date
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Revised sht.	03.08.24
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MWA PROJECT NO: 2314

DRAWN BY: FJR

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

DATE: 02/29/2024

SHEET TITLE

EXTERIOR
ELEVATIONS

ISSUE FOR
LAKEFRONT REVIEW

A3.1



Planning & Zoning Board

agenda item

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

April 2, 2024

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

Request of Michael Wenrich for approval to construct a new, two-story, 10,025 square-foot single-family home located at 581 Sylvan Drive on Lake Osceola, zoned R-1AAA.

motion | recommendation

Staff recommendation is for approval subject to the following condition(s): (1) that the tree requested for removal be fully mitigated per the requirements of Urban Forestry and the City Tree Removal Ordinance.

background

The applicant, Michael Wenrich, on behalf of the homeowners, is requesting approval to construct a new, two-story, 10,025 square-foot single-family home located at 581 Sylvan Drive on Lake Osceola. The property is zoned R-1AAA and the unsubmerged portion of the property is 31,320 square feet in size. The proposal was approved at the March 1st, 2022 public hearing with an original square-footage of 10,864. Slight modifications have been made to the principal structure, resulting in a net reduction of roughly 800 square feet in FAR and a 2% reduction in impervious area. However, the setbacks and other design standards remain unchanged, and these modifications are not a "significant change" that triggers reapproval. The two portions of the project that are significantly different from the previously approved plans, and thus, require approval, are the fire pit area and the relocation of the garage from the south side of the lot to the north side of the lot.

Lakefront Review Criteria:**Tree Preservation**

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible. The previous site plan approved by the Board provided the detached garage along the southern side lot line. The new plan swaps the garage location to the northern side lot line and requires removal of a 28-inch caliper oak. Urban Forestry originally assessed the specimen and deemed it to be in good health. The applicant

provided a letter from a certified arborist recommending removal of the specimen, which Urban Forestry deemed not adequate for industry standards. However, Urban Forestry, utilizing the information provided in the letter, reassessed the tree and agreed that the health of the specimen is in decline and its proximity to the existing neighboring structure and the proposed structures creates a high risk and concluded that the specimen is fit for removal and mitigation. Staff is proposing a condition that the tree be fully mitigated per the requirements of Urban Forestry and the City Tree Removal Ordinance.

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 does not permit walls/swimming pool decks facing the lake in excess of 3-feet in height. The lot has a significant grade from front to rear and portions and the deck and structure comply with the allowances for 5.5-feet as the maximum at the time of the previous approval. No elevation changes to the principal structure or the rear accessory structure are proposed as part of this request.

The other change worth noting is the inclusion of the fire pit area. However, no portion of this area is greater than 3-feet in height and the area within the 50-foot setback is well below the 5% allowable impervious area. Additionally, no portion extends beyond the 100-year floodplain.

Views of the 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 of the neighbors. No portion of either lakefront structure is changing from what was previously approved as part of this request. The fire pit does not exceed the minimum height to qualify as a "structure". Therefore, the views of the neighbors are not being affected by either significant change in the plans.

Stormwater Retention

The code requires the retention of stormwater. The amount of impervious surface on the lot determines the needed depth/size of the retention. In this case, the applicants are proposing multiple swale retention areas on the property to meet the required stormwater storage. Additionally, due to the significant grade, retaining walls are provided along both lot lines to ensure proper flow of water to the proposed swale areas.

Summary

Overall, the plans, in conjunction with the condition of approval, meet the intent of the lakefront review criteria. The proposal also meets all single-family code requirements and no variances are being requested.

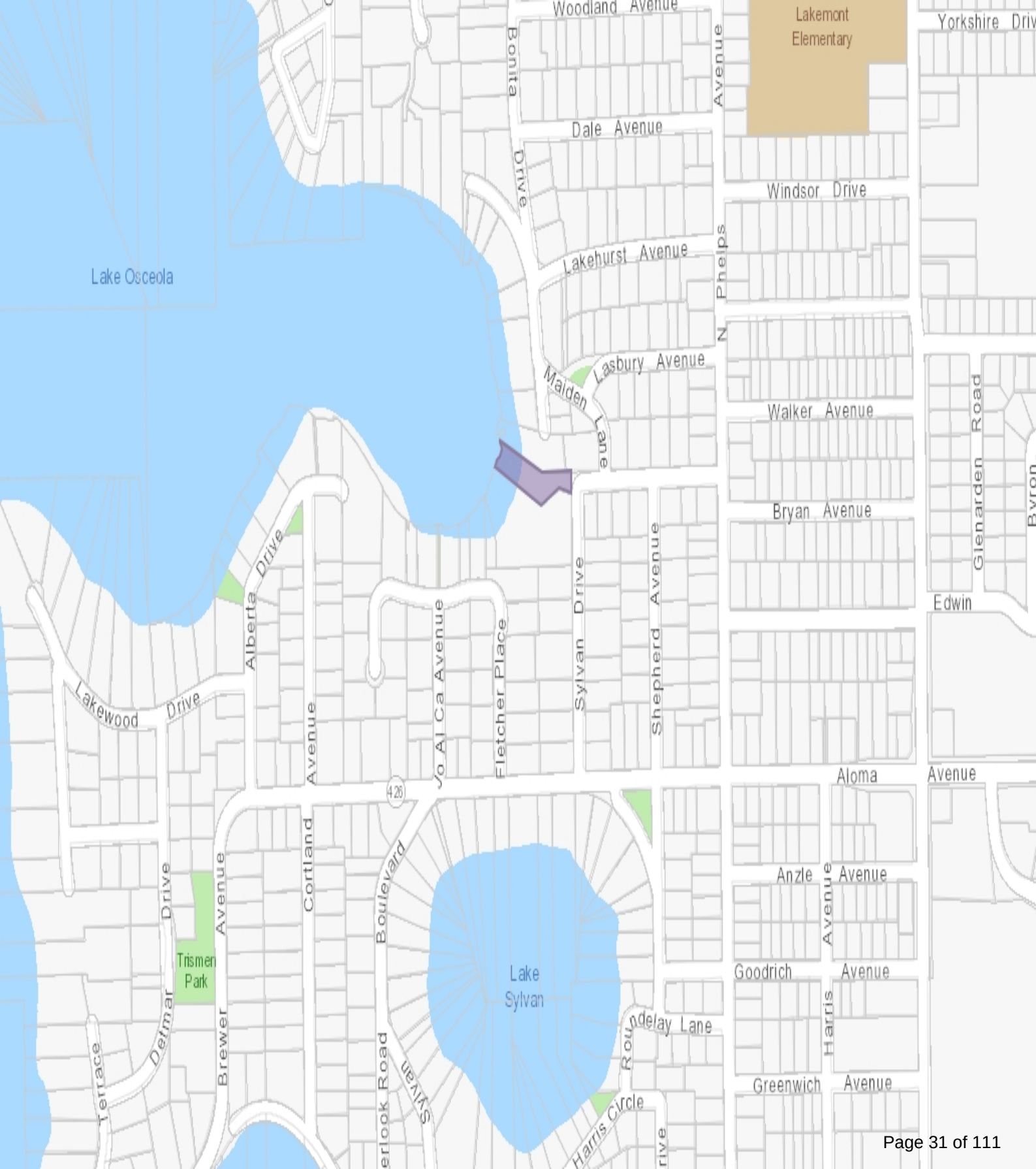
strategic objectives

alternatives | other considerations

fiscal impact

attachments

1. 581 Sylvan Dr - Area Map
2. 581 Sylvan Dr - Aerial Map
3. 581 Sylvan Dr - P&Z Approved Plan
4. Eichenholz_Lakefront Review Plans_Updated 03.08.24 (1)
5. Eichenholz_Lakefront Review Renderings_03.04.24
6. 581 Sylvan_Arborist Report_03.19.24
7. 581 Sylvan Dr - Additional Arborist Info
8. Tree Picture





Lake
Osceola

MAIDEN LANE

SYLVAN DRIVE



Grading Notes

Symbols Legend

Lot 24 = Type "B" Drainage Lot

Impervious Calculations	SQFT	%
Overall Lot Area	32,204.0	
Area 1st Floor	5,574.0	
Garage & Accessory Structure	1,317.0	
Driveway & Motor Court	4,868.0	
Front Walkway	466	
Equipment Pads & Walls	480	
Pool & Pool Deck	2,609.0	

Swale Calculations Area Cu. Ft.

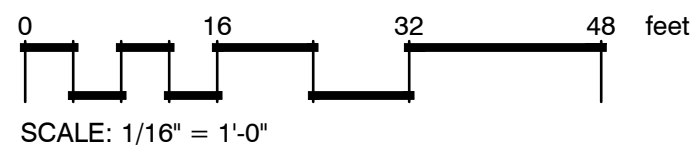
Total Impervious	15,314.0
(Impervious sq. ft. x 0.083 (1st f of Impervious Area) = Required Cu. Ft.	0.0830
Required Swale Volume	1,271.2
Swale A @ 6' Deep	567
Swale B @ 6' Deep	435
Swale C @ 6' Deep	341
Swale D @ 6' Deep	1220
Total Swale Volume	1,261.5

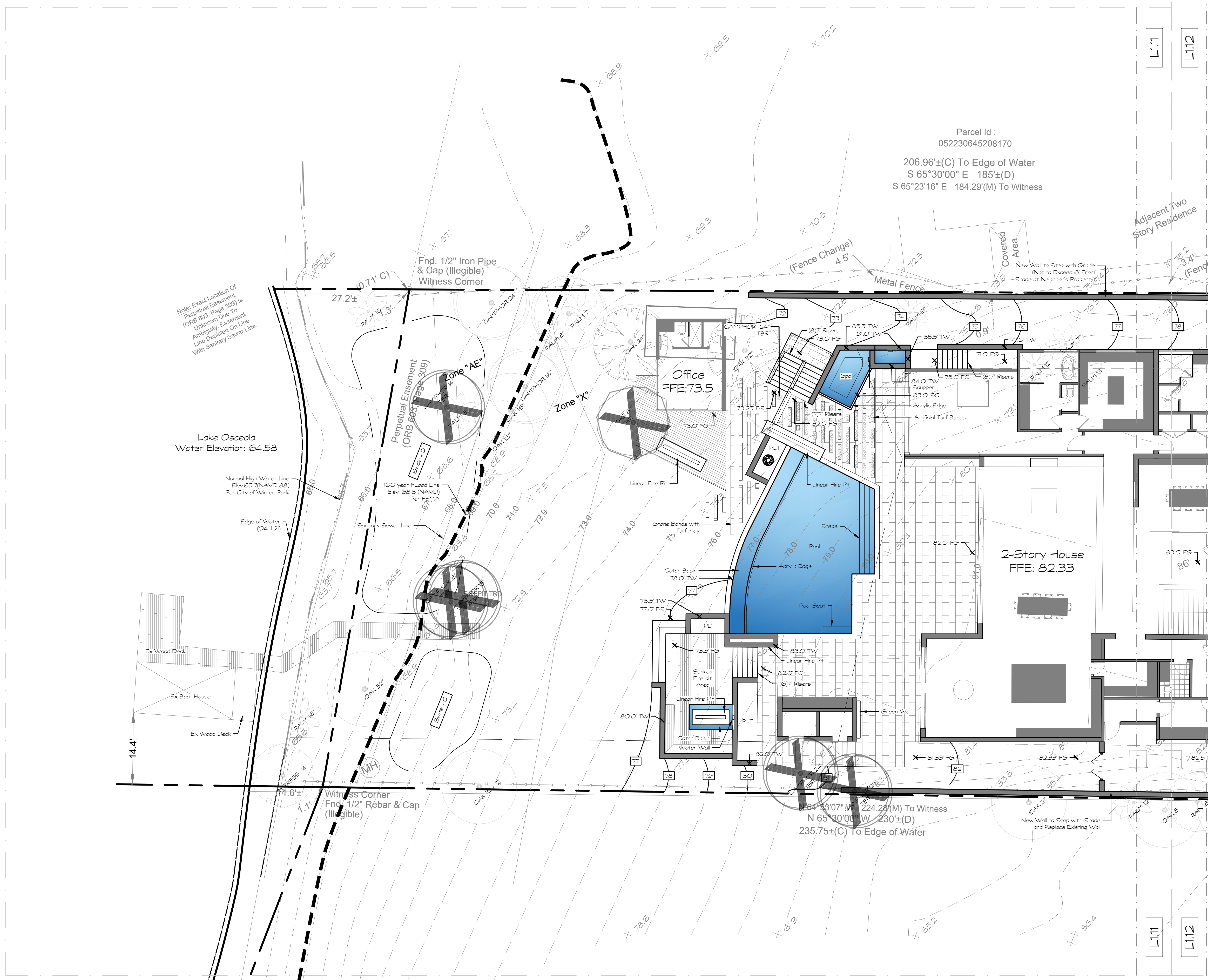
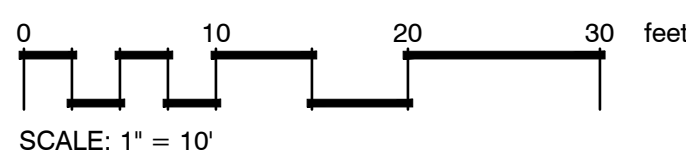
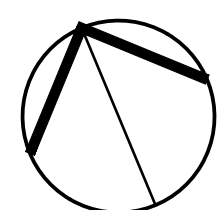
Front Yard Landscape Coverage

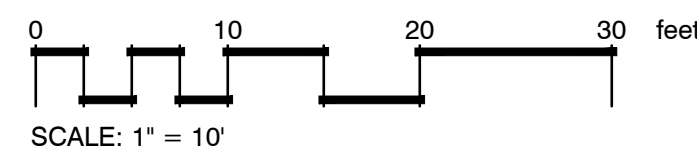
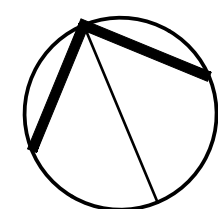
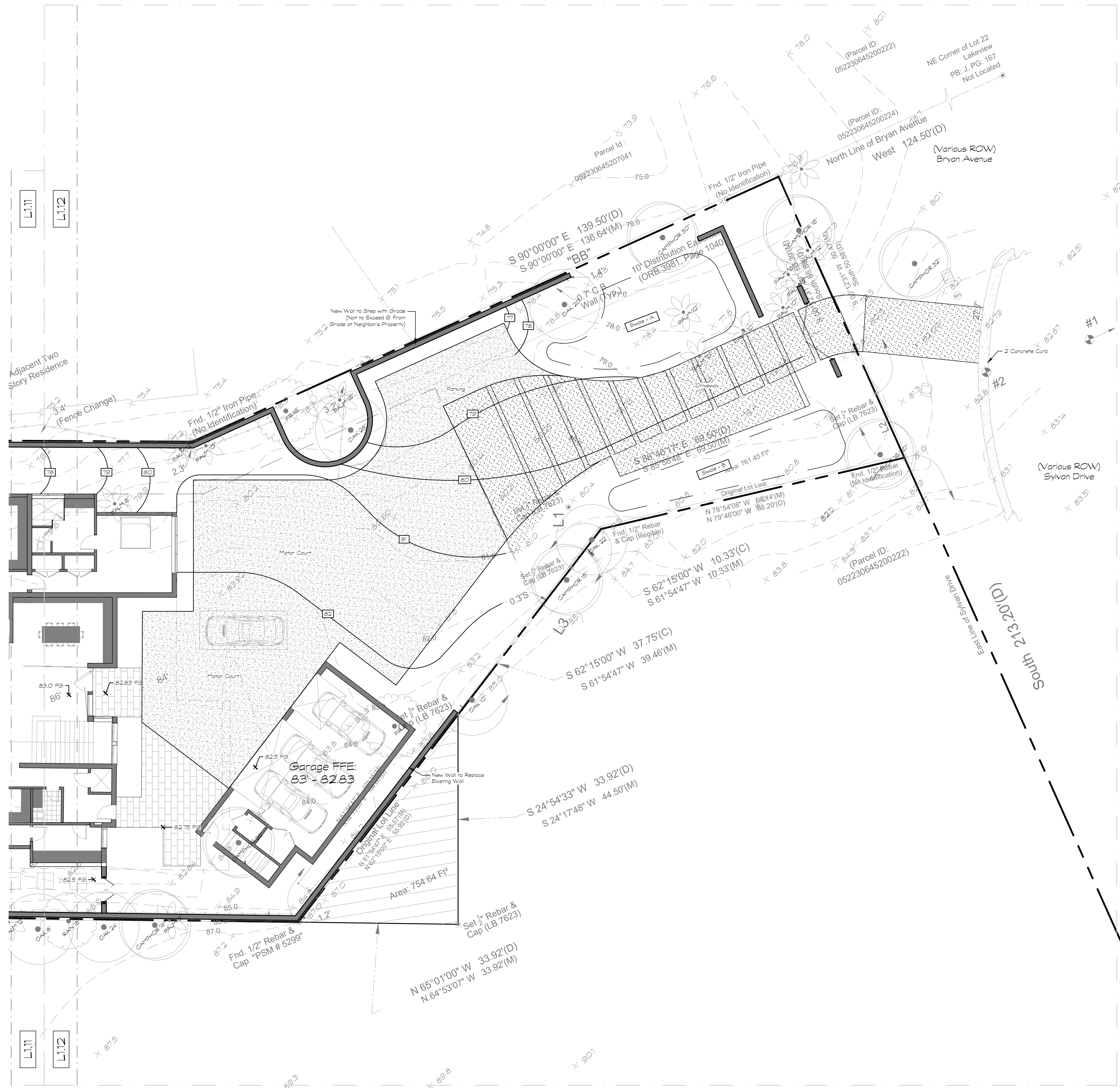
Areas	SQ. F.T.	%
Total Front Yard Area	12,388.0	100.0%
Landscape (Pervious)	6,675.0	53.9%
Front Yard Impervious (50% Max = 6194.0)	5,713.0	46.1%

Sheet List Table

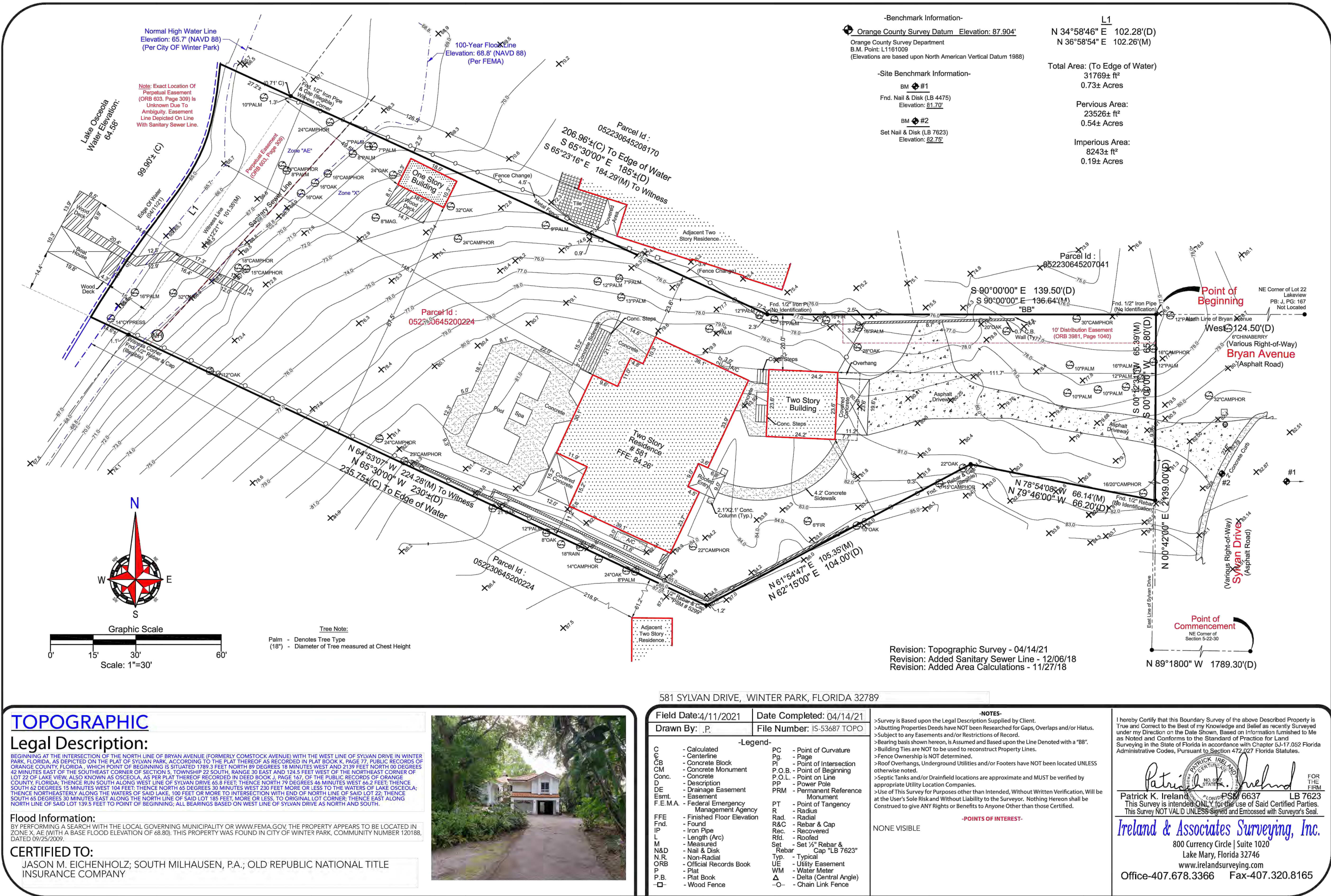
Sheet Number	Sheet Title
L1.01	Overall Site Plan
L1.11	Hardscape Plan
L1.12	Hardscape Plan







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1 SURVEY

1/16" = 1' 0"

ARCHITECT:
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FL # 94634 A.R.
DATE:
WWW.MICHAELWENRICH.COM

EICHENHOLZ
RESIDENCE
581 SYLVAN DRIVE,
WINTER PARK, FL
32789

REVISION HISTORY

Revision No. Date

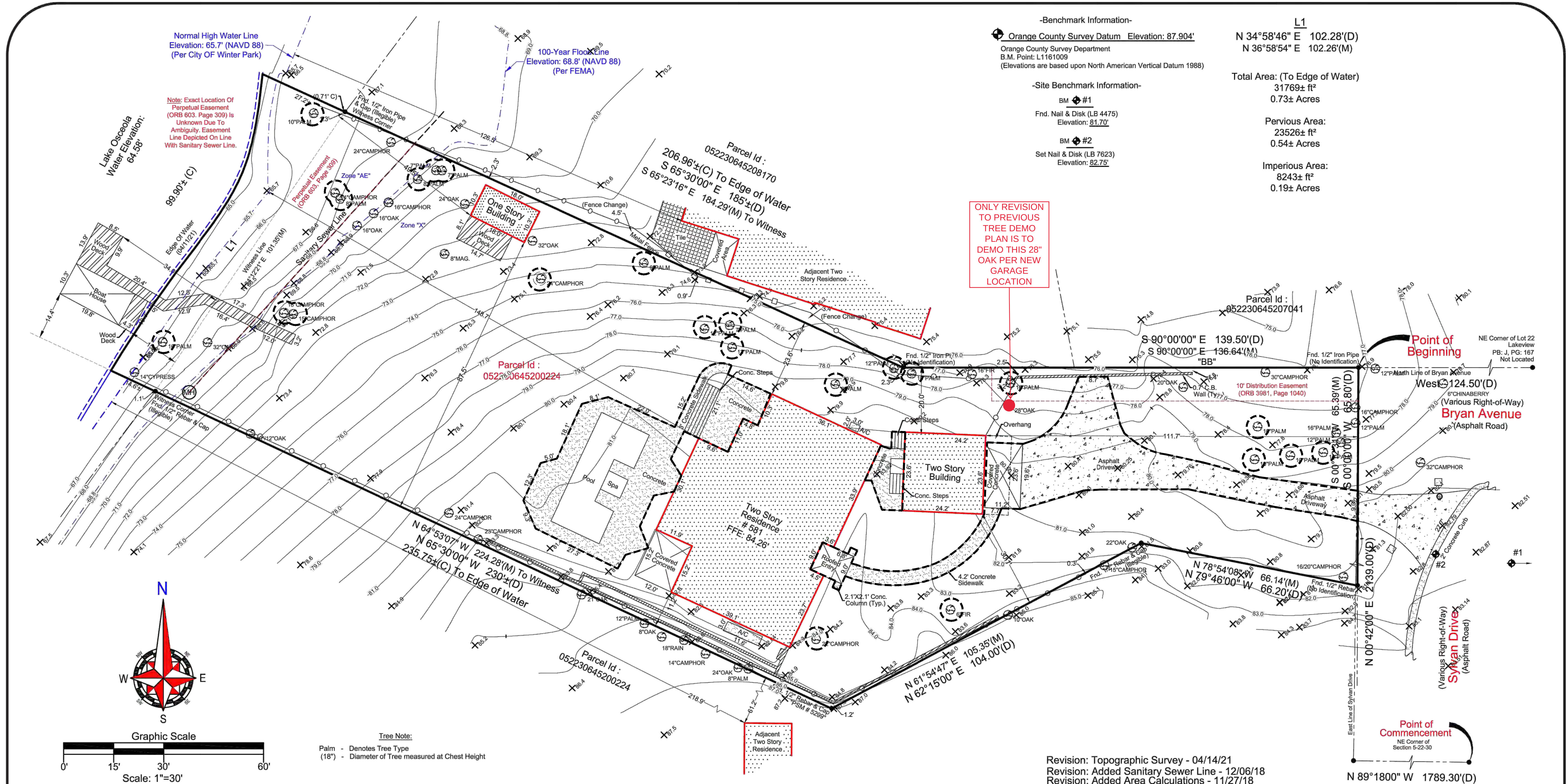
MWA PROJECT NO.:
DRAWN BY: FJR
SCALE: AS NOTED
DATE: 03.04.2024

SHEET TITLE

SURVEY

SP0

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TOPOGRAPHIC Legal Description:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF BRYAN AVENUE (FORMERLY COMSTOCK AVENUE) WITH THE WEST LINE OF SYLVAN DRIVE IN WINTER PARK, FLORIDA, AS SHOWN ON THE PLAT OF SYLVAN PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK K, PAGE 77, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, WHICH POINT OF BEGINNING IS SITUATED 1789.3 FEET NORTH 89 DEGREES 18 MINUTES WEST AND 2139 FEET NORTH 00 DEGREES 42 MINUTES EAST OF THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 30 EAST AND 124.5 FEET WEST OF THE NORTHEAST CORNER OF LOT 22 OF LAKE VIEW, ALSO KNOWN AS OSCEOLA, AS PER PLAT THEREOF RECORDED IN DEED BOOK J, PAGE 167, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE RUN SOUTH ALONG WEST LINE OF SYLVAN DRIVE 58.8 FEET; THENCE NORTH 79 DEGREES 36 MINUTES WEST 64.2 FEET; THENCE SOUTH 62 DEGREES 15 MINUTES WEST 104 FEET; THENCE NORTH 65 DEGREES 30 MINUTES WEST 230 FEET MORE OR LESS TO THE WATERS OF LAKE OSCEOLA; THENCE NORTHEASTERLY ALONG THE WATERS OF SAID LAKE, 100 FEET OR MORE TO INTERSECTION WITH END OF NORTH LINE OF SAID LOT 22; THENCE SOUTH 65 DEGREES 30 MINUTES EAST ALONG THE NORTH LINE OF SAID LOT 185 FEET MORE OR LESS, TO ORIGINAL LOT CORNER; THENCE EAST ALONG NORTH LINE OF SAID LOT 139.5 FEET TO POINT OF BEGINNING; ALL BEARINGS BASED ON WEST LINE OF SYLVAN DRIVE AS NORTH AND SOUTH.

Flood Information:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, AE (WITH A BASE FLOOD ELEVATION OF 68.88). THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 09/25/2009.

CERTIFIED TO:
JASON M. EICHENHOLZ; SOUTH MILHAUSEN, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



581 SYLVAN DRIVE, WINTER PARK, FLORIDA 32789

Field Date: 4/11/2021	Date Completed: 04/14/21
Drawn By: J.P.	File Number: IS-53687 TOPO
-Legend-	
C - Calculated	PC - Point of Curvature
CB - Centerline	Pg - Page
CM - Concrete Monument	PI - Point of Intersection
Conc. - Concrete	P.O.B. - Point of Beginning
D - Description	P.O.L. - Point on Line
DE - Drainage Easement	PP - Power Pole
Easmt. - Easement	PRM - Permanent Reference Monument
F.E.M.A. - Federal Emergency Management Agency	PT - Point of Tangency
FFE - Finished Floor Elevation	R - Radius
Fnd. - Foundation	Rad. - Radial
IP - Iron Pipe	R&C - Rebar & Cap
L - Length (Arc)	Rec - Recovered
M - Measured	Rkt. - Rooted
N&D - Nail & Disk	Sgt. - Set 1/2" Rebar & Cap "LB 7623"
N.R. - Non-Radial	Typ. - Typical
ORB - Official Records Book	UE - Utility Easement
P - Plat	WM - Water Meter
P.B. - Plat Book	WM - Delta (Central Angle)
W - Wood Fence	Δ - Chain Link Fence

-NOTES-
>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Caps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drinfeld locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone other than those Certified.
-POINTS OF INTEREST-
NONE VISIBLE

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown. Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
Patrick K. Ireland, PSM 6637, LB 7623
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.Irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

1 TREE DEMO PLAN
1/16" = 1' 0"

ARCHITECT:
SEAL:
MW
MICHAEL WENRICH
ARCHITECTS
1800 N. ORANGE AVENUE
ORLANDO, FLORIDA 32804
AR94634 407.702.0506
MICHAELWENRICH.COM

MICHAEL WENRICH, R.A.
FL # 94634 A.R.
DATE:
WWW.MICHAELWENRICH.COM

EICHENHOLZ
RESIDENCE
581 SYLVAN DRIVE,
WINTER PARK, FL
32789

REVISION HISTORY	
Revision	No. Date

MWA PROJECT NO.:
DRAWN BY: FJR
SCALE: AS NOTED
DATE: 03.04.2024

SHEET TITLE

TREE DEMO
PLAN

SP1



0-09 Contractor to coordinate his work with the work of the other contractors working on this project. The Contractor shall verify the condition and completeness of all work performed by others in relation to his/her project work responsibilities including the checking of existing elevations or structures prior to initiating construction. The Contractor shall immediately notify the owner's representative if any of these site conditions are incomplete, missing or damaged. Any adjustments required to the condition, completeness and /or elevation of this work shall be performed by others.

SYMBOL	DESCRIPTION
1-01	Contractor shall familiarize himself/herself with existing site conditions prior to initiating construction. All existing site roads, parking lots, curbs, utilities, sewers and other elements to remain shall be fully protected from any damage unless otherwise noted.
1-02	All pavement shall be staked in the field using layout geometry indicated on the site layout plans or as instructed and approved by the owner's representative prior to construction. Alignment may be adjusted to accommodate existing drain inlets, manholes, or other site elements.
1-03	See site grading plans for pavement elevations. Match grades with existing conditions.
1-04	General limits of construction are noted on the drawings unless otherwise noted. Unless otherwise noted, the limit of work shall end at the face of each building E/O or Property Line.
1-05	Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities. Migration and other elements and coordinate with the owner's representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.
1-06	All provided quantities are for estimation purposes only. The contractor E/O or supplier is responsible for field verifying all quantities prior to installing.

SYMBOL	DESCRIPTION
2-01	The contractor shall familiarize himself/herself with the project prior to bidding the work.
2-02	The contractor shall be responsible for all earthwork and site grading necessary to achieve the finished grades noted on the grading plans according to the specifications.
2-03	Contractor shall install all drainage structures shown on plans and bring any discrepancies in grades and locations to the immediate attention of the owner's representative.
2-04	Some underground utilities, conduit, sleeves, drainage pipes, etc., have been previously installed or are scheduled for future installation by others. Contractor shall coordinate and work closely with other contractors, trades, and the owner's representative to avoid damage to these underground utilities and/or grade elements. Any damages shall be reported immediately to owner's representative. Any damage caused by the contractor shall be repaired or in cost to the owner.
2-05	Finished grade in landscape planting areas shall be 3" below the finished elevations shown on all landscape area.
2-06	All utilities, sleeves, manholes, outfall structures, swales, and other structures or topographic features shall be field staked and verified prior to construction. Notify owner's representative of any existing utility which appears to need to be raised to match finished grades shown in the drawings, prior to performing any work in the area.
2-07	All fill required shall be clean, well draining soil. Fill shall be clean and free of all deleterious material and any other material harmful to plant growth such as rocks (larger than 2" dia), compacted clay, roadbed or surfacing material, mud, rock, branches, etc.
2-08	Contours for earth mounds shall be smooth, continuous area. Side slopes shall be smooth and even in transition and void of depressions and surface irregularities.
2-09	Refer to project Civil Engineer/Structural Engineer for specification on earthwork, erosion, and fill and compaction requirements in structural and non-structural areas.

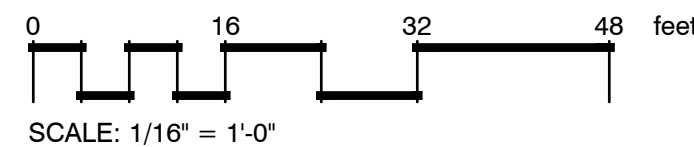
Symbols	Abbreviations
	BOB Bottom of Bank
	BS Bottom of Stairs
	BW Bottom of Wall
	CB Catch Basin
	C Center Line
	DI Drain Inlet
	FFE Finish Floor Elevation
	FG Finish Grade
	E Existing
	HP High Point
	HNWL Normal High Water Line
	PC Pool Coping
	PLT Planting
	SC Spa Coping
	TC Top of Column
	TBR To Be Removed
	TOB Top of Bank
	TS Top of Stairs
	TW Top of Wall

Impervious Calculations	SQFT
Total Impervious	14,295.0
5% of Pervious Max Required	714.8
Impervious Beyond 50 NHWL	33.0

Impervious Calculations	SQFT	%
Overall Lot Area	31,587.0	
Area 1st Floor	5,317.0	
Garage	1,020.0	
Driveway & Motor Court	4,623.0	
Car Elevator Pod	152.0	
Detached Office	304	
Stepping Stones	84	
Retaining/Planter Walls	670	
Pool & Pool Deck	2,125.2	
Total Impervious	14,285.2	45.3 %
Total Pervious	17,271.8	54.7 %

Total Impervious	14,295.2	
(Impervious sq. ft. x 0.083 (1st 1" of Impervious Area) = Required Cu. Ft.)	0.0830	
Required Swale Volume		1,186.6
Swale A @ 6' Deep	437	216.5
Swale B @ 6' Deep	103	51.5
Swale C @ 6' Deep	210	534.6
Swale D @ 6' Deep	653	126.5
Swale E @ 6' Deep	654	327.0
Total Swale Volume		1,258.1

Sheet Number	Sheet Title
L1.01	Overall Site Plan
L1.11	Hardscape Plan
L1.12	Hardscape Plan



GENERAL NOTES SCHEDULE

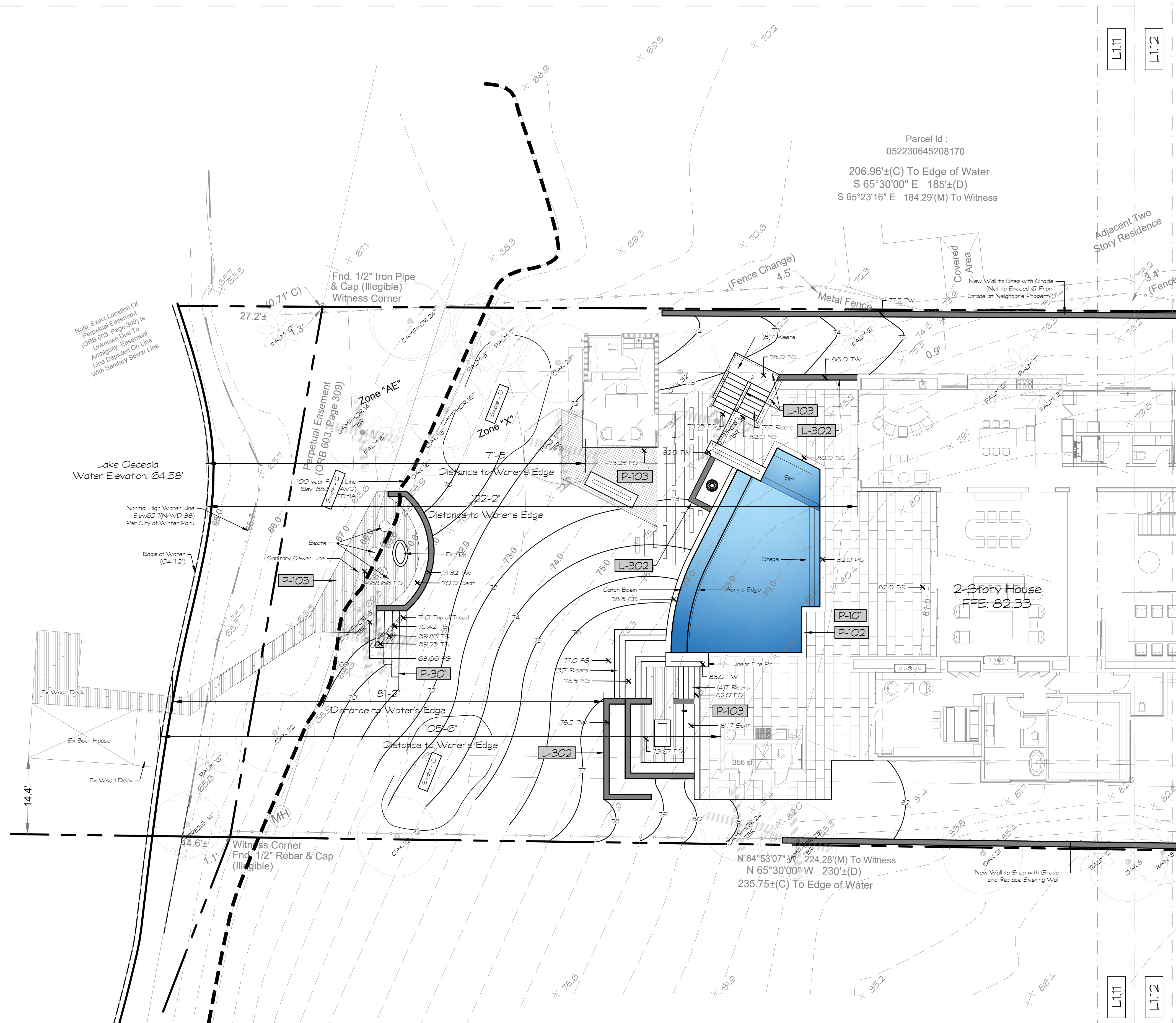
SYMBOL	DESCRIPTION	DETAIL
G-01	Contractor shall familiarize himself/herself with existing site conditions prior to initiating construction. All existing site roads, parking lots, curbs, utilities, sewers and other elements to remain shall be fully protected from any damage unless otherwise noted.	
G-02	Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and other elements and coordinate with the owner's representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.	
G-03	Report any discrepancies between the construction drawings and field conditions to the owner's representative immediately. Follow the owner's representative's instructions on resolving any discrepancies.	
G-04	Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work.	
G-05	Contractor shall provide all necessary safety measures during construction operations to protect the public according to all applicable codes and recognized local practices.	
G-06	Contractor shall coordinate access and staging areas with the owner's representative.	
G-07	Contractor shall be responsible for all erosion control/protection by locally approved means and maintaining erosion controls already in place. Contractor shall adhere to all governing codes and requirements.	
G-08	Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and legally deposited off-site daily. All materials, products and equipment shall be stored in an organized fashion as directed by owner's representative.	
G-09	Contractor to coordinate his work with the work of the other contractors working on this project. The Contractor shall verify the condition and completeness of all work performed by others in relation to his/her project work responsibilities including the checking of existing elevations or structures prior to initiating construction. The Contractor shall immediately notify the owner's representative if any of these site conditions are incomplete, missing or damaged. Any adjustments required to the condition, completeness and /or elevation of this work, shall be performed by others.	

HARDSCAPE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
H-01	Contractor shall familiarize himself/herself with existing site conditions prior to initiating construction. All existing site roads, parking lots, curbs, utilities, sewers and other elements to remain shall be fully protected from any damage unless otherwise noted.	
H-02	All pavement shall be staked in the field using layout geometry indicated on the site layout plans or as instructed and approved by the owner's representative prior to construction. Alignment may be adjusted to accommodate existing drain inlets, manholes, or other site elements.	
H-03	See site grading plans for pavement elevations. Match grades with existing conditions.	
H-04	General limits of construction are noted on the drawings unless otherwise noted. Unless otherwise noted, the limit of work shall end at the face of each building &/or Property Line.	
H-05	Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and other elements and coordinate with the owner's representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.	
H-06	All provided quantities are for estimation purposes only. The contractor &/or supplier is responsible for field verifying all quantities prior to installation.	

GRADING NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
G-01	The contractor shall familiarize himself/herself with the project prior to bidding the work.	
G-02	The contractor shall be responsible for all earthwork and site grading necessary to achieve the finished grades noted on the grading plans according to the specifications.	
G-03	Contractor shall install all drainage structures shown on plans and bring any discrepancies in grades and locations to the immediate attention of the owner's representative.	
G-04	Some underground utilities, conduit, sleeves, drainage pipes, etc., have been previously installed or are scheduled for future installation by others. Contractor shall coordinate and work closely with other contractors, trades, and the owner's representative to avoid damage to these underground utilities and at grade elements. Any damages shall be reported immediately to owner's representative. Any damage caused by the contractor shall be replaced at no cost to the owner.	
G-05	Finished grade in landscape planting areas shall be 3" below the finished elevations shown for all hardscape area.	
G-06	All utilities, sleeves, manholes, outfall structures, swales, and other structures or topographical features shall be field staked and verified prior to construction. Notify owner's representative of any existing utility which appears to need to be raised to match finished grades shown in the drawings, prior to performing any work in the area.	
G-07	All fill required shall be clean, well draining soil. Fill shall be clean and free of all deleterious material and any other material harmful to plant growth such as rocks (larger than 2' dia.), compacted clay, roadbed or surfacing material, muck, roots, branches, etc.	
G-08	Contours for earth mounds shall be smooth, continuous arcs. Side slopes shall be smooth and even in transition and void of depressions and surface irregularities.	
G-09	Refer to project Civil Engineer/Structural Engineer for specification on earthwork excavation and fill and compaction requirements in structural and non-structural areas.	

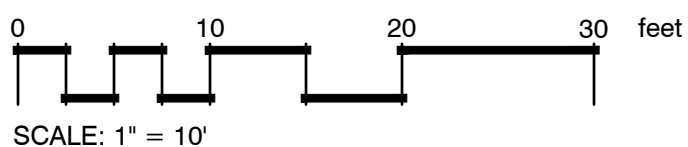
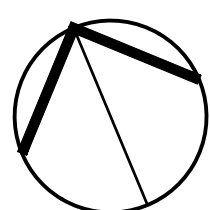


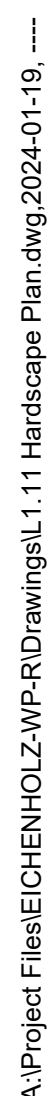
Hardscape Legend

SYMBOL	FENCES, GATES & RAILING DESCRIPTION
L-01	Metal Screen, TBD
L-03	42" Ht Glass Railing
L-04	42" Ht Slide Gate
SYMBOL	COLUMNS DESCRIPTION
L-02	30" Square Column x 42" Ht. Column to Have Call Box
SYMBOL	WALLS DESCRIPTION
L-03	42" High Wall, Finish To Match Arch
L-02	12" CMU Planter Retaining Wall
L-02	36" Ht Decorative Address Wall Sign
SYMBOL	POOL AREA DESCRIPTION
P-01	Pool Deck Stone Material- TBD
P-02	12" Pool Coping- Material to Match Pool Deck
P-03	Wood Deck
SYMBOL	MOTOR COURT & DRIVEWAY DESCRIPTION
P-02	Asphalt Drive- Finish TBD
P-02	Artificial Turf
P-03	Concrete Driveway Field- Finish TBD
SYMBOL	PATOS & WALKWAYS DESCRIPTION
P-301	Stone Steps to Die into Grade
SYMBOL	STEPPING STONES DESCRIPTION
P-401	Stepping Stone, Material TBD
SYMBOL	NATURAL DESCRIPTION
P-601	Artificial Turf Strip
SYMBOL	PLANTING POTS DESCRIPTION
P-101	Planter Pots
SYMBOL	SCULPTURE DESCRIPTION
S-501	Sculpture

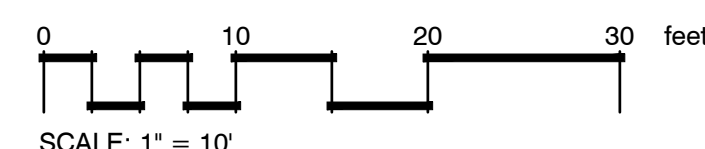
Symbols Legend

Symbols	Abbreviations
82	Proposed Contour
82	Existing Contour
W	Normal High Water Line
W	Edge of Water
WL	Wetland
---	Flood Line
---	Building Set Back(s)
---	Utility Easements
---	Property Line
---	Sleeve / Chase
X 63.00 FG	Proposed Spot Elevation
X 78.2	Existing Spot Elevation
↖	Direction of Slope
BOB	Bottom of Bank
BS	Bottom of Stairs
BW	Bottom of Wall
CB	Catch Basin
CL	Center Line
DI	Drain Inlet
FFE	Finish Floor Elevation
FG	Finish Grade
E	Existing
HP	High Point
NHWL	Normal High Water Line
PC	Pool Coping
PLT	Planting
SC	Spa Coping
TC	Top of Column
TBR	To Be Removed
TGB	Top of Bank
TS	Top of Stairs
TW	Top of Wall

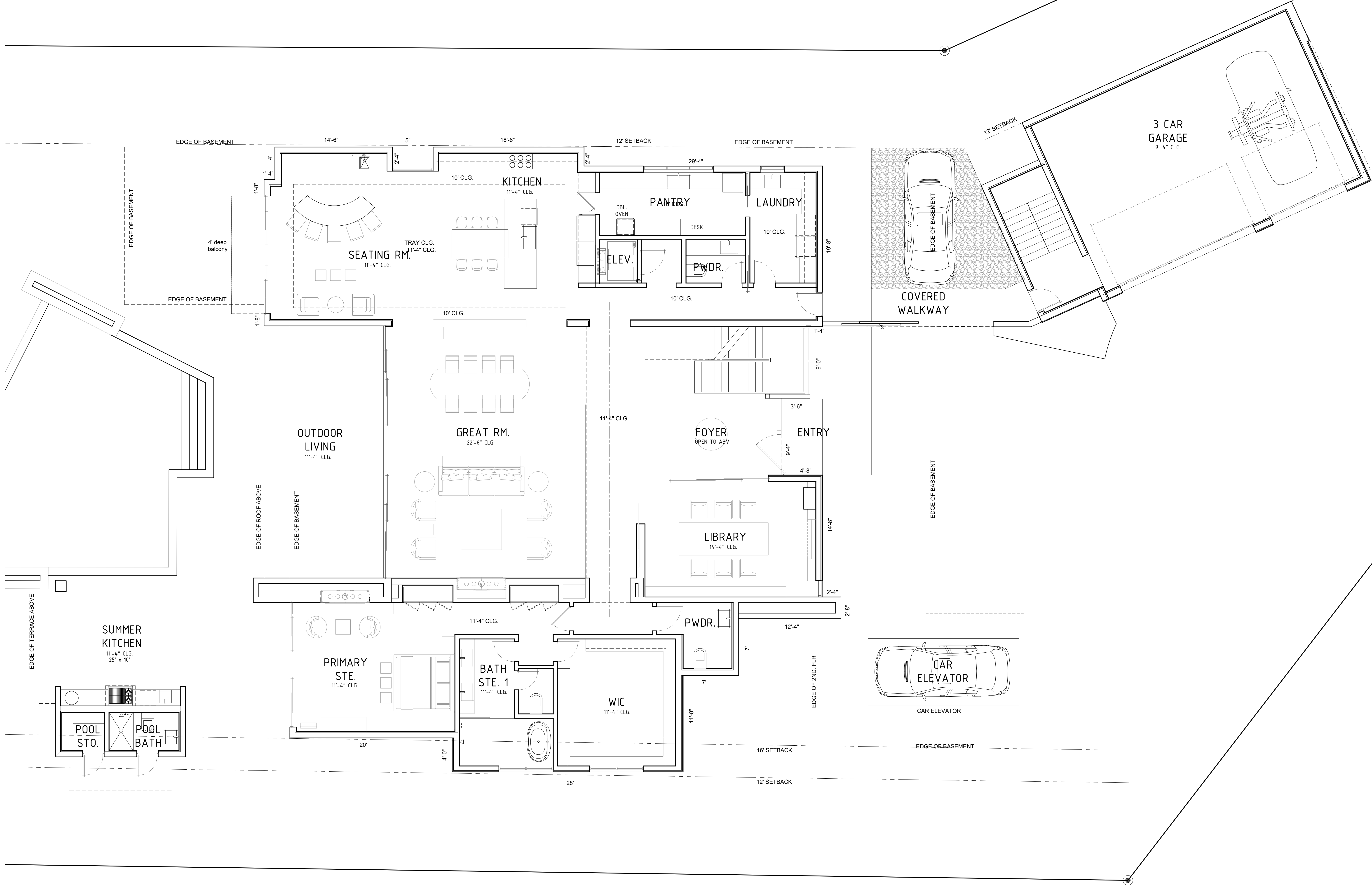




Symbols	Abbreviations
	BOB Bottom of Bank
	BOS Bottom of Stairs
	BW Bottom of Wall
	CB Catch Basin
	CL Center Line
	DI Drain Inlet
	FPE Finish Floor Elevation
	FG Finish Grade
	E Existing
	HP High Point
	NH-WL Normal High Water Line
	PC Pool Coping
	PLT Paving
	SC Spa Coping
	TC Top of Column
	TBR To Be Removed
	TCB Top of Bank
	TS Top of Stairs
	TW Top of Wall



THE CONCEPTS AND DESIGNS CONTAINED IN THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY DETAILED HEREIN. UNAUTHORIZED USE OR REPRODUCTION SHALL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.



AREA TABULATION	
FIRST FLOOR LIVING	4171 SQ. FT.
SECOND FLOOR LIVING	2681 SQ. FT.
STUDIO APT.	562 SQ. FT.
TOTAL LIVING AREA	7414 SQ. FT.
BASEMENT CAR GARAGE (A/C)	5662 SQ. FT.
TOTAL A/C AREA	13076 SQ. FT.
3 CAR GARAGE	1009 SQ. FT.
OUTDOOR LIVING	470
SUMMER KITCHEN	356
CARPORT	265
TOTAL AREA UNDER ROOF	15176 SQ. FT.



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SEAL:
MW
MICHAEL WENRICH
ARCHITECTS
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ORLANDO, FLORIDA 32804
AR94634 407.702.0506
MICHAELWENRICH.COM

MICHAEL WENRICH, R.A.
FL # 94634 A.R.
DATE: _____
WWW.MICHAELWENRICH.COM

EICHENHOLZ
RESIDENCE

581 SYLVAN DRIVE,
WINTER PARK, FL
32789

REVISION HISTORY

Revision	No.	Date

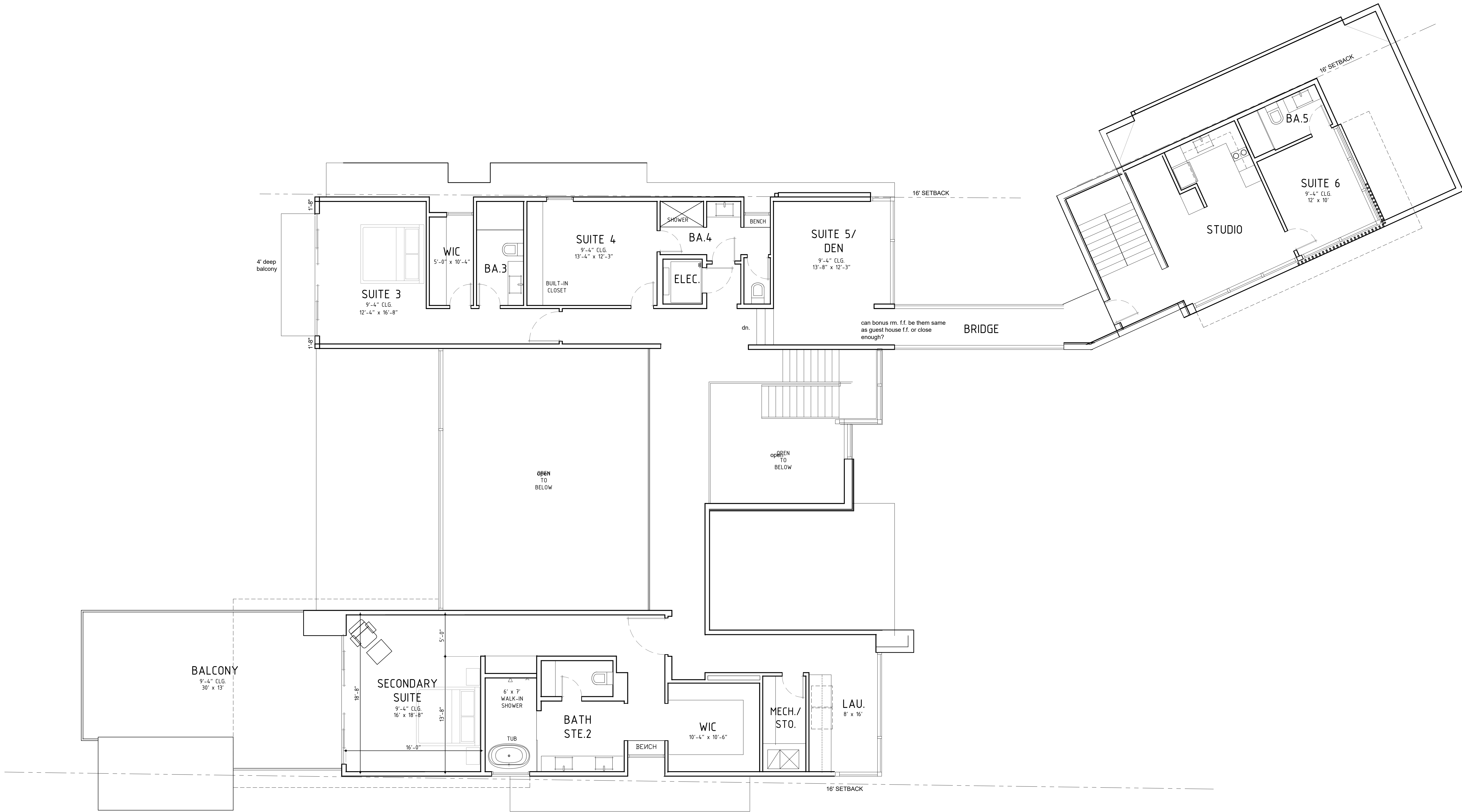
MWA PROJECT NO: _____
DRAWN BY: FJR
SCALE: 3/16"=1'-0"
DATE: 03/04/24

SHEET TITLE

MAIN
FLOOR PLAN

A1.0

THE CONCEPTS AND DESIGNS CONTAINED IN THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY DETAILED HEREIN. UNAUTHORIZED USE OR REPRODUCTION SHALL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.



REVISION HISTORY		
Revision	No.	Date

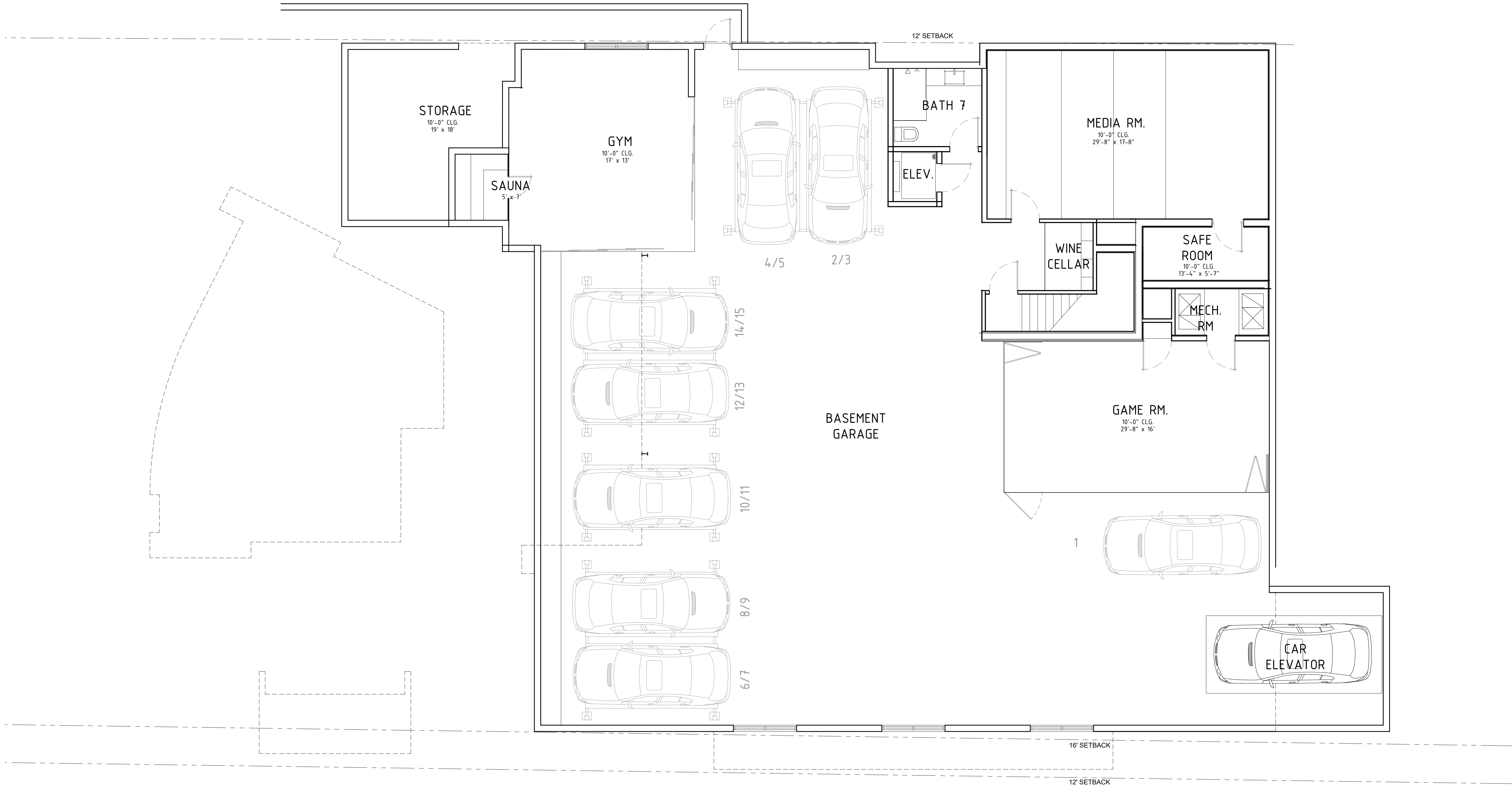
MWA PROJECT NO: _____
DRAWN BY: FJR
SCALE: 3/16"=1'-0"
DATE: 03/04/2024

SHEET TITLE

SECOND FLOOR
PLAN

A1.1

THE CONCEPTS AND DESIGNS CONTAINED IN THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY DETAILED HEREIN. UNAUTHORIZED USE OR REPRODUCTION SHALL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.



EICHENHOLZ
RESIDENCE

581 SYLVAN DRIVE,
WINTER PARK, FL
32789

REVISION HISTORY		
Revision	No.	Date

MWA PROJECT NO: _____

DRAWN BY: FJR

SCALE: 3/16"=1'-0"

DATE: 03.04.2024

SHEET TITLE

BASEMENT
PLAN

A1.2











5

Eichenholz Residence

January 2024



MILLS DESIGN
GROUP

407.359.5425 // MillsDG.com



6

Eichenholz Residence

January 2024



MILLS DESIGN
GROUP

407.359.5425 // MillsDG.com

Page 50 of 111

March 18, 2024

Jason Eichenholz
581 Sylvan Drive
Winter Park, FL 32789

**RE: Sylvan Drive – Arbor Evaluation
(BTC Proposal No. 24-529)**

Dear Mr. Eichenholz:

On March 18th 2024 Bio-tech Consulting Inc. (BTC) conducted a basic tree risk assessment as described in the ISA *Best Management Practices: Tree Risk Assessment*: International Society of Arboriculture, 2017, of the tree identified on the tree survey provided by Ireland & Associates Surveying, Inc. The purpose of this report is to evaluate the individual tree's health, and the risk associated with it. One tree was evaluated as shown in Figure 1. This *Quercus virginiana* (Live oak) is 70' tall with a DBH of 32.5. Due to the health of this tree, the proximity to the home, the adjacent home, and drive way, the *Risk Rating* for this tree is **HIGH**. Removal is the only means of practically mitigating the risk below moderate. According to Florida SB 518 *A local government may not require a notice, application, approval, permit, fee, or mitigation for the pruning, trimming, or removal of a tree on a residential property*. It is recommended that this tree be immediately removed under the supervision of an ISA certified Arborist.

Regards,



Jeremy Cooper
Project Manager
ISA Certified Arborist FL-9502A

Attachments

Figure 1 – Tree Location Map

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Jacksonville Office
11235 St Johns Industrial Pkwy N
Suite 2
Jacksonville, FL 32246

Tampa Office
6011 Benjamin Road
Suite 101-B
Tampa, FL 33634

Vero Beach Office
4445 North A1A
Suite 221
Vero Beach, FL 32963

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

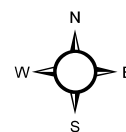
Land & Aquatic Management
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax



Legend

-  Approximate Tree Location
-  Boundary





Basic Tree Risk Assessment Form

Client Jason Eichenholz Date March 18 2024 Time 8:30 am
Address/Tree location 581 Sylvan Drive Tree no. 1 Sheet 1 of 2
Tree species Live Oak (Quercus virginiana) dbh 32.5 Height 70 Crown spread dia. 85'
Assessor(s) Jeremy Cooper, Sam Enfield Tools used DBH Tape, clinometer, rubber mallet Time frame 3 years

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1 – rare 2 – occasional 3 – frequent 4 – constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1	Home	No	Yes	Yes	Yes	4	No	No
2	Adjacent Home	No	Yes	Yes	Yes	4	No	No
3	Fence	No	Yes	Yes	Yes	1	No	No
4	Drive way	No	Yes	Yes	Yes	3	No	No

Site Factors

History of failures Yes, a similar size and age Live Oak adjacent to this tree fell in 2023 Topography Flat ☐ Slope ☒ 5 % Aspect N
Site changes None ☐ Grade change ☐ Site clearing ☐ Changed soil hydrology ☐ Root cuts ☒ Describe Roots cut during drive way and house construction
Soil conditions Limited volume ☐ Saturated ☐ Shallow ☐ Compacted ☒ Pavement over roots ☒ 60 % Describe Drive way and house over root structures
Prevailing wind direction E Common weather Strong winds ☒ Ice ☐ Snow ☐ Heavy rain ☒ Describe Wind tunnel between homes and road

Tree Health and Species Profile

Vigor Low ☒ Normal ☐ High ☐ Foliage None (seasonal) ☐ None (dead) ☐ Normal 60 % Chlorotic 20 % Necrotic 20 %
Pests/Biotic Parasitic vines Abiotic Very little root space between structures
Species failure profile Branches ☒ Trunk ☐ Roots ☐ Describe Frequent weak attachment points and branch failures

Load Factors

Wind exposure Protected ☐ Partial ☐ Full ☐ Wind funneling ☒ Relative crown size Small ☒ Medium ☐ Large ☐
Crown density Sparse ☒ Normal ☐ Dense ☐ Interior branches Few ☒ Normal ☐ Dense ☐ Vines/Mistletoe/Moss ☒ Full trunk and 30% of crown covered in various vine species
Recent or expected change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown ☒ LCR 60 %
Dead twigs/branches ☒ 20 % overall Max. dia. 2
Broken/Hangers Number 1 Max. dia. 2
Over-extended branches ☒
Pruning history
Crown cleaned ☒ Thinned ☐ Raised ☐
Reduced ☒ Topped ☐ Lion-tailed ☐
Flush cuts ☐ Other _____
Primary branches has no foliage at a 45 degree lean overhanging Adjacent home Condition(s) of concern _____
Part Size 16 Fall Distance 5'
Load on defect N/A ☐ Minor ☐ Moderate ☒ Significant ☐
Likelihood of failure Improbable ☐ Possible ☐ Probable ☒ Imminent ☐
Cracks ☐ 2 main branches at 20' Lightning damage ☐
Codominant ☒ Included bark ☒
Weak attachments ☒ Included bark _____ Cavity/Nest hole _____ % circ.
Previous branch failures ☒ 1 Similar branches present ☐
Dead/Missing bark ☐ Cankers/Galls/Burls ☐ Sapwood damage/decay ☐
Conks ☐ Heartwood decay ☐
Response growth _____
Part Size _____ Fall Distance _____
Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐
Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

— Trunk —

Dead/Missing bark ☐ Abnormal bark texture/color ☐
Codominant stems ☐ Included bark ☐ Cracks ☐
Sapwood damage/decay ☐ Cankers/Galls/Burls ☐ Sap ooze ☐
Lightning damage ☐ Heartwood decay ☐ Conks/Mushrooms ☐
Cavity/Nest hole _____ % circ. Depth _____ Poor taper ☐
Lean 15 ° Corrected? No
Response growth No
Condition(s) of concern Trunk lean
Part Size 32 Fall Distance 25'
Load on defect N/A ☐ Minor ☒ Moderate ☐ Significant ☐
Likelihood of failure Improbable ☐ Possible ☒ Probable ☐ Imminent ☐

— Roots and Root Collar —

Collar buried/Not visible ☒ Depth _____ Stem girdling ☐
Dead ☐ Decay ☐ Conks/Mushrooms ☐
Ooze ☐ Cavity ☐ _____ % circ.
Cracks ☐ Cut/Damaged roots ☐ Distance from trunk _____
Root plate lifting ☒ Soil weakness ☐
Response growth No
Condition(s) of concern Roots are growing under drive way, displacing concrete with partial plate lifting
Part Size _____ Fall Distance _____
Load on defect N/A ☐ Minor ☐ Moderate ☒ Significant ☐
Likelihood of failure Improbable ☐ Possible ☐ Probable ☒ Imminent ☐

[illegible]

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Risks include large branches over Targets 1-4 that are in poor health. Additionally the root structures is showing signs of compromised integrity, and damage to the drive way.

No Mitigation options available		Residual risk
1.		
2.		
3.		
4.		

Overall residual risk None ☐ Low ☐ Moderate ☐ High ☐ Extreme ☐ **Recommended inspection interval** Annually

Inspection limitations ☐None ☐Visibility ☐Access ☒Vines ☒Root collar buried Describe _____





Planning & Zoning Board

agenda item

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

April 2, 2024

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

Request of Z Properties for approval to construct a new, two-story, 11,728 square-foot single-family home located at 1602 Summerland Avenue on Lake Maitland, zoned R-1AAA.

motion | recommendation

Staff recommendation is for approval of the request.

background

The applicant, Z Properties, on behalf of the homeowner, is requesting approval to construct a new, two-story, 11,728 square-foot single-family home located at 1602 Summerland Avenue on Lake Maitland. The property is zoned R-1AAA and the unsubmerged portion of the property is 67,822 square feet in size. The proposed impervious lot coverage of 20,402 square feet is 30% of the total lot, which is under the maximum 50% as the code allows. The maximum Floor Area Ratio (FAR) for properties over 12,500 square feet in size is 35% of the lot area or 5,000 square feet, whichever is greater. The applicant is proposing an 11,728 square-foot home which equates to a FAR of 17%, well under this requirement.

The applicant is seeking encroachments into the side setback for the first-floor on the south side and for the second-story on the north side to allow ample room for the crowns of the two specimen trees located within the proposed courtyard. The required first-floor side setback is 30-feet and the proposed first-floor on the south side is 23-feet. The required second-story setback is 40-feet and the proposed second-story setback on the north side is 30-feet. Staff feels that this request is appropriate in order to make sure the two specimen trees are given ample room to grow and remain unharmed by construction.

Lakefront Review Criteria:

Tree Preservation

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible. No trees are being removed as part of this

request and therefore, the applicant meets this criterion. This lot proposes a unique challenge in the fact that specimen trees are abundant on the property, many of which are located in the buildable area of the lot. It is the applicant's desire to keep all specimen trees and has designed the structure around several trees on the lot. The applicant has been in contact with Urban Forestry to ensure construction does not harm the trees located close to the structure in an effort to avoid removal and mitigation of those specimens.

Views from the Lake

The code direction is to minimize the height and extend of stem walls or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of three feet in height. This plan complies with that provision. The lot is very flat and no such component is being proposed with the request. The proposed swimming pool, which meets the minimum required setback, will be at grade.

Views of the 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 of the neighbors.

The required lakefront setback is made up of the average of the two waterfront structures neighboring the subject property. In this instance, the average is 68-feet from the ordinary high-water line. The proposed structure has a lakefront setback of 81-feet, 2-inches. The proposal sits behind both neighboring structures and is significantly setback compared to the previous structure (43-feet). Therefore, staff believes that the proposed structure does not infringe on the traditional views of the neighbors.

Stormwater Retention

The code requires the retention of stormwater. The amount of impervious surface on the lot determines the needed depth/size of the retention. In this case, the applicants are proposing multiple swale retention areas on the property to meet the required stormwater storage.

Summary

Overall, the plans, in conjunction with the conditions of approval, meet the intent of the lakefront review criteria. The proposal also meets all single-family code requirements, except the two requested side setback encroachments. However, the requests are necessary to ensure enough room for the two specimen trees located in the proposed courtyard.

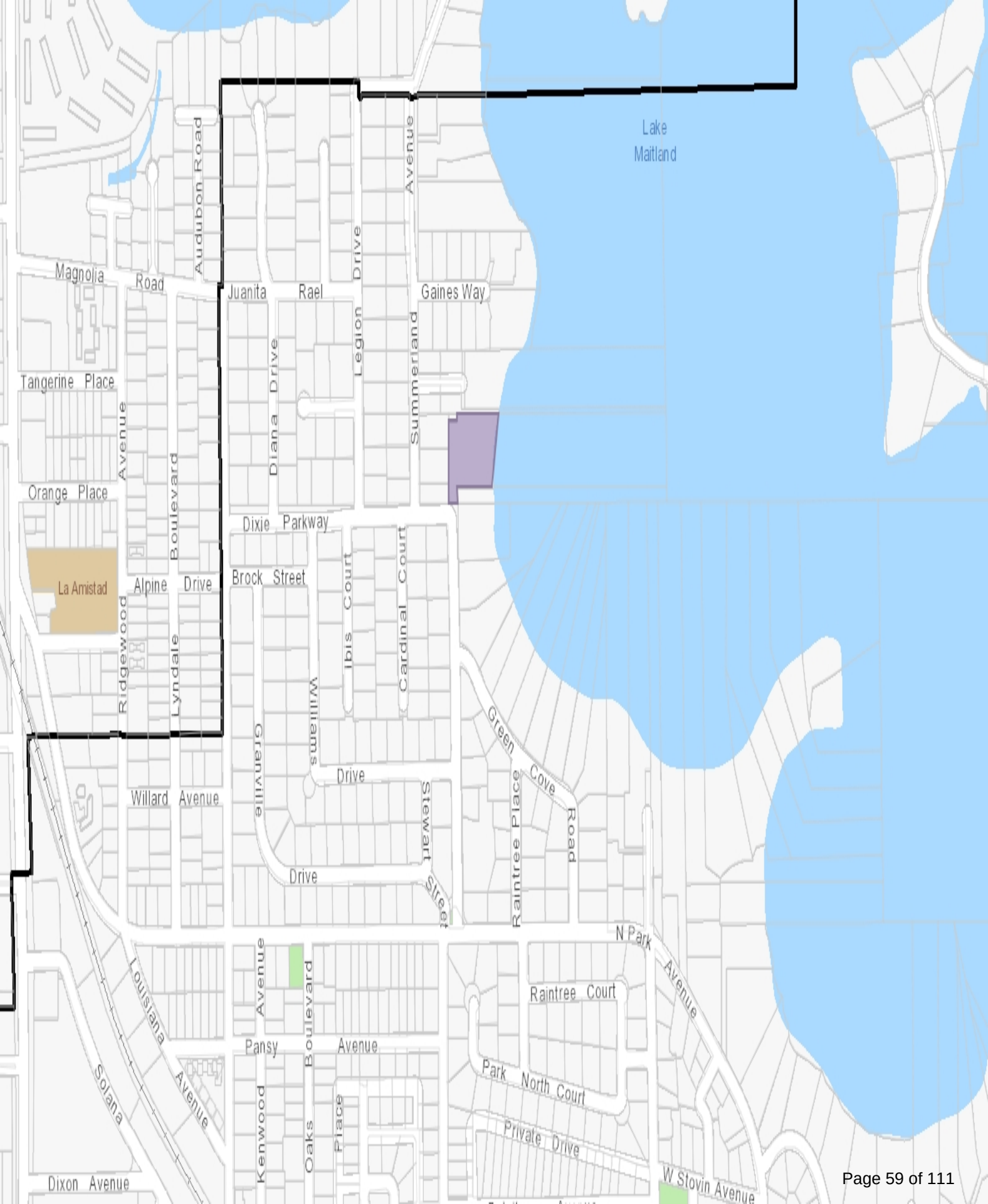
strategic objectives

alternatives | other considerations

fiscal impact

attachments

1. 1602 Summerland Ave - Area View
2. 1602 Summerland Ave - Aerial View
3. 1602 Summerland Ave - Lakefront Table
4. SUMMERLAND 3.25.24
5. 1602 Summerland Ave - Tree Pic 1
6. 1602 Summerland Ave - Tree Pic 2





Orange C

Winter Park

SUMMER WAY

SUMMERLAND AVENUE

Lake
Maitland

Lakefront Site Plan Review: 1602 Summerland Ave

	R-1AAA Requirements	Existing	Proposed
Zoning	N/A	R-1AAA	R-1AAA
Future Land Use	N/A	SFR	SFR
Lot Width	150 ft.	230 ft., 1 in.	230 ft., 1 in.
Lot Depth	N/A	281 ft., 5 in. (avg.)	281 ft., 5 in. (avg.)
Lot Area	25,000 sf	67,822 sf	67,822 sf
Floor Area Ratio	35% (23,738 sf)	18% (12,410 sf)	17% (11,728 sf)
Impervious Lot Coverage	50% (33,911 sf)	-	30% (20,402 sf)
Front Setback	20 ft.	120 ft.	106 ft., 10 in.
Side Setbacks (1st floor/2nd floor)	30 ft./40 ft.	21 ft./21 ft. (south) 83.6 ft./125 ft. (north)	23 ft./160.5 ft. (south) 30 ft./ 30 ft. (north)
Lakefront Setbacks	68 ft. (avg.)	43 ft.	81 ft., 2 in.



RESIDENCE DESIGN PROPOSAL

1602 SUMMERLAND AVE, WINTER PARK, FL 32789



Casa Florida

1602 Summerland Ave

Project No.

Project Number

albaENGINEERING

C.A. #30556

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Pools: NOT PART OF PERMIT SET
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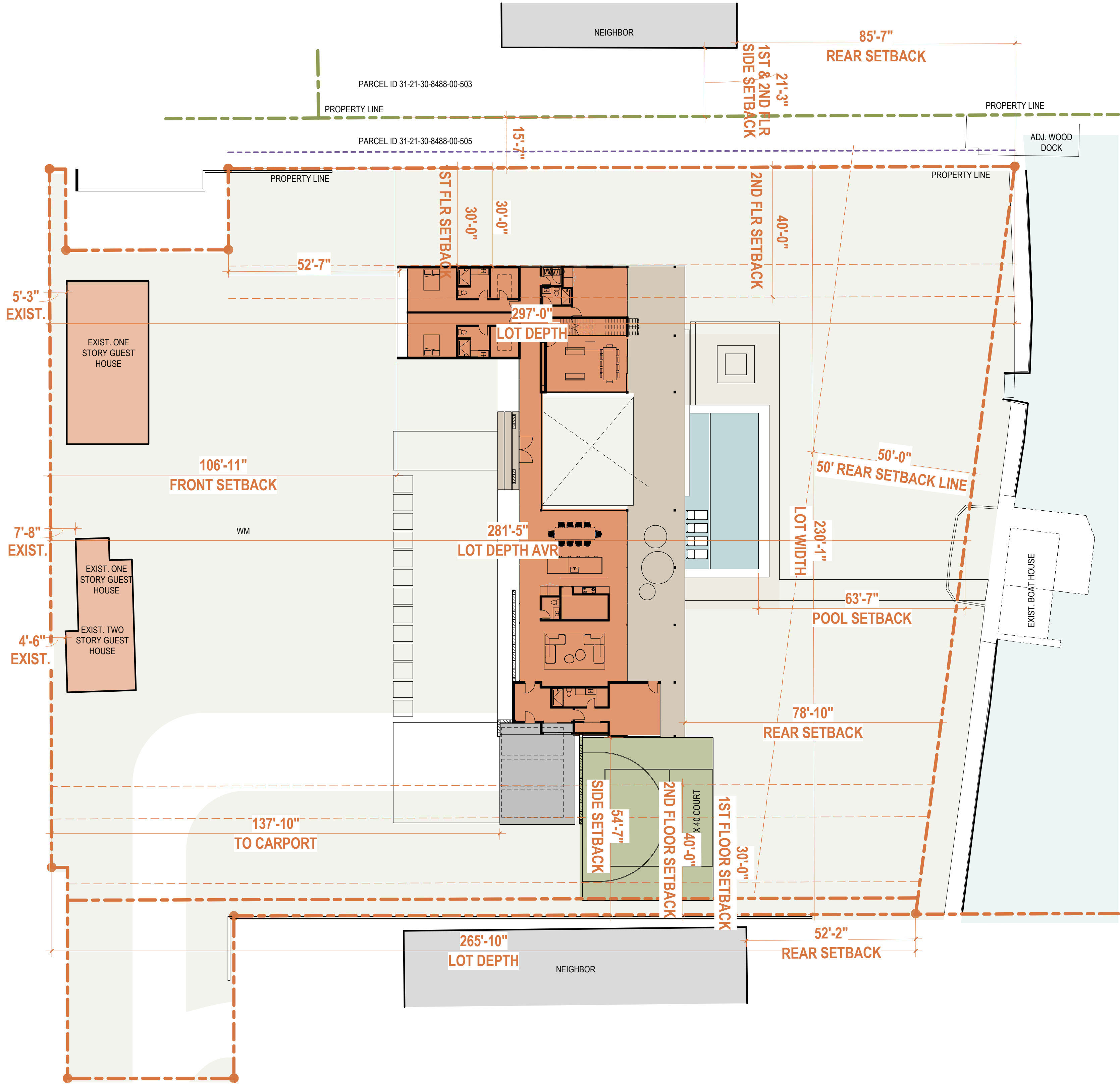
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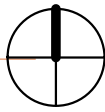
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Scale
Cover

A000



1 LOT COVERAGE DIAGRAM
1" = 20'-0"



PROJECT DATA

PARCEL ID 31-21-30-8488-00-501
CITY WINTER PARK
ACREAGE 7.15

PROPERTY DESCRIPTION
J E SWINDLEY SUB C/43 BEG 6 FT W OF SW COR LOT E RUN N 280 FT E TO E LINE LOT E S TO PT 55 FT N SE COR LOT E W TO PT 55 FT N & 26 FT E OF POB S TO PT 26 FT E OF POB W TO BEG & BEG 6 FT W OF SW COR OF LOT E RUN N 280 FT W 30 FT S, 215 FT E 5 FT M/L S 65 FT E TO POB (LESS FROM SE COR OF NW1/4 OF SW1/4 RUN W 31 FT N 255.56 FT FOR POB TH RUN N 25 FT E 50 FT S 25 FT W 50 FT TO POB)

ZONING
R-1AAA

TOTAL DRYLAND
67,822 SF

R-1AAA	REQUIREMENTS	EXISTING	PROPOSED
ZONING		R-1AAA	R-1AAA
FUTURE LAND USE		SFR	SFR
LOT WIDTH		230'-1"FT.	N/A
LOT DEPTH		281'-5" FT. (AVG.)	N/A
LOT AREA		67,8221 SF	N/A
FLOOR AREA RATIO	35% (23,738 SF)	N/A	17% (11,728 SF)
IMPERVIOUS LOT COVERAGE	50% (33,911 SF)	N/A	30% (20,402 SF)
FRONT SETBACK	20% 56'-2"	N/A	106'- 10" FT
SIDE SETBACKS			
1ST FLOOR	30 FT EA	N/A	30' FT/ 60' FT
2ND FLOOR	40 FT EA	N/A	30' FT/40' FT
LAKEFRONT SETBACK	65 FT(AVG.) > 50'	N/A	81'-2" FT

FLOOR AREA RATIO

DRYLAND	67,822 SF
ALLOWED	23,738 SF (35%)
MAIN RESIDENCE	
1ST FLOOR	5,000 SF
2ND FLOOR	1,780 SF
EXIST. ACC. BLDGS	2,098 SF
COVERED CARPORT	700 SF
COVERED DECK	2150 SF
TOTAL	11,728 SF 17%



Casa Florida

1602 Summerland Ave

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Landscape Architect:

Name
Address
Address
Tel
Email

Civil:

Name
Address
Address
Tel
Email

Pools: NOT PART OF PERMIT SET

Name
Address
Address
Tel
Email

Interior Design: NOT PART OF PERMIT SET

Name
Address
Address
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Email

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Project Data

A001

Sheet No.



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Pools: NOT PART OF PERMIT SET
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Interior Design: NOT PART OF PERMIT SET
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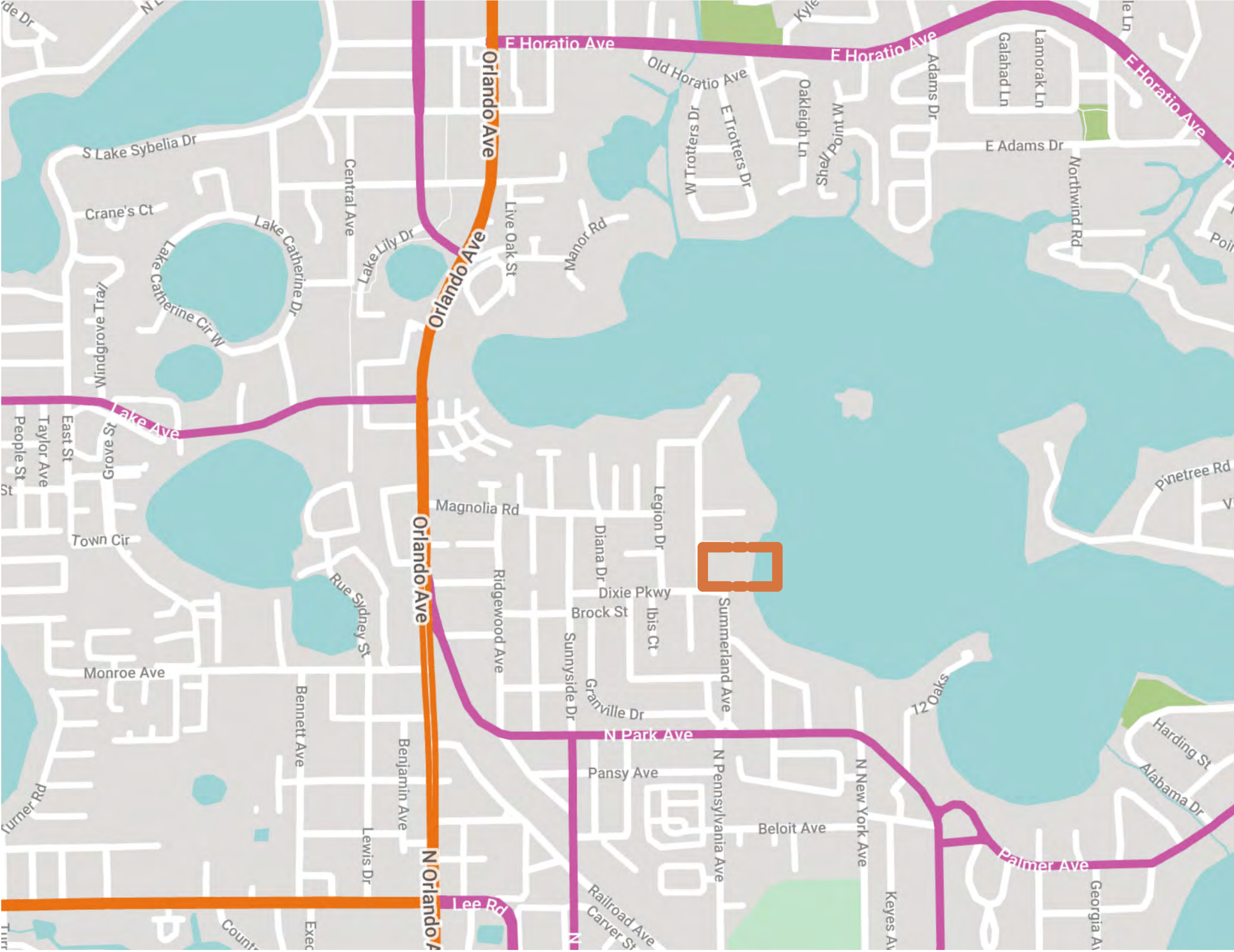
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Location

A003



AERIAL VIEW



MAP



1602 Summerland Ave

Λ004



Casa Florida

1602 Summerland Ave

Project No.

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Civil:
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Pools: NOT PART OF PERMIT SET
Name
Address -
Address -
Tel: -
Email

Interior Design: NOT PART OF PERMIT SET
Name
Address -
Address -
Tel: -
Email

Rev.	Date

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Scale
Renderings

A005



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Project Number

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Civil:

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Pools: NOT PART OF PERMIT SET

Name

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Tel:

Email

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Interior Design: NOT PART OF PERMIT SET

Name

Address

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Tel:

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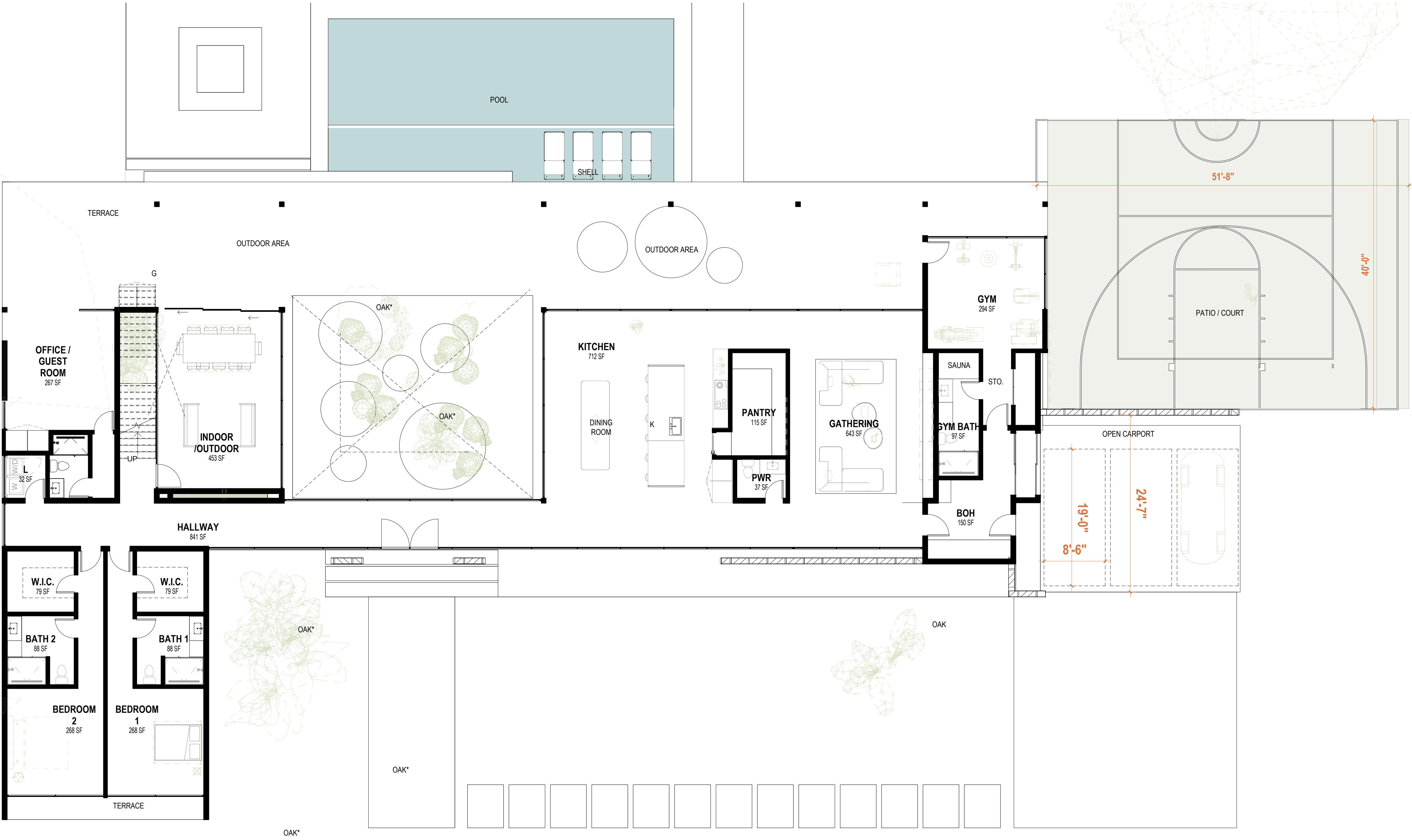
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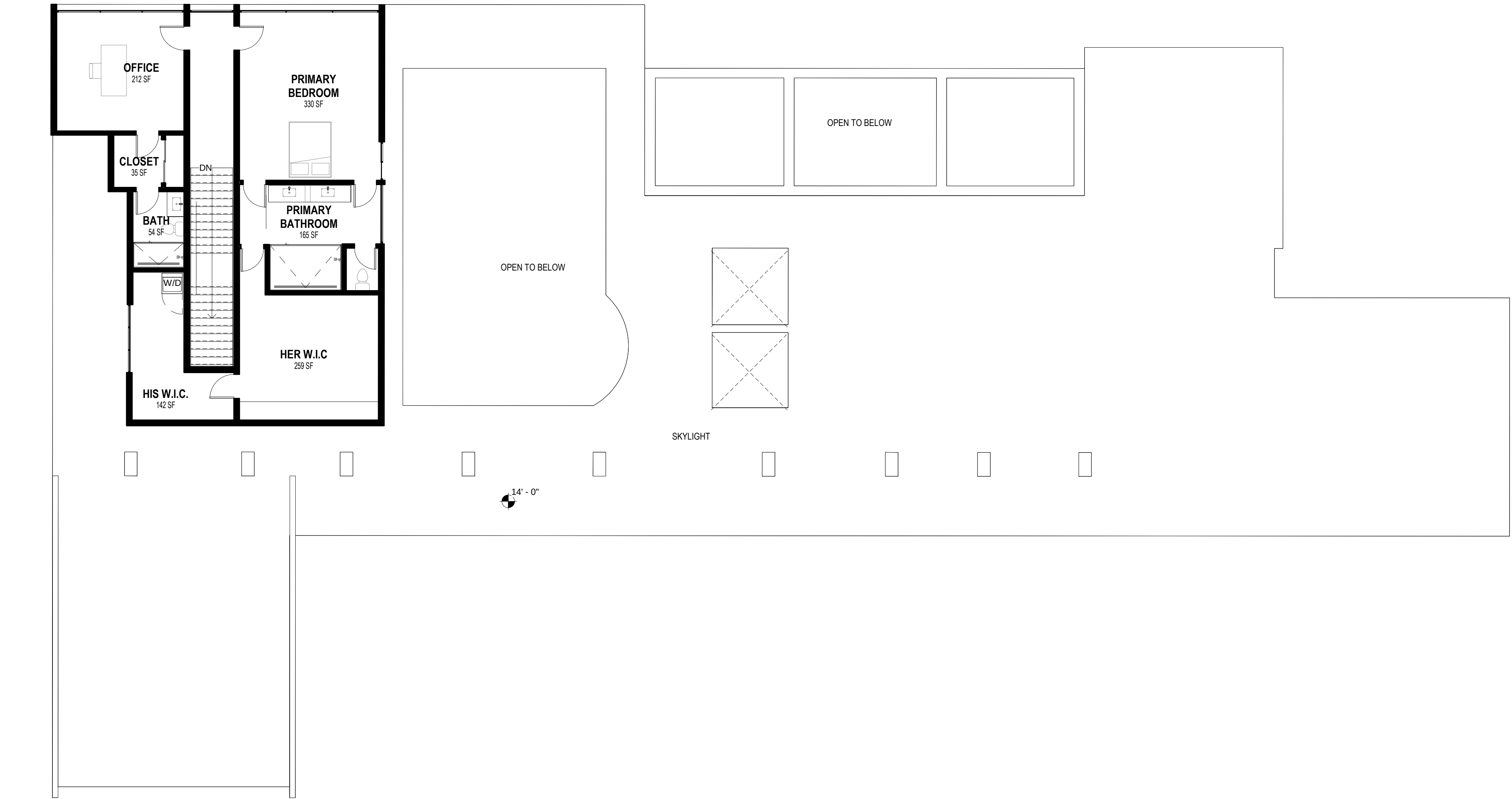
Presentation Plan 1st Floor

A006

Sheet No.



1 PRESENTATION 1ST FLOOR PLAN
1/8" = 1'-0"



1 PRESENTATION SECOND FLOOR
1/8" = 1'-0"



Casa Florida

1602 Summerland Ave

Project No.	Project Number
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Landscape Architect:	
Name	
Address	
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Tel:	
Email	

Civil:	
Name	
Address	
Address	
Tel:	
Email	

Pools: NOT PART OF PERMIT SET	
Name	
Address	-
Address	-
Tel:	-
Email	

Interior Design: NOT PART OF PERMIT SET	
Name	
Address	-
Address	-
Tel:	-
Email	

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Scale	1/8" = 1'-0"
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Presentation Plan 2nd Floor

A007



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1602 Summerland Ave

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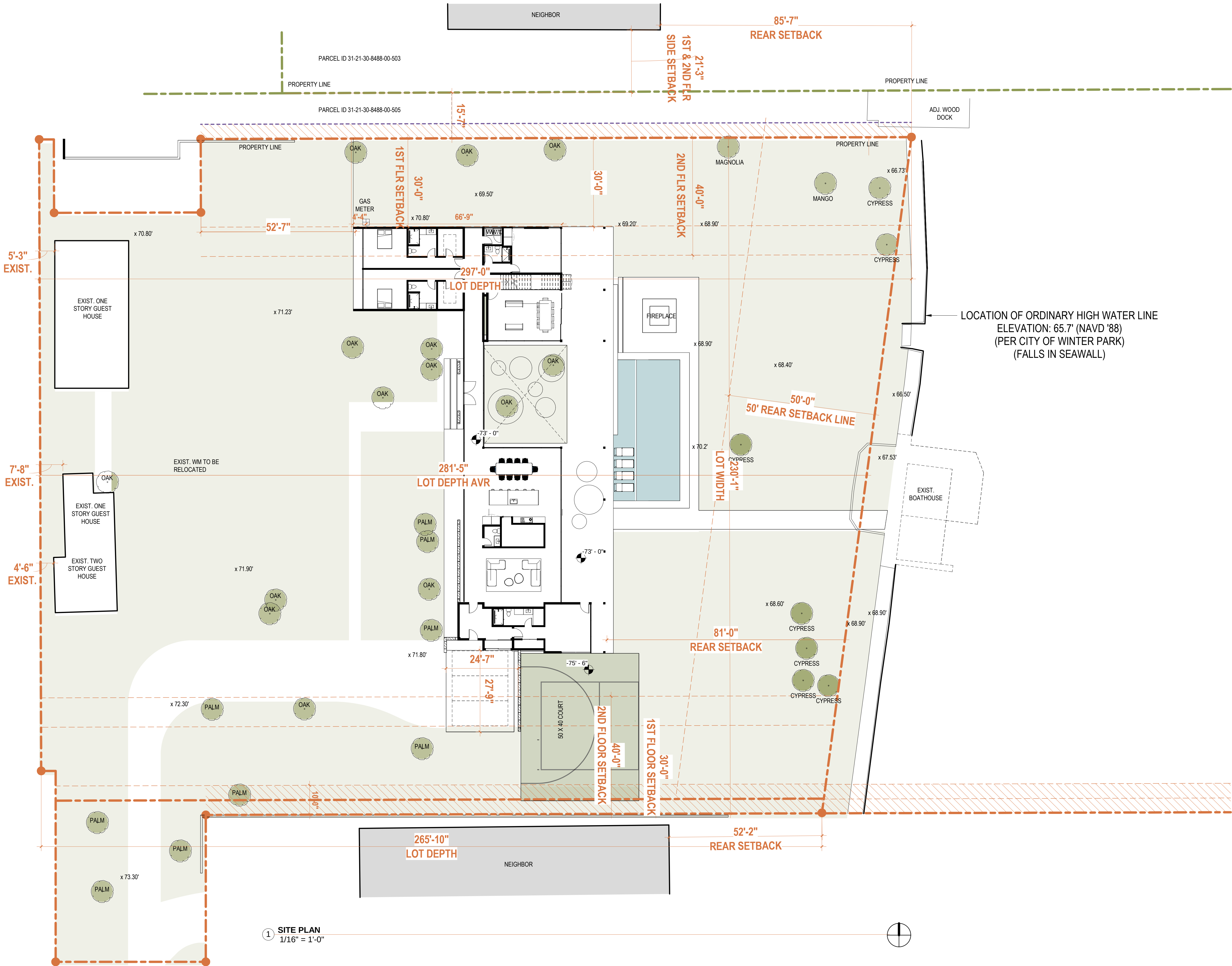
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Site Plan

A100





RETENTION POND CALCS

DRYLAND	67,822 SF
IMPERVIOUS ALLOWED	33,911 SF (50%)
MAIN RESIDENCE	5,000 SF
EXIST. GUEST HOUSE	2,098 SF
COVERED CARPORT	700 SF
COVERED DECK	2150 SF
SIDEWALKS	1200 SF
POOL DECK	1580 SF
COURT	2024 SF
DRIVEWAY	3650 SF
WALKWAY TO DOCK	1200 SF
POOL AND PONDS	800 SF (50%)
100% 1600 SF	

TOTAL IMPERVIOUS 20,402 SF

OVERFLOW WATER CALCS

20,402 SF X 1"	20,402 CF
POND 1	8680 CF
POND 2	6545 CF
POND 3	4650 CF
POND 4	2200 CF
TOTAL	22,075 CF



Casa Florida

1602 Summerland Ave

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Basin Plan

A100.1



Casa Florida

1602 Summerland Ave

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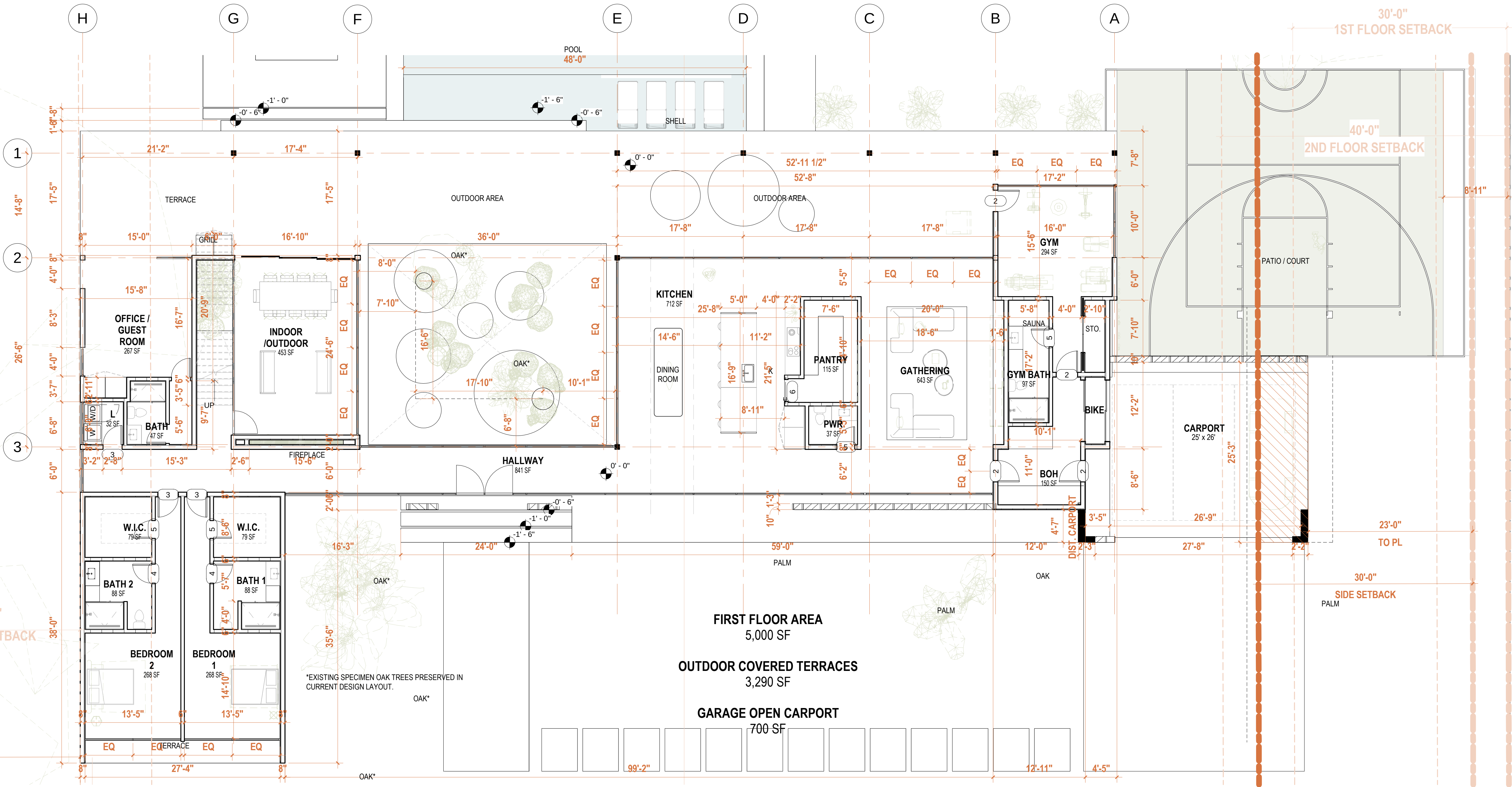
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First Floor Plan

A101

Sheet No.



1 FIRST FLOOR PLAN
1/8" = 1'-0"



Casa Florida

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Tel:

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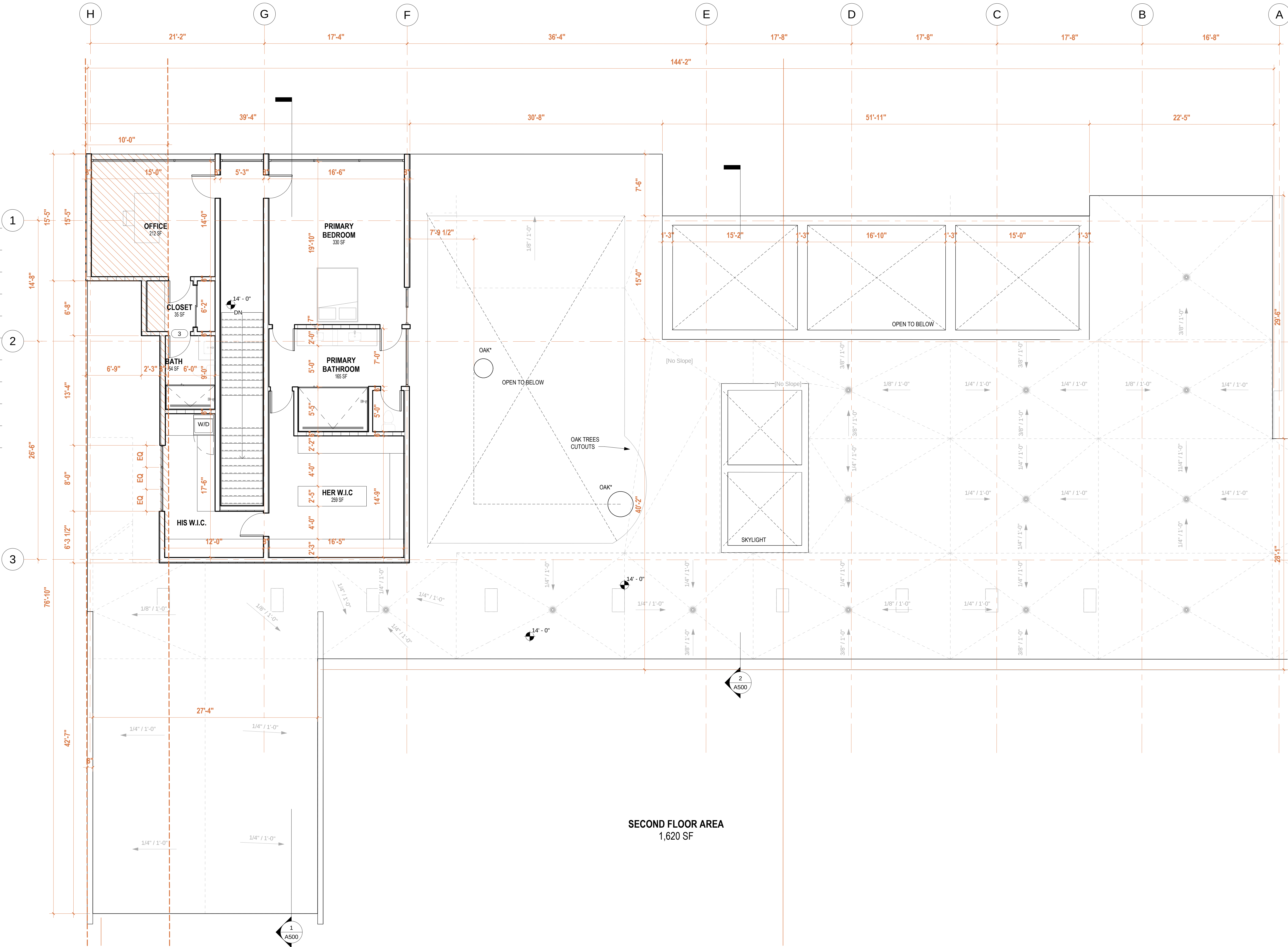
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Scale3/16" = 1'-0"

Second Floor Plan

A102

Sheet No.



SECOND FLOOR AREA
1,620 SF

1 SECOND FLOOR
3/16" = 1'-0"



Casa Florida

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albaENGINEERING

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P.E.# 63901
P.O. BOX 547774
ORLANDO, FL 32854
PHONE: (407) 421-4866

C.A. #30556

Developer
Name Z PROPERTIES
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel: 407.929.3303
Email Zane@zpropertiesinc.com

Design:
Name Z PROPERTIES
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel: 407.929.3303
Email Zane@zpropertiesinc.com

Structure:
Name ALBA ENGINEER
Address 731 W. Smith Street
Address Orlando, FL 32804
Tel: (407) 421-4866
Email dsouter@alba-eng.com

Trusses:
Name K & M TRUSS INC
Address 2928 N Orange Blossom Trail,
Address Zellwood, FL 32798
Tel: (407) 880-4551
Email keith@kmtruss.com

Landscape Architect:
Name
Address
Address
Tel:
Email

Civil:
Name
Address
Address
Tel:
Email

Pools: NOT PART OF PERMIT SET
Name
Address -
Address -
Tel:
Email

Interior Design: NOT PART OF PERMIT SET
Name
Address -
Address -
Tel:
Email

Rev.	Date

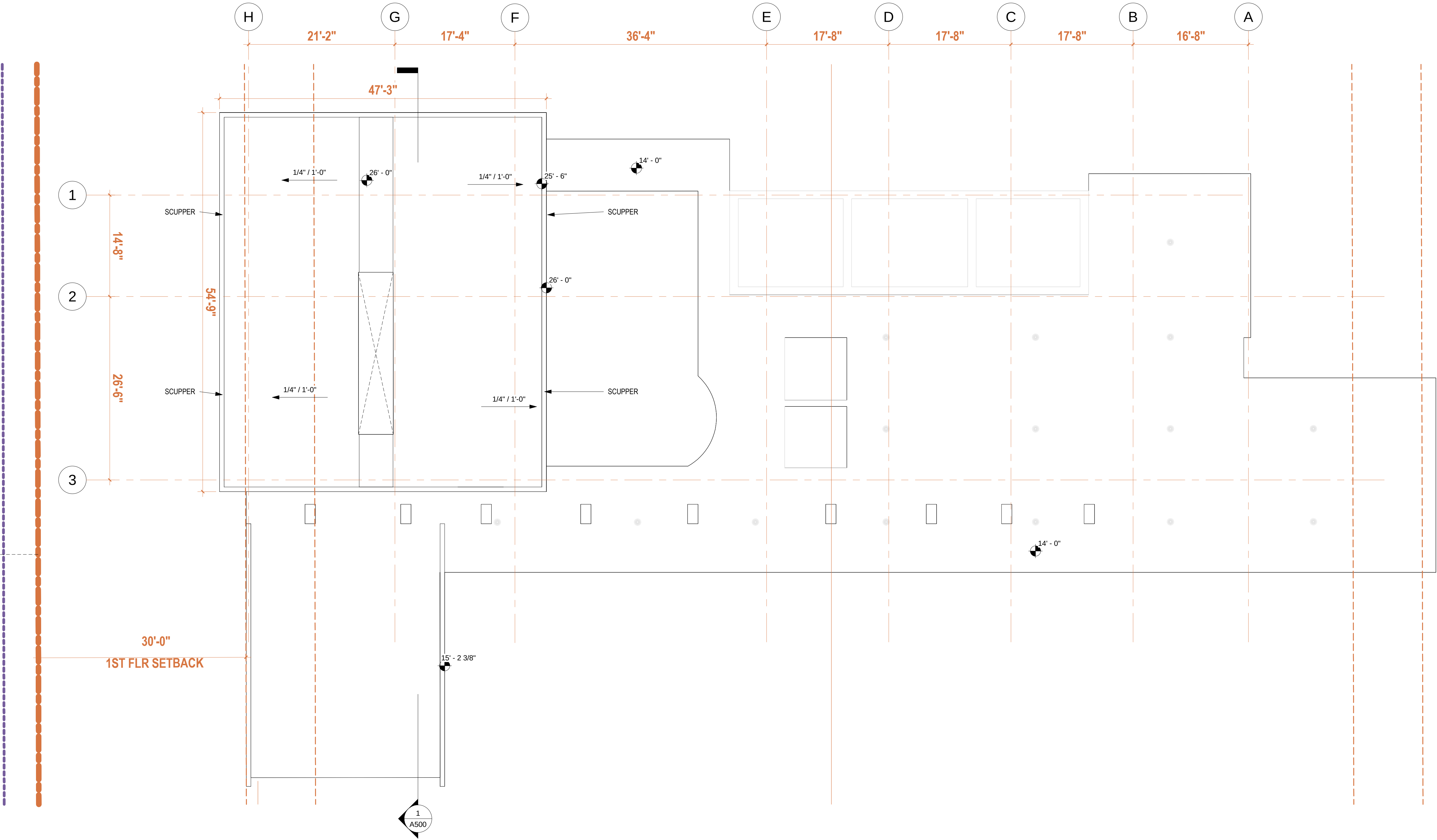
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Z PROPERTIES INC., AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Z PROPERTIES INC.

Date 3/25/2024 6:23:57 PM

Scale 1/8" = 1'-0"

Roof Plan

A103



1 ROOF PLAN
1/8" = 1'-0"



Casa Florida

1602 Summerland Ave

Project No.

Project Number

albaENGINEERING

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2928 N Orange Blossom Trail, Zellwood, FL 32798

(407) 860-4551

keith@kmtruss.com

Landscape Architect:

Name

Address

Address

Tel:

Email

Civil:

Name

Address

Address

Tel:

Email

Pools: NOT PART OF PERMIT SET

Name

Address

Address

Tel:

Email

Interior Design: NOT PART OF PERMIT SET

Name

Address

Address

Tel:

Email

Rev.	Date

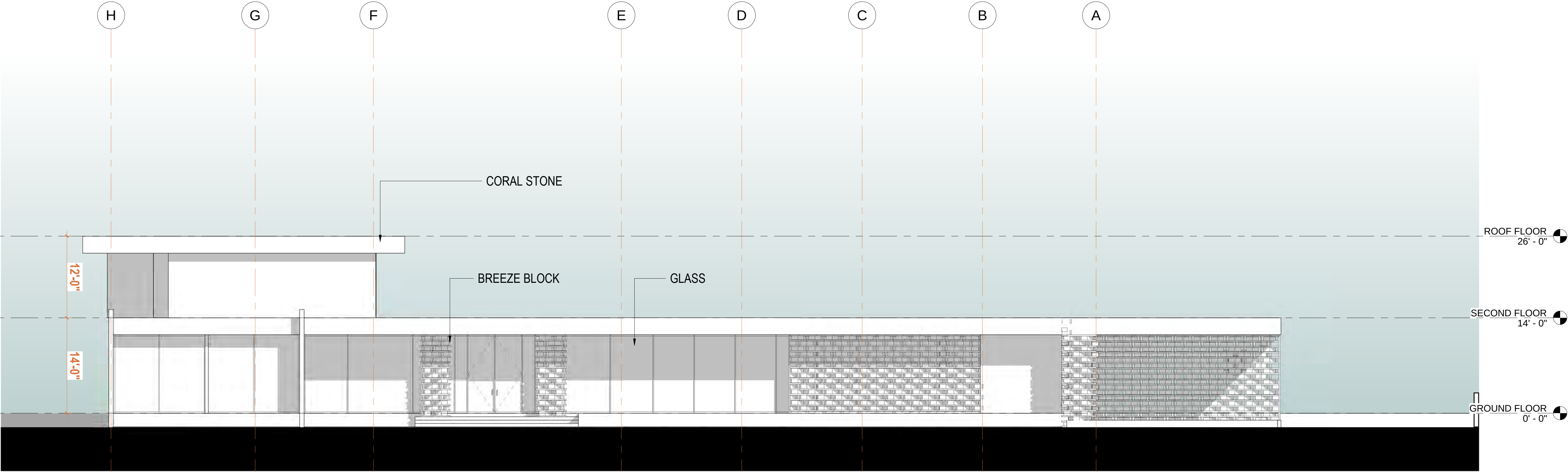
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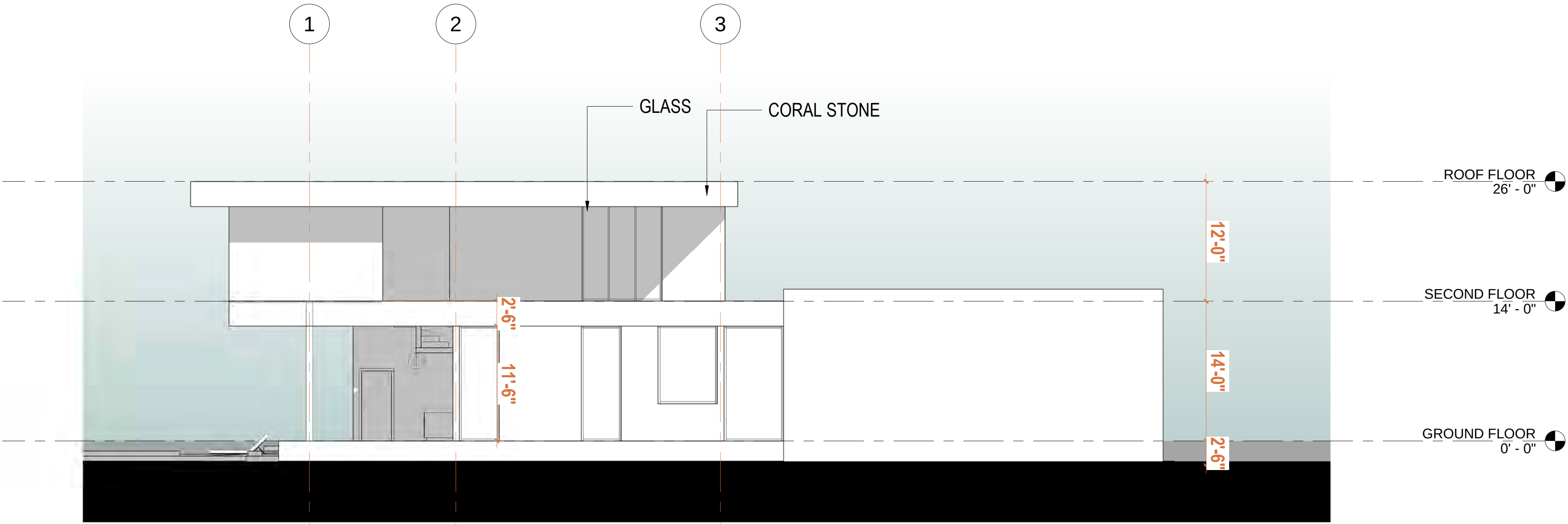
Scale1/8" = 1'-0"

Elevation 1

A400



1 FRONT ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION
1/8" = 1'-0"



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Interior Design: NOT PART OF PERMIT SET
Name
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Email

Rev.	Date

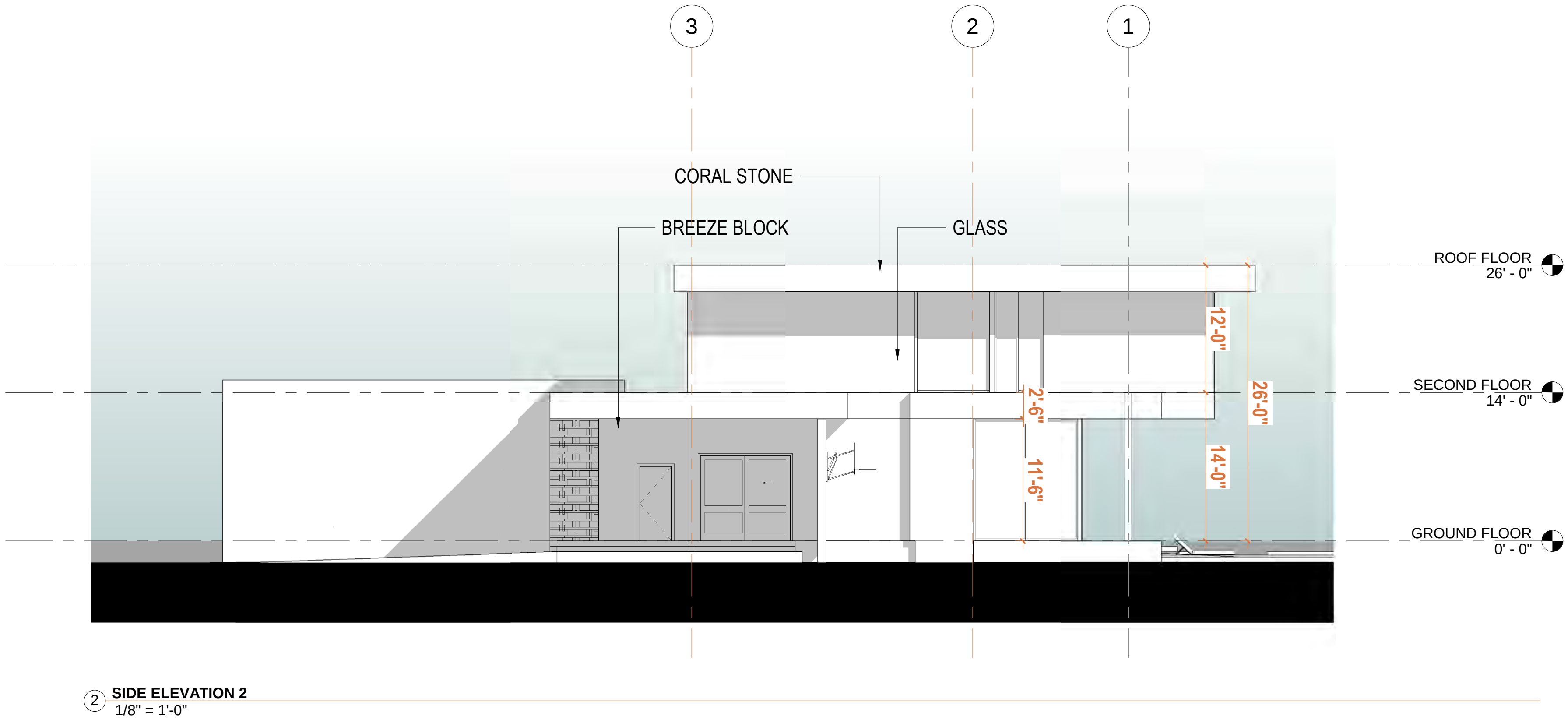
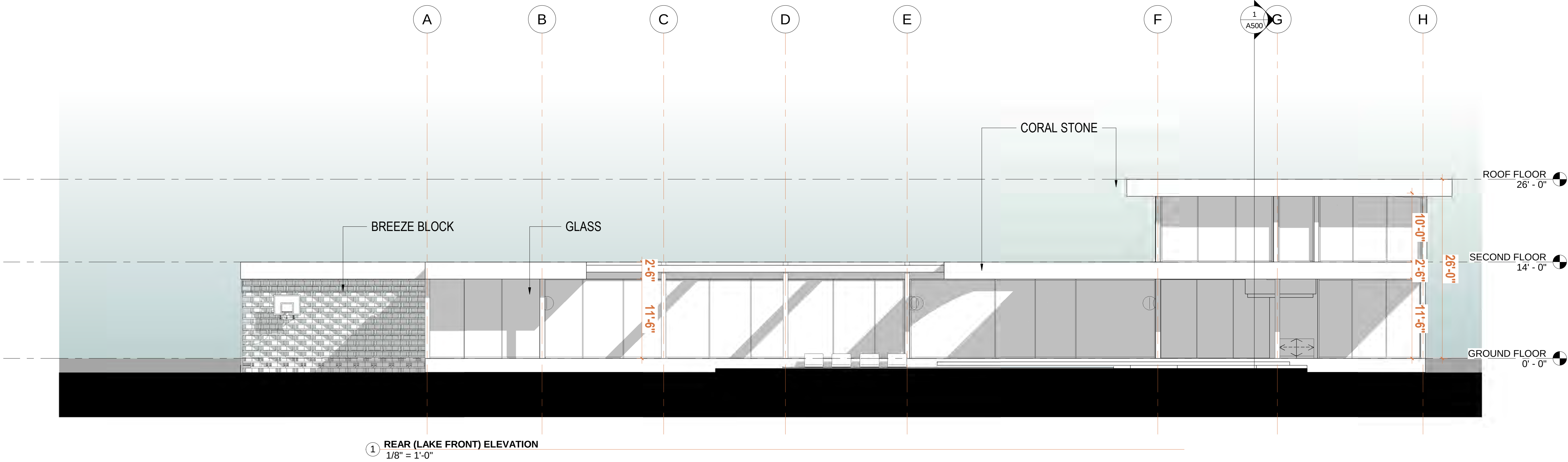
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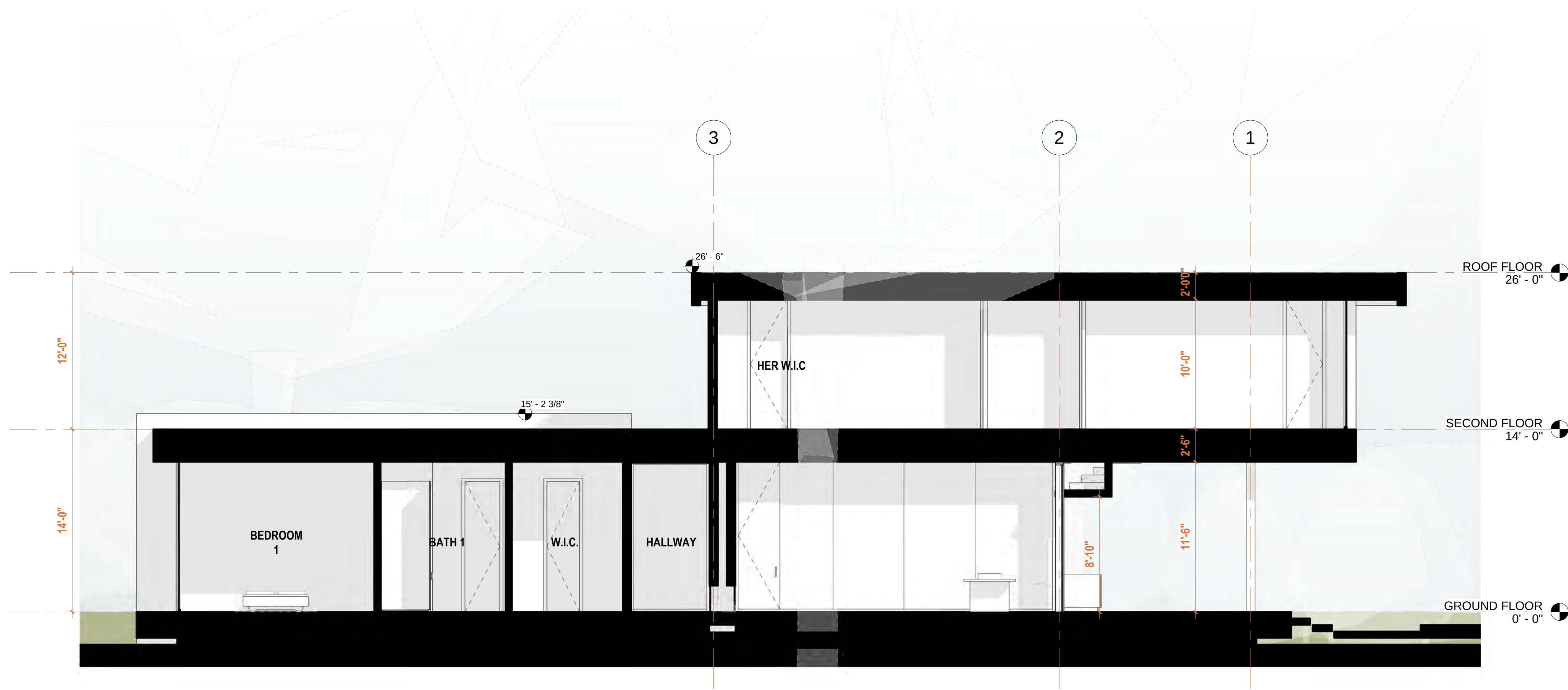
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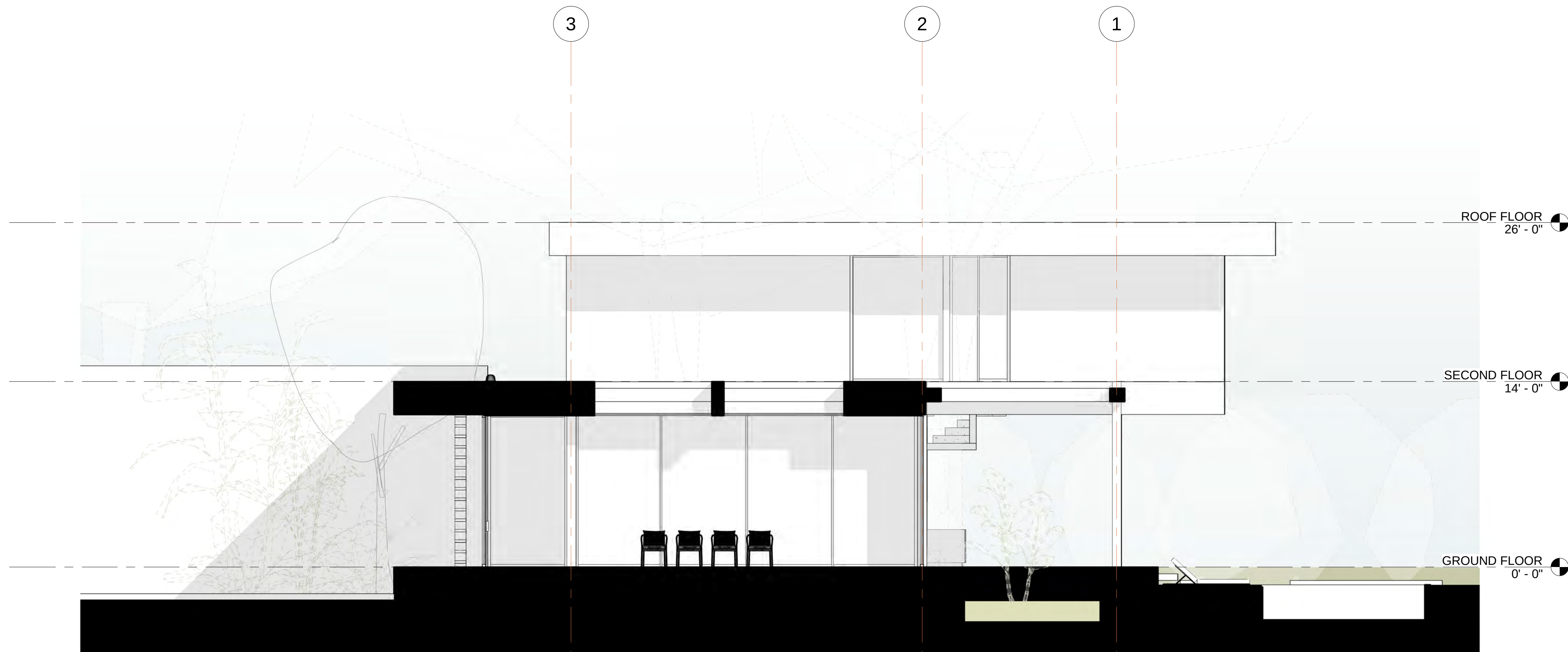
Elevation 2

A402





① Section 1
3/16" = 1'-0"



② Section 2
3/16" = 1'-0"

Z

Casa Florida

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alba
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Pools: NOT PART OF PERMIT SET

Name
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Address
Tel:
Email

Interior Design: NOT PART OF PERMIT SET

Name
Address
Address
Tel:
Email

Rev.

Date

Date

3/25/2024 6:24:02 PM

Scale

3/16" = 1'-0"

Sections

A500

Sheet No.







Planning & Zoning Board

agenda item

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

April 2, 2024

prepared by

John Harbilas, Senior Planner

approved by

Allison McGillis, Director of Planning and Zoning

subject

Request of Verax Florida, LLC to Annex the Properties at 1820 & 1824 Karolina Avenue, and establish Parking Lot (PL) Future Land Use and Zoning, rezone the south 1,000 square feet of 1800 Karolina Avenue from Parking Lot (PL) Future Land Use and Zoning to Commercial (C-3) Future Land Use and Zoning, and for Conditional Use approval to build a two-story, 18,790 sq. ft office building on the combined properties at 1801 & 1805 W. Fairbanks and 1800, 1820, & 1824 Karolina Avenue.

motion | recommendation

Staff recommendation is for approval of all the requests with the following conditions related to the conditional use:

1. Property will grant to the City, an access easement across the parking lot in line with the entrance/exit curb cut, to ensure cross access to adjacent properties is available for future redevelopment to the west.
2. A covered bus stop and trash receptacle to be provided by the Applicant, at the Lynx stop on Fairbanks Ave, which falls within the property frontage.
3. Where approvable by FDOT and the City, canopy trees will be planted along the Fairbanks Ave. and Clay St. frontages.
4. Property will provide a sidewalk easement to the City, for the improvements along Fairbanks Ave. and Clay St. frontages that are within the private property.

background

This public hearing is to consider four total requests:

1. Annexation of approximately 0.46 acres of real property located at 1820 and 1824 Karolina Avenue and as more specifically described herein, into the municipal boundaries of the City of Winter Park; redefining the city boundaries to give the City of Winter Park jurisdiction over said property.
2. Establish a Parking Lot Future Land Use on the annexed property at 1820 and 1824 Karolina Avenue and to indicate the annexation on the other maps within the

Comprehensive Plan as well as to change the Future Land Use designation on the southeastern 1,000 square-feet of 1800 Karolina Avenue from Parking Lot to Commercial.

3. Establish Parking Lot (PL) zoning on the annexed property at 1820 and 1824 Karolina Avenue as well as to change the zoning designation from Parking Lot (PL) to Commercial (C-3) on the southeastern 1,000 square-feet of 1800 Karolina Avenue.
4. Conditional Use approval to construct a two-story, 18,790-square-foot office building on the combined properties of 1801/1805 W. Fairbanks Avenue and 1800/1820/1824 Karolina Avenue.

Background:

The combined properties at 1801/1805 W. Fairbanks Avenue and to the rear at 1800 Karolina Avenue have been in the same ownership since 1986. The former Paco's restaurant at the corner of W. Fairbanks Avenue and Clay Street closed in October 2016 after 35 years in business. That building and the former locksmith's building next door had been vacant for several years. In the rear, on 1800 Karolina, was zoned R-2, with a somewhat deteriorated 1935 house used as a rental.

In 2020, the combined 36,000 square foot site was under contract for redevelopment. The request annexed the property at 1800 Karolina Ave into the City, with a designation of Parking Lot zoning and future land use. Additionally, a conditional use was granted for a 10,022 square foot, two-story office building that sat at the south end of the site facing Fairbanks Ave, with the parking lot in the rear along Clay St. and Karolina Ave. Ultimately, that project was never constructed.

The current request now seeks to take those same three parcels, along with two additional ones along Karolina, to develop a similar, but slightly larger office development. The site has the advantage of a highly visible location at the traffic light for West Fairbanks and Clay Street and sufficient land for redevelopment. The detriment to the property is that it holds an unattractive lattice cell phone tower that takes up a rather significant portion of the commercially zoned land fronting on Fairbanks.

Request for Annexation and Establish Zoning

In order to utilize this combined redevelopment site, the applicants are seeking annexation of 1820 and 1824 Karolina Avenue and for the City to establish, a Parking Lot future land use designation and Parking Lot (PL) zoning on that annexed property. This would allow for the proposed redevelopment of a new two-story office building on the commercially zoned frontage on West Fairbanks Avenue with the associated required parking to the rear.

Separately, the design of the building includes a larger second floor footprint which includes a cantilevered portion along the north façade. This will serve as a covered entrance to the building and provide some articulation in the architecture. However, a portion of the cantilever extends beyond the existing C-3 zoning boundary, by about 20ft, or 1,000 square feet in total, approximately the depth of one parking space. This encroachment requires the footprint of that area to be rezoned to C-3 as well.

Comprehensive Plan/Zoning Code Conformance

Redevelopment of this West Fairbanks gateway corridor has been a long-term project pursued by the City Commissions over the past 15 years. The first step was the annexation of this

corridor 15 years ago and then over time, major investments in the public infrastructure. The City has invested over \$20 million to install a sanitary sewer system along this West Fairbanks corridor in order to allow for redevelopment. The City has done repaving, installed new mast arm traffic signals and street lights. The City has just recently completed the project to underground electric lines (both the major transmission and service lines).

All of this financial investment along with the removal of several billboards has been done to help encourage the redevelopment of this gateway corridor. The City's image is defined by this major entrance, and the transformation of that entry to a quality experience is the long-term goal of the City, and has been the goal of many Commissions since the major investments have transpired.

To that end, there is the recognition that the north side of the corridor will not redevelop unless owners can increase their values with new buildings. Since the commercial properties only have a depth of 100 feet, this cannot happen without room for additional parking to sustain the new development. The only available room for this ends up being on the R-2 zoned properties to the rear, which front on Karolina Avenue.

Protections for the Adjacent Residential Neighborhood

The Comprehensive Plan does contain a policy (below) that specifically encourages redevelopment on the north side of West Fairbanks Avenue, in the manner as proposed by the applicant. This Comprehensive Plan policy mandates the protection and screening necessary to protect the adjacent residential homes. It should be noted, that the surrounding residential areas are zoned R-2, which does allow for multiple units per property. Generally, R-2 is found in transitional areas between commercialized corridors and the strictly single family districts.

This includes a six-foot brick perimeter wall with column/cap, and a landscape program outside the wall to soften that appearance, including street trees to buffer the view of the building. Dumpsters must be located by the buildings. Lighting is low-profile poles with shielding for downlighting only. There can be no driveway curb cuts onto Karolina Avenue. All traffic comes and goes via the side street of Clay Street. This adjacent neighborhood is a dead-end scenario (with all roads leading back to Fairbanks Avenue), there is no reason for any traffic to use the residential streets as a cut-thru. As a result, all generated traffic will come and go via the traffic light at Fairbanks and Clay.

Policy 1-L-11: Provide for & Encourage the Redevelopment of the North Side of Fairbanks Avenue *Given the shallow lot depths on the north side of Fairbanks Avenue, the City shall consider the annexation of properties to the rear/north up to Karolina Avenue and land use designations for parking usage provided that the parking is screened from view by a brick wall, landscape, and ligustrum tree buffer per the template provided by the City; that no driveways are permitted that allow access onto the rear streets and that any lighting has no negative impact on nearby homes.*

Office Building Conditional Use Request

The proposal anticipates a medical office use, though general office remains an option.

Parking being provided meets code for a medical use (1 parking space per 200 square feet of building). The building area itself is a modest 33% FAR, in part because of the land needed to be set aside for the cell tower. In an effort to mitigate the tower's restriction on site design, the applicant has given the second floor a larger footprint than the ground floor to provide some visual interest and articulation on the façade. The result is a setback encroachment of

3.5ft on the east side and 5ft on the south side to the peak of the triangular windows. The code does provide a 3.5ft allowance for eaves and overhangs to encroach into the setback, but in this instance, staff felt it necessary to request a variance given some of the encroached areas included habitable space.

The plans include the commitments, as described above, for the brick wall, landscape buffering and the other design requirements for the parking lot. In order to continue this template as the other properties to the west are redeveloped, the applicant has agreed to grant the City a cross access easement allowing for access to/from Clay Street for future development in this block. As an office building, the traffic generation is lower and over fewer business hours versus if commercial redevelopment were proposed, such as a restaurant. It is important to note that several driveways are being removed along the Fairbanks Avenue frontage. In addition, the applicant is partnering with the City to improve the pedestrian sidewalk along Fairbanks to add a wider sidewalk, oak trees and a landscape pedestrian safety zone by pulling the sidewalk back from the edge of the roadway. Also, underground stormwater retention will be provided, where no stormwater accommodation exists today on the site.

Summary and Recommendation

This project will set the template for the redevelopment desired by the City along the north side of the West Fairbanks Avenue corridor. All of the design elements required by the City, for the rear parking lot to be harmonious with the adjacent residential properties, have been implemented. The existing cell tower on this site could easily have made this the last site to redevelop and not the first. The building architecture will be a great addition to the street image and again set the tone for redevelopment along the corridor.

strategic objectives

alternatives | other considerations

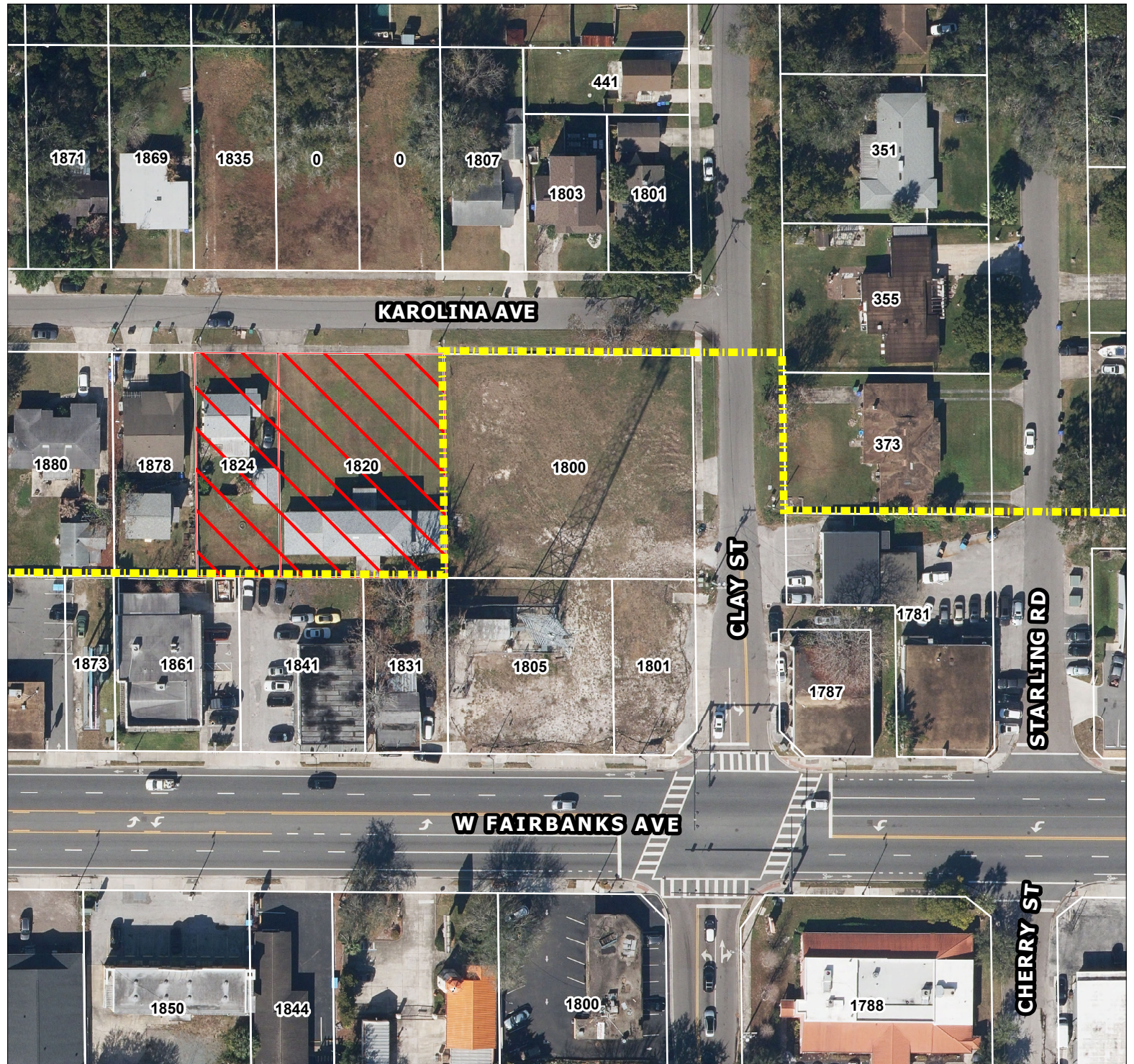
fiscal impact

attachments

1. Annexation Area
2. Verax Clay Plan Set
3. Building Renderings
4. Elevations - Sections



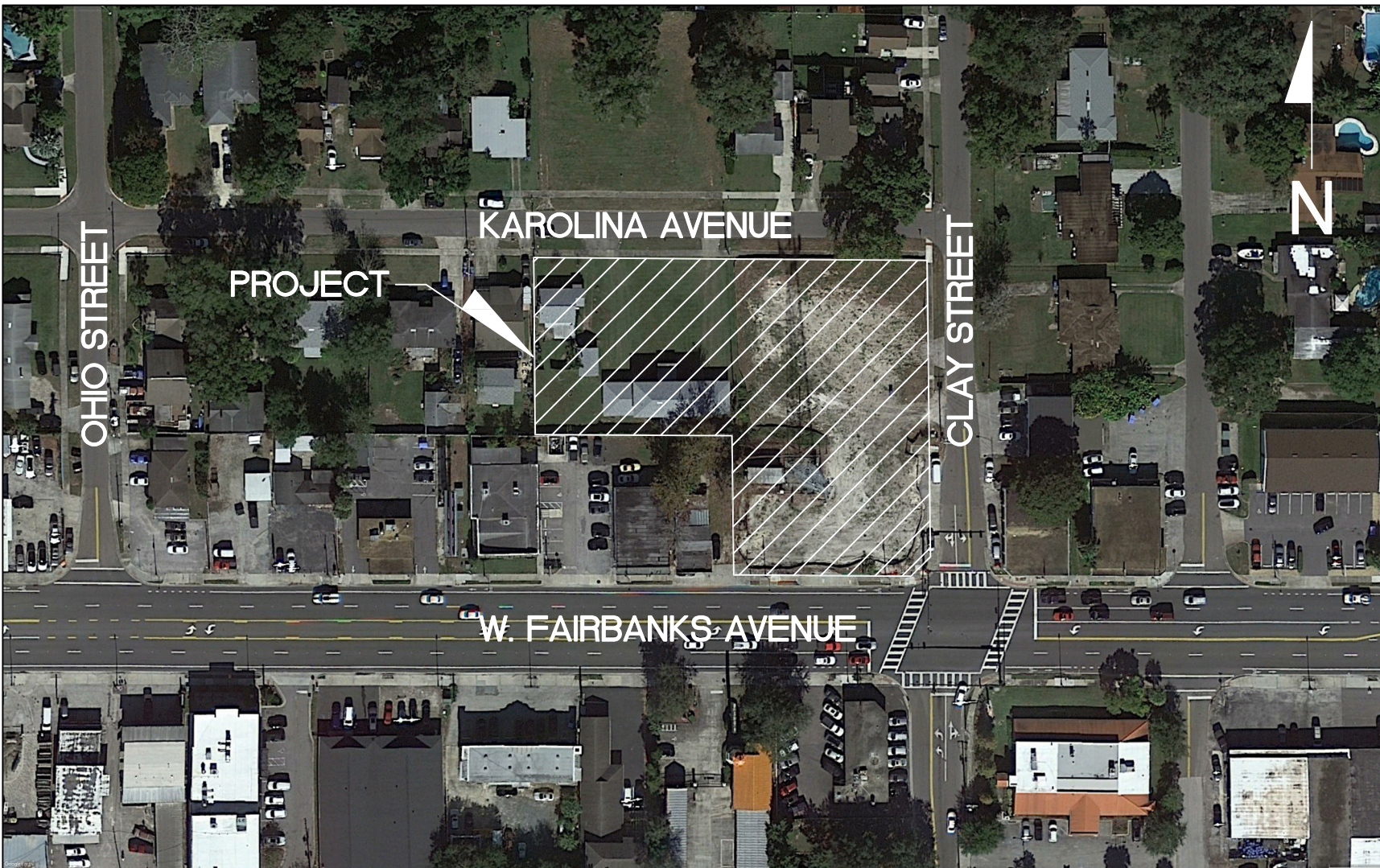
ANNEXATION AREA
1820 & 1824 Karolina Ave
City of Winter Park
Florida



CONSTRUCTION PLANS
FOR
VERAX AT CLAY STREET

12-22-29-4076-04-240, 12-22-29-4076-04-220, 12-22-29-4076-04-010, 12-22-29-4076-04-040, 12-22-29-4076-04-060

1801 WEST FAIRBANKS AVENUE
WINTER PARK, FLORIDA 32789



LOCATION MAP

NTS
SECTION 12, TOWNSHIP 22, RANGE 29

OWNER:
VERAX CLAY, LLC

DR. RAVI GANDHI

265 E. ROLLINS STREET, SUITE 12000

ORLANDO, FL 32804

(407) 895-2525

STATEMENT OF OWNERSHIP:

THE PROPERTY AND ALL IMPROVEMENTS AS SHOWN ARE OWNED AND SHALL BE MAINTAINED BY VERAX CLAY, LLC.

GENERAL STATEMENT:

THE CHARACTER AND INTENDED USE OF THIS DEVELOPMENT SHALL BE THE CONSTRUCTION OF A 18,790 SF OFFICE/RETAIL BUILDING ALONG WITH THE ASSOCIATED UTILITIES, PARKING, ACCESS ROADS AND WATER MANAGEMENT FACILITIES.

SITE DATA:

PROJECT NAME: VERAX AT CLAY STREET
ADDRESS: 1801 W. FAIRBANKS AVENUE
WINTER PARK, FL 32789
OWNER ADDRESS: 265 E. ROLLINS STREET, SUITE 12000
ORLANDO, FL 32804
TELEPHONE: (407) 895-2525

ZONING/LAND USE DATA:

ZONING: C-3 AND PL
PROPOSED USE: 18,790 SF OFFICE/RETAIL (APPROXIMATE)
NUMBER OF STORIES: TWO
MAX. BUILDING HEIGHT: 28 FEET
FAR: 0.334
BUILDING COVERAGE: 14.53% *
PHASING: ONE PHASE
VEGETATION: RECENTLY CLEARED WITH ONE HOME AND A DUPLEX REMAINING
WATER SERVICE: CITY OF WINTER PARK
WASTEWATER SERVICE: CITY OF WINTER PARK
SOILS: 48-TAVARES FINE SAND
STORMWATER MANAGEMENT: PROPOSED ON-SITE UNDERGROUND RETENTION SYSTEM
FIRE: WINTER PARK FIRE DEPARTMENT
SITE AREA: 56,294 SF=1.292 ACRES
IMPERVIOUS (NEW): 44,240 SF=1.016 ACRES AT 78.59% ***
BUILDING: 10,889 SF=0.250 ACRES AT 19.34% **
PAVEMENT/SIDEWALKS: 33,351 SF=0.766 ACRES AT 59.24% ***
IMPERVIOUS (EXISTING TO REMAIN): 3,356 SF=0.077 ACRES AT 5.96% ***
IMPERVIOUS (TOTAL): 47,596 SF=1.093 ACRES AT 84.55%
IMPERVIOUS (EXISTING, PRIOR TO RECENT DEMO): 14,802 SF=0.340 ACRES AT 26.29%
OPEN SPACE: 8,698 SF=0.200 ACRES AT 15.45% ***
OPEN SPACE (EXISTING, PRIOR TO RECENT DEMO): 41,492 SF=0.953 ACRES AT 73.71%

SETBACKS/BUFFERS:

FRONT (SOUTH) (W. FAIRBANKS AVENUE): 10 FEET/10 FEET
REAR (NORTH): 135 FEET/10 FEET
SIDE (EAST) (CLAY STREET): 10 FEET/10 FEET
SIDE (WEST): 5 FEET/5 FEET

PARKING REQUIREMENTS:

PARKING REQUIRED:
MEDICAL OFFICE: ONE SPACE PER 200 SF
18,790 SF/200=94 SPACES
TOTAL: 94 SPACES
REGULAR SPACES PROVIDED: 91
HANDICAPPED SPACES PROVIDED: 4
TOTAL SPACES PROVIDED: 95 SPACES

UTILITY COMPANIES:

POWER: DUKE ENERGY
2801 W. STATE ROAD 426
OWIEDO, FL 32765
(407) 359-4895
SEWER: WINTER PARK UTILITIES DEPARTMENT
401 SOUTH PARK AVENUE
WINTER PARK, FL 32789
(407) 599-3220
WATER: WINTER PARK UTILITIES DEPARTMENT
401 SOUTH PARK AVENUE
WINTER PARK, FL 32789
(407) 599-3220
TELEPHONE: AT&T DISTRIBUTION
132 COMMERCE WAY
SANFORD, FL 32771
(407) 302-7611
GAS: TECO PEOPLES GAS
600 W. ROBINSON STREET
ORLANDO, FL 32801
(407) 420-8649

* INCLUDES FIRST FLOOR FOOTPRINT ONLY
** SECOND FLOOR OVERHANG FOOTPRINT ONLY
*** EXCLUDES ANY OPEN SPACE/IMPERVIOUS BELOW SECOND FLOOR OVERHANG AND ASSUMES 100% OF CELL TOWER LEASE AREA AS IMPERVIOUS (VERY CONSERVATIVE)

LEGAL DESCRIPTION:

LEGAL DESCRIPTION FROM: EXHIBIT A (TITLE SEARCH REPORT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORT NO. 23073113, DATED JULY 05, 2023)

PARCEL 1:

LOTS 1, 2, AND 3, BLOCK D, KAROLINA ON KILLARNEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:

LOTS 22 AND 23, BLOCK D, KAROLINA ON KILLARNEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
LESS AND EXCEPT RIGHT OF WAY FOR STATE ROAD 426 F/K/A 424-A CONTAINED IN ORDER OF TAKING RECORDED IN O.R. BOOK 2426, PAGE 1388, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3:

LOT 24, BLOCK D, KAROLINA ON KILLARNEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
LESS AND EXCEPT RIGHTS OF WAY FOR STATE ROAD 426 F/K/A 424-A CONTAINED IN ORDER OF TAKING RECORDED IN O.R. BOOK 2414, PAGE 1385, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 4:

LOTS 4, 5 AND 6, BLOCK D, KAROLINA ON KILLARNEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ENGINEER:

MITCH COLLINS, P.E., INC.
801 E. SOUTH STREET
ORLANDO, FL 32801
(407) 850-8557

ARCHITECT:

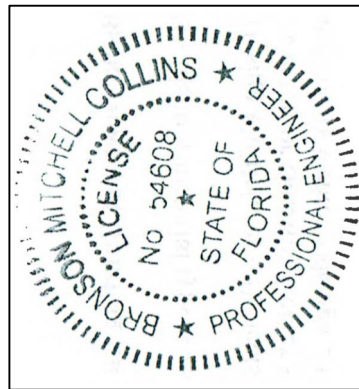
DAP DESIGN
1800 N. ORANGE AVENUE, SUITE A
ORLANDO, FL 32804
(321) 297-3459

SURVEYOR:

MICHAEL RUDD AND ASSOCIATES, INC.
1210 BAHAMIA DRIVE
ORLANDO, FL 32806
(407) 342-0676

LANDSCAPE ARCHITECT:

MAGLEY DESIGN
1817 EAST WASHINGTON STREET
ORLANDO, FL 32803
(407) 758-9456



THIS HAS BEEN DIGITALLY SIGNED AND
NOTARIZED BY THE STATE OF FLORIDA
COPIES OF THIS DOCUMENT ARE NOT
VALID UNLESS THE SIGNATURE OF THE
SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

MITCH COLLINS, P.E.# 54608,
STATE OF FLORIDA, C.A.# 9523

DATE

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
	COVER SHEET
1	BOUNDARY AND TOPOGRAPHIC SURVEY
2	BOUNDARY AND TOPOGRAPHIC SURVEY (CONTINUED)
D-1	DEMOLITION PLAN
C-1	SITE LAYOUT PLAN
C-2	GRADING AND DRAINAGE PLAN
C-3	EROSION CONTROL PLAN
C-4	WATER UTILITY PLAN
C-5	SANITARY UTILITY PLAN
C-6	DETAILS AND NOTES
C-7	DETAILS AND NOTES
C-8	DETAILS AND NOTES
C-9	DETAILS AND NOTES
L1	PLANTING PLAN
L2	PLANTING SCHEDULE AND DIAGRAMS
L3	PLANTING NOTES AND DETAILS
I1	IRRIGATION PLAN
I2	IRRIGATION SCHEDULES
I3	IRRIGATION NOTES

mitch collins, pe, inc.
801 east south street p. 407.850.8557
orlando, fl 32801 c. 407.448.8979

mitchcollins@
mitchcollinspe.com



VICINITY MAP NOT TO SCALE

LEGEND

These standard symbol will be found in drawing.

Grate

Telephone Riser

Manhole

Power Pole

Light Pole

Guy Wire

Fibre Optic

Clean Out

Water Meter

Fire Hydrant

Electric Box

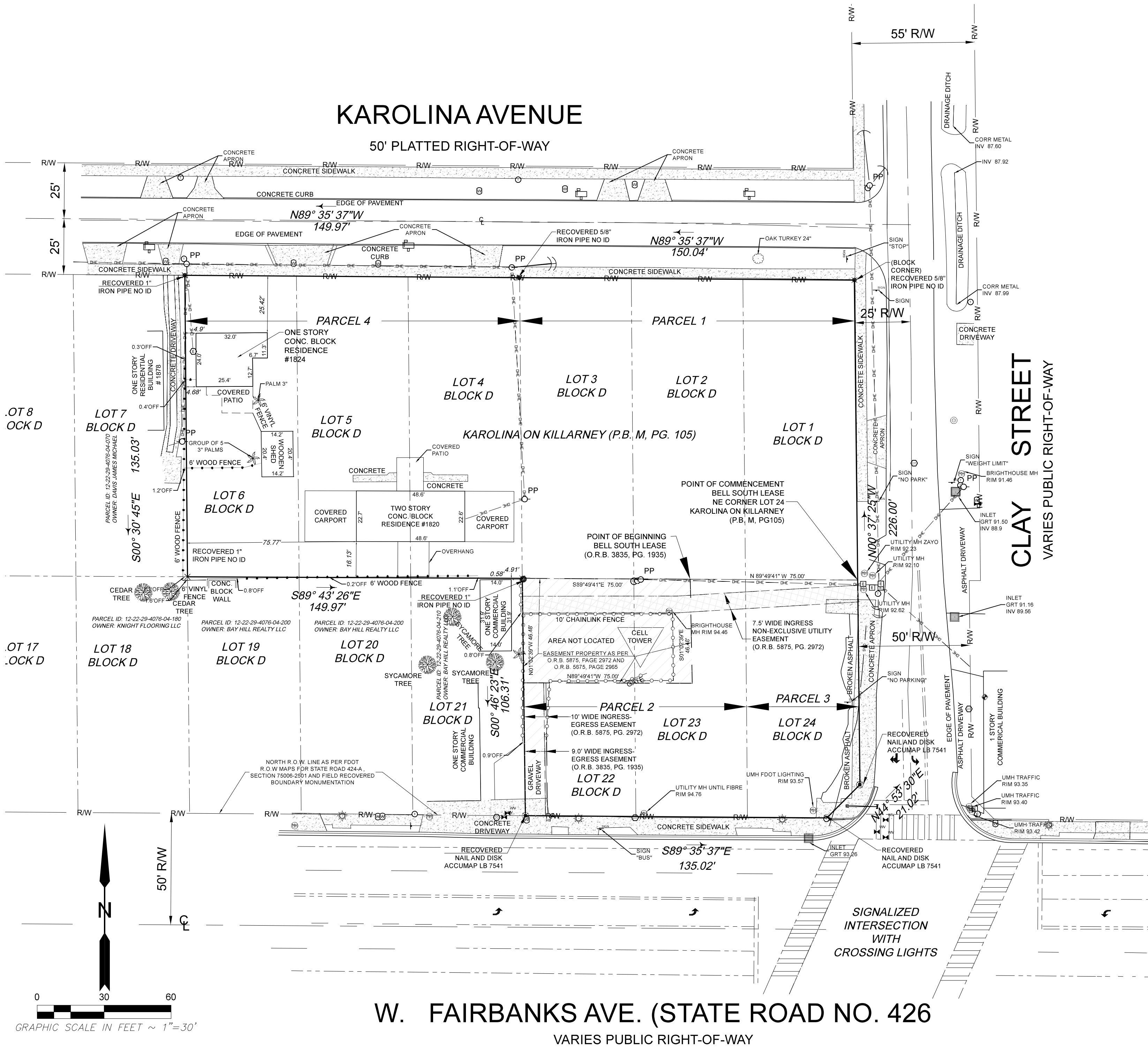
Electric Meter

Traffic Signal

SCHEDULE B-II (FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5011612-2037-3374783)

ITEMS 1-8 ARE NOT SURVEY MATTERS

9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF KAROLINA ON KILLARNEY, AS RECORDED IN PLAT BOOK M, PAGE(S) 105, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
10. RESOLUTION ESTABLISHING A MUNICIPAL SERVICE TAXING UNIT RECORDED IN BOOK 2998, PAGE 1056. THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
11. BINDING UTILITY EASEMENT RECORDED AS INSTRUMENT NO. 20190340106 (AS TO LOTS 4 AND 5). THE SURVEYED PROPERTY LIES ENTIRELY WITHIN THIS BLANKET EASEMENT AND IS NOT PLOTTED HEREON.



ABBREVIATIONS:

- DEGREES ' - MINUTES WHEN USED IN A BEARING
- SECONDS WHEN USED IN A BEARING
- FEET WHEN USED IN A DISTANCE
- INCHES WHEN USED IN A DISTANCE
- # - NUMBER
- ± - MORE OR LESS (OR PLUS OR MINUS)
- N - NORTH
- E - EAST
- W - WEST
- S - SOUTH
- LB - LICENSED BUSINESS
- PLS - PROFESSIONAL LAND SURVEYOR
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- AC - ACRES
- O.R.B. - Official Records Book
- PG. - Page
- P.B. - Plat Book
- P.C. - Point of Curvature
- P.D.C. - Point on a Curve
- P.R.C. - Point of Reverse Curvature
- P.T. - Point of Tangency
- L.S. - Land Surveyor
- ID. - Identification
- R/W - Right of Way
- IRC - Iron Rod & Cap

LEGAL DESCRIPTION FROM EXHIBIT A (TITLE SEARCH REPORT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORT NO. 23073113, DATED JULY 05, 2023)

PARCEL 1:

LOTS 1, 2, AND 3, BLOCK D, KAROLINA ON KILLARNEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:

LOTS 22 AND 23, BLOCK D, KAROLINA ON KILLARNEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR STATE ROAD 426 F/K/A 424-A CONTAINED IN ORDER OF TAKING RECORDED IN O.R. BOOK 2426, PAGE 1388, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3:

LOT 24, BLOCK D, KAROLINA ON KILLARNEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS AND EXCEPT RIGHTS OF WAY FOR STATE ROAD 426 F/K/A 424-A CONTAINED IN ORDER OF TAKING RECORDED IN O.R. BOOK 2414, PAGE 1365, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 4:

LOTS 4, 5 AND 6, BLOCK D, KAROLINA ON KILLARNEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

- SURVEYOR'S NOTES:
1. BEARINGS ARE BASED ON THE MONUMENTED NORTH RIGHT OF WAY LINE OF W. FAIRBANKS AVENUE, AS N89°04'30"W, PER PLAT ASSUMED.
2. FIELD SURVEY ACCOMPLISHED WITH A CARLSON CR2 ROBOTIC REFLECTORLESS TOTAL STATION AND CARLSON BRX2 GPS (RTK) ALL TIES ARE DIRECTLY MEASURED OR COMPUTED USING REDUNDANT MEASUREMENTS.
3. ALL BOUNDARY DIMENSIONS AS PER PLAT UNLESS OTHERWISE NOTED.
4. SURVEY PERFORMED IN THE FIELD ON JUNE 20, 2023.
5. SURVEYOR RELIED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, ORT FILE NO. 23073113, DATED JULY 05, 2023.
6. THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN ZONE X AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED, ACCORDING TO THE FIRM MAP NUMBER 120950255F, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
7. GRAPHIC REPRESENTATION OF SYMBOLS EXAGGERATED FOR CLARITY.
8. BUILDING DIMENSIONS ARE TO FACE OF EXTERIOR FINISHED WALLS. SURVEYOR DID NOT EXCAVATE FOUNDATIONS.
9. NO UNDERGROUND LOCATIONS INCLUDED IN THE SCOPE OF THIS AGREEMENT.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF FLORIDA, CERTIFIES TO: VERAX FLORIDA LLC, a Florida limited liability company THAT: THE BOUNDARY, TOPOGRAPHIC AND LOCATION SURVEY WAS MADE ON THE GROUND ON JUNE 20, 2023 UNDER MY DIRECTION AND CORRECTLY SHOWS THE LEGAL DESCRIPTION, LOCATION OF FIXED VISIBLE IMPROVEMENTS AND RECOVERED MONUMENTATION, AND WAS MADE IN ACCORDANCE THE STANDARDS OF PRACTICE FOR A BOUNDARY AND LOCATION SURVEY SET FORTH IN CHAPTER 5J-17.051 and 5J-17.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO FLORIDA STATUTE 472.027.

MICHAEL RUDD & ASSOCIATES, LLC
Florida Licensed Business L.B. 8067

MICHAEL T. RUDD, PLS

LAND TITLE SURVEYOR REGISTRATION NO. 3960

NOT VALID WITHOUT THE RAISED EMBOSSED SEAL OF THE SIGNING SURVEYOR THE SEAL APPEARING WAS AUTHORIZED BY MICHAEL T. RUDD, PLS

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY MICHAEL T. RUDD, FLORIDA LICENSED SURVEYOR AND MAPPER ON THE DATE AND TIME SHOWN. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ALTA/NSPS LAND TITLE SURVEY
(BOUNDARY, TOPOGRAPHIC and LOCATION)

VACANT LANDS
1820 & 1824 KAROLINA AVE.
1801 WEST FAIRBANKS AVE.
WINTER PARK, FL 32789, USA
SECTION 12 TWP 22 S RGE 29 E

VERAX FLORIDA | PROPERTIES
a Florida Limited Liability Company

WWW.VERAXFLORIDA.COM
1210 FAIRBANKS DRIVE
ORLANDO, FL 32806
PHONE: 407-242-8876
MICHAEL@VERAXFLORIDA.COM

PREPARED FOR:
SURVEYOR & MAPPER SINCE 1992
Commercial Land Title Surveying- Platting - Lot Split - Site Plans & Egolet Witness

DWG NO. R25-10 FAIRBANKS DWG
FIELD BOOK: R25-10 FAIRBANKS CRD
OWN BY: P4
SCALE: 1"=30'
DRAWING DATE: JUNE 26, 2023
SHEET: 1 OF 2
JOB NO.: R25-10

CONNECTED 7.5 FT EASEMENT
ADDED 1971 INGRESS EGRESS EASEMENT (O.R.B. 5875, PG. 2972)
THESES: FIRM STRIPING ADDED PER DESIGN TEAM REQUEST
REVISIONS
DATE
BY



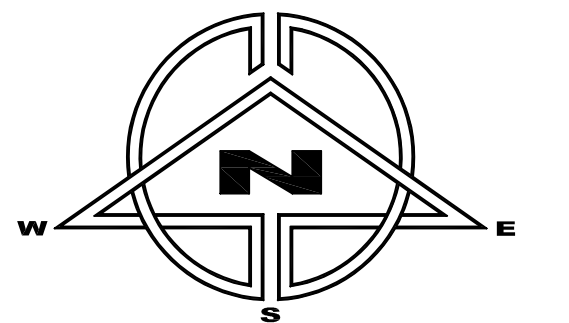
- DEGREES ' - MINUTES WHEN USED IN A BEARING
- " - SECONDS WHEN USED IN A BEARING
- " - FEET WHEN USED IN A DISTANCE
- " - INCHES WHEN USED IN A DISTANCE
- # - NUMBER
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- AC - ACRES
- IR.B - Official Records Book
- G. - Page
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- C.C. - Point of Curvature
- C.P. - Point on a Curve
- R.C. - Point of Reverse Curvature
- T. - Point of Tangency
- S. - Land Surveyor
- Identification -
- /W - Right of Way
- RC - Iron Rod & Cap

LOTS 4, 5 AND 6, BLOCK D, KAROLINA ON KILLARNEY, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK M, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE SUBJECT PROPERTY CONTAINS 35,994.6 SQUARE FEET OR 0.826 ACRES, MORE OR LESS

DWG NO.: R23-10-FAIRBANKS DWG
FIELD BOOK: R23-10-FAIRBANKS CRD
DWN BY: PV CHK BY: MTI
SCALE: 1"=30'
DRAWING DATE: JUNE 28, 2023
SHEET 2 OF 2
JOB NO - R23-10

Page 86 of 111



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LOT 8
BLOCK D

LOT 7
BLOCK D

LOT 6
BLOCK D

LOT 5
BLOCK D

LOT 4
BLOCK D

LOT 3
BLOCK D

LOT 2
BLOCK D

LOT 1
BLOCK D

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BLOCK D

LOT 18
BLOCK D

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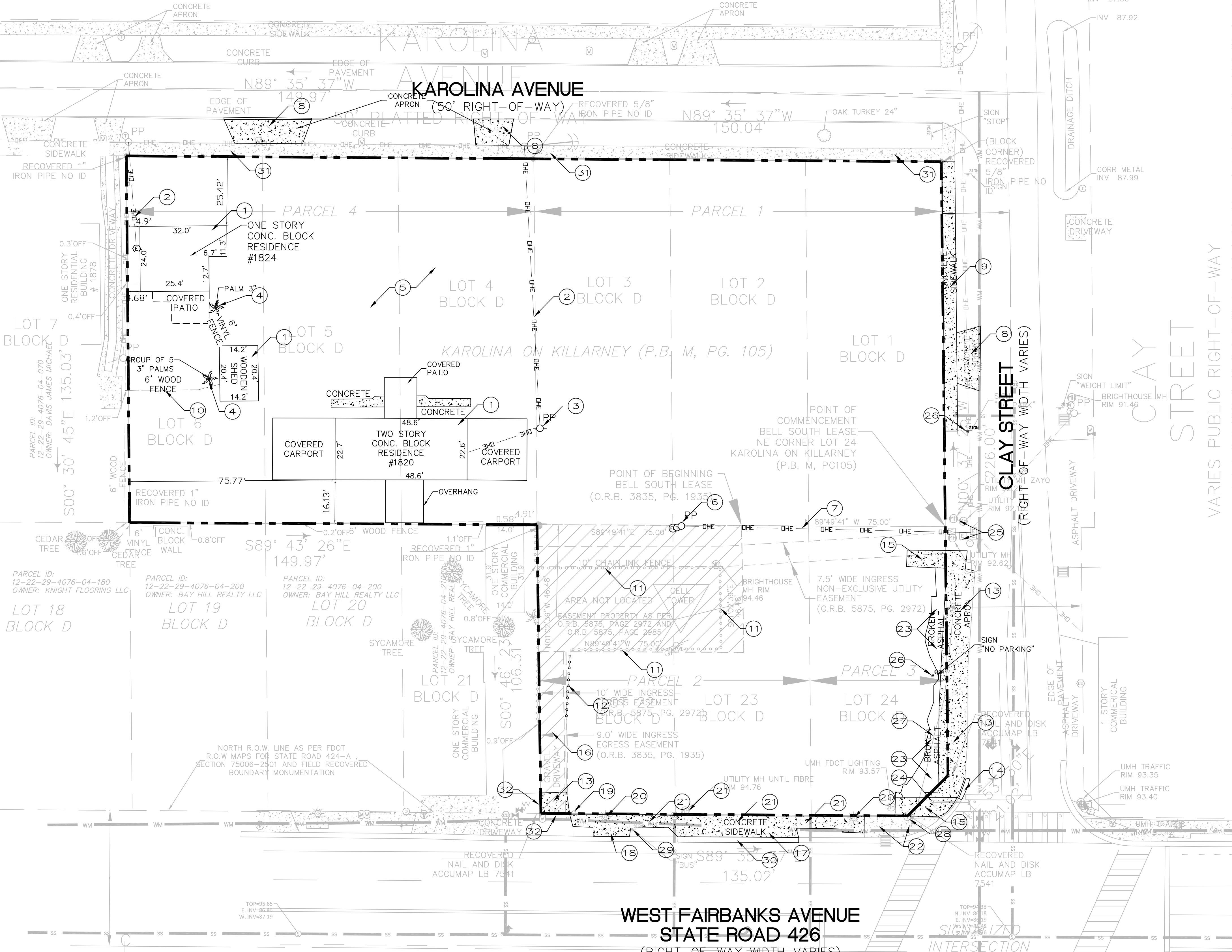
LOT 26
BLOCK D

LOT 27
BLOCK D

LOT 28
BLOCK D

LOT 29
BLOCK D

LOT 30
BLOCK D



DEMOLITION LEGEND



DEMOLISH (INCLUDING ALL PAVEMENT BASE AND ANY EXISTING UNDERGROUND UTILITIES, STORM PIPES AND STRUCTURES, UNLESS OTHERWISE NOTED).

KEY NOTES:

- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING POWER LINE TO BE REMOVED (CONTRACTOR TO COORDINATE WITH POWER COMPANY FOR REMOVAL OF THIS POWER LINE)
- EXISTING POWER POLE TO BE REMOVED (CONTRACTOR TO COORDINATE WITH POWER COMPANY FOR REMOVAL OF THIS POWER POLE)
- EXISTING TREE TO BE REMOVED
- EXISTING SEPTIC SYSTEM/DRAINFIELD IN THIS AREA TO BE REMOVED (CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY DRAINFIELD REMOVAL PERMITTING)
- EXISTING POWER POLE TO BE REMOVED AND UTILITY BOXES TO BE RELOCATED (CONTRACTOR TO COORDINATE WITH POWER AND FIBER OPTIC COMPANIES FOR REMOVAL/RELOCATION OF THESE UTILITIES)
- EXISTING POWER LINE TO BE REMOVED/RELOCATED (CONTRACTOR TO COORDINATE WITH POWER AND FIBER OPTIC COMPANIES FOR REMOVAL/RELOCATION OF THESE UTILITIES)
- EXISTING DRIVEWAY APRON TO BE REMOVED
- EXISTING CONCRETE SIDEWALK TO BE REMOVED
- EXISTING WOOD FENCE TO BE REMOVED
- EXISTING CHAIN-LINK FENCE TO REMAIN
- SECTION OF EXISTING CHAIN-LINK FENCE TO BE REMOVED
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- SECTION OF EXISTING CURB AND GUTTER TO BE REMOVED
- EXISTING CONCRETE PAVEMENT TO BE REMOVED (PROTECT EXISTING UTILITY BOXES IN THIS AREA)
- EXISTING GRAVEL AREA TO BE REGRADED/EXPANDED (SEE PLAN SHEETS C-1 AND C-2) (CONTRACTOR TO COORDINATE WITH CELL TOWER COMPANY FOR THIS WORK)
- EXISTING CONCRETE DRIVEWAY TO BE REMOVED
- EXISTING BUS STOP CONCRETE PAVEMENT TO BE REMOVED/REPLACED (SEE PLAN SHEET C-1)
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING LIGHTPOLE TO REMAIN
- EXISTING CONCRETE SIDEWALK TO BE REMOVED (REMOVE SIDEWALK IN PHASES PER MOT PLAN)
- EXISTING CURB CUT RAMP AND PORTION OF EXISTING SIDEWALK TO REMAIN
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING TRAFFIC SIGNAL POLE TO REMAIN
- EXISTING UTILITY BOXES AND POLE TO REMAIN (CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR ANY POSSIBLE MODIFICATIONS TO THESE UTILITIES)
- EXISTING SIGN TO BE REMOVED
- EXISTING GAS LINE TO REMAIN (CONTRACTOR TO PROTECT GAS LINE DURING DEMOLITION AND CONSTRUCTION AND SHALL COORDINATE WITH GAS COMPANY FOR ANY NECESSARY RELOCATION OF THIS GAS LINE)
- EXISTING UTILITY BOX TO REMAIN
- EXISTING BUS STOP SIGN TO REMAIN
- SECTION OF EXISTING DROP CURB TO BE REMOVED
- EXISTING SIDEWALK TO REMAIN
- SAWOUT EXISTING CONCRETE IN THIS AREA

CONTRACTOR TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES FOR ANY NECESSARY UTILITY DISCONNECTIONS.

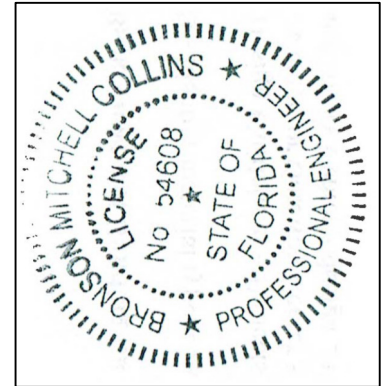
CONTRACTOR TO BE RESPONSIBLE FOR ANY NECESSARY PERMITTING FOR THE REMOVAL OF ANY EXISTING WELLS OR SEPTIC SYSTEM/DRAINFIELDS.

REV/DATE	BY
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DEMOLITION PLAN FOR VERAX AT CLAY STREET

WINTER PARK, FLORIDA

1801 WEST FAIRBANKS AVENUE

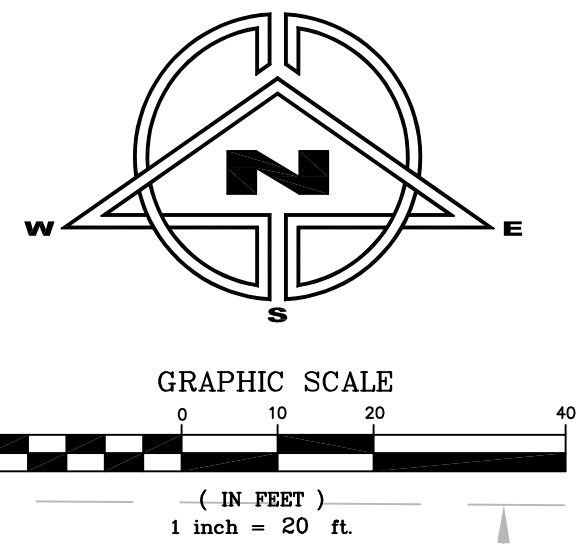


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MITCHELL COLLINS, P.E.
NO. 54608
STATE OF FLORIDA
DATE

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	1" = 20'
JOB NO:	222-050
SHEET NO:	D-1 OF C-9

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.



- ALL DETECTABLE WARNING MATS SHALL BE ARMOR TILE (OR APPROVED ALTERNATE) YELLOW AND CAST IN PLACE ONLY. SURFACE-MOUNTED DETECTABLE WARNING MATS WILL NOT BE ACCEPTED.
- INSTALL EXPANSION AND CONTROL JOINTS FOR ALL PROPOSED SIDEWALKS PER SIDEWALK DETAIL ON PLAN SHEET C-6.
- TYPICAL PARKING SPACE SHALL BE STRIPED WITH 4" WHITE STRIPING.
- ALL PARKING SPACES, OTHER THAN HANDICAP SPACES AND COMPACT SPACES SHALL BE 9' WIDE.
- ALL RADII SHALL BE 5' UNLESS OTHERWISE NOTED.

NO	TEXT	SYMBOL	SIZE
R1-1	STOP		30"x30"
R3-1	NO RIGHT TURN		24"x24"
R5-1	DO NOT ENTER		30"x30"
R6-1	ONE WAY		36"x12"
R3-7	LEFT LANE MUST TURN LEFT		30"x30"

ALL SIGNS SHALL CONFORM w/ F.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

SITE LEGEND	
	HANDICAP PARKING
	PROPOSED DRAINAGE INLET
	PROPOSED CURB
	SITE BOUNDARY LINE
	EXISTING EASEMENT (DEPICTED ON PLAN)
	PROPOSED EASEMENT (DEPICTED ON PLAN)
	CENTER LINE OF ROAD
	EXISTING EDGE OF PAVEMENT
TYP	TYPICAL
HC	HANDICAP
10	# OF PARKING SPACES
S/W	SIDEWALK
RS	5' RADIUS
L.F.	LINEAR FEET
S.F.	SQUARE FEET
B.O.C.	BACK OF CURB
	PROPOSED ASPHALT PAVEMENT (SEE DETAIL)
	PROPOSED CONCRETE PAVEMENT (SEE DETAIL)

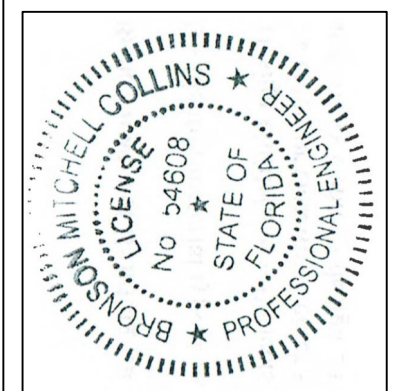
- KEY NOTES:**
- PROPOSED ASPHALT PAVEMENT (TYP) (SEE DETAIL, SHEET C-6)
 - PROPOSED FDOT TYPE "D" CURB (TYP) (SEE DETAIL, SHEET C-6)
 - PROPOSED FDOT TYPE "T" CURB AND GUTTER (TYP) (SEE DETAIL, SHEET C-6)
 - CONNECT TO EXISTING CURB AND GUTTER (CONNECT AT NEAREST EXISTING JOINT)
 - PROPOSED CURBING TO MATCH EXISTING KAROLINA AVENUE CURBING
 - PROPOSED 6' HIGH MASONRY DUMPSTER ENCLOSURE (SEE SEPARATE PLANS BY ARCHITECT) (TO BE PERMITTED SEPARATELY)
 - PROPOSED CONCRETE PAVEMENT (SEE DETAIL, SHEET C-6)
 - PROPOSED HANDICAP SPACE (TYP-4) (SEE DETAIL, SHEET C-6)
 - PROPOSED HANDICAP SIGN (TYP-4) (SEE DETAIL, SHEET C-6)
 - PROPOSED CONCRETE WHEELSTOP (TYP) (2 FEET MINIMUM FROM FACE OF CURB) (SEE DETAIL, SHEET C-6)
 - PROPOSED CURB CUT RAMP PER FDOT STANDARD INDEX 522-002 (CR-C) (MODIFIED) (SEE DETAIL, SHEET C-6)
 - PROPOSED CONCRETE SIDEWALK AREA (SEE ARCHITECTURAL PLANS)
 - PROPOSED SIDEWALK AT BUILDING-NORTH (SEE DETAIL, SHEET C-6)
 - PROPOSED 6' WIDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C-6)
 - RAMP UP AT 1:12
 - TRANSITION CURB DOWN AT 4:1 IN THIS AREA
 - PROPOSED SIDEWALK AT BUILDING-EAST (SEE DETAIL, SHEET C-6)
 - PROPOSED SIDEWALK AT BUILDING-SOUTH (SEE DETAIL, SHEET C-6)
 - CONNECT TO EXISTING SIDEWALK
 - EXISTING CURB CUT RAMP AND SECTION OF SIDEWALK TO REMAIN
 - EXISTING CONCRETE APRON AND SECTION OF SIDEWALK TO REMAIN
 - EXISTING 5' WIDE CONCRETE SIDEWALK
 - EXISTING TRAFFIC SIGNAL POLE
 - PROPOSED 6' HIGH DECORATIVE MASONRY WALL (SEE SEPARATE PLANS BY ARCHITECT) (TO BE PERMITTED SEPARATELY)
 - PROPOSED 12" WHITE THERMOPLASTIC STRIPING AT 6' ON CENTER
 - PROPOSED R1-1 (SEE DETAIL, SHEET C-1) AND 24" WIDE THERMOPLASTIC STOP BAR (TYP-2) (PROVIDE 5' MINIMUM SEPARATION BETWEEN STOP BAR AND CROSS-WALK)
 - PROPOSED SIDEWALK AT BUILDING-WEST (SEE ARCHITECTURAL PLANS)
 - SECOND FLOOR OF BUILDING OVERHANG
 - PROPOSED TRANSFORMER PAD LOCATION (SEE SITE ELECTRICAL PLAN FOR EXACT LOCATION AND ADDITIONAL INFORMATION)
 - EXISTING 10' WIDE ACCESS EASEMENT (BOOK 5875, PAGE 2972)
 - EXISTING LEASE AREA (BOOK 5875, PAGES 2972 AND 2985)
 - EXISTING 10' HIGH CHAIN-LINK FENCE TO REMAIN
 - PROPOSED 5' WIDE, 8" THICK CONCRETE PAVEMENT IN THIS AREA
 - PROVIDE BOLLARDS AROUND COLUMN (SEE ARCHITECTURAL PLANS)
 - PROPOSED 5' WIDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C-6)
 - PROPOSED CROSS-ACCESS EASEMENT
 - PROPOSED EV CHARGING SPACES (FOUR TOTAL) (SEE SEPARATE SITE ELECTRICAL PLANS)
 - PROPOSED BICYCLE RACK w/ ROOM FOR 7 BIKES (RACK DESIGN PER ORANGE COUNTY CODE SECTION 38-1485) (MADRAX, CAPITOL SQUARE, POWDER COAT, BLACK)

REV/DATE	BY
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2	---
3	---
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5	---

SITE LAYOUT PLAN
FOR
VERAX AT CLAY STREET

WINTER PARK, FLORIDA

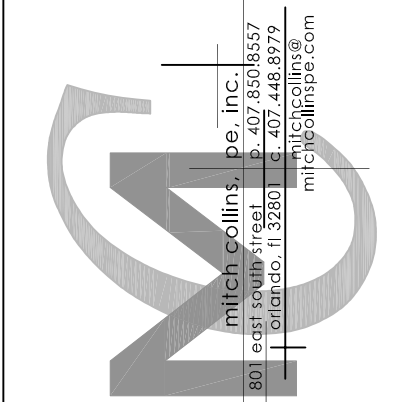
1801 WEST FAIRBANKS AVENUE



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MITCHELL COLLINS, P.E., INC.
1801 WEST FAIRBANKS AVENUE, SUITE 200
WINTER PARK, FLORIDA 32789
TEL: 407.838.8557
FAX: 407.838.8557
WWW.MITCHELLCOLLINSPE.COM

DATE



DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	1" = 20'
JOB NO:	222-050
SHEET NO:	C-1 OF C-9

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

ALL TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY MICHAEL RUDD AND ASSOCIATES, INC., DATED 6-28-2003, USING DATUM 1988 (NAVD).

GRADING LEGEND

- EL ELEVATION
TYP TYPICAL
L.F. LINEAR FEET
C.O. CLEANOUT
INV. INVERT ELEVATION
x 49.58 EXISTING ELEVATION
50.23 PROPOSED SPOT ELEVATION
50.23 PROPOSED SPOT ELEVATION BASED ON EXISTING GRADE
50.73 PROPOSED SPOT ELEVATION (TOP OF SIDEWALK/ASPHALT)
DRAINAGE INLET
MITERED END SECTION
DRAINAGE PIPE
EXISTING EASEMENT (DEPICTED ON PLAN)
PROPOSED EASEMENT (DEPICTED ON PLAN)
SURFACE STORMWATER FLOW
HP HIGH-PERFORMANCE POLYPROPYLENE PIPE
RCP REINFORCED CONCRETE PIPE
FF FINISHED FLOOR
S-1 STORM SEWER STRUCTURE ID
SILT FENCE BARRIER (SEE SHEET C-3)
PROPOSED ASPHALT PAVEMENT (SEE DETAIL)
PROPOSED CONCRETE PAVEMENT (SEE DETAIL)

KEY NOTES: #

1. PROPOSED 35 LF OF 15" HP STORM PIPE AT 0.29%
2. PROPOSED 72 LF OF 15" HP STORM PIPE AT 0.56%
3. PROPOSED 6 LF OF 18" HP STORM PIPE AT 1.67%
4. PROPOSED 6 LF OF 18" HP STORM PIPE AT 1.67%
5. PROPOSED 45 LF OF 12" HP STORM PIPE AT 1.33% (SEE ARCHITECTURAL PLANS FOR DETAILS OF CONNECTION TO BUILDING ROOF DRAIN SYSTEM) (INSTALL CLEANOUT WITH BRASS COVER OUTSIDE OF BUILDING AT INVERT ELEVATION 91.00)
6. PROPOSED 26 LF OF TRENCH DRAIN AT (NEENAH R-4999-LB) (GRATE ELEVATION=92.10; BOTTOM ELEVATION=90.60 TO 90.10) (SLOPE BOTTOM TOWARD CURB INLET) (FORM IN PLACE) (CONNECT TO CURB INLET) (FORM CHANNEL IN PLACE PER NEENAH SPECIFICATIONS)
7. CONNECT TO UNDERGROUND STORM SYSTEM AT INVERT ELEVATION 90.00
8. PROPOSED UNDERGROUND STORMWATER MANAGEMENT SYSTEM (STORMBRIXX OR APPROVED ALTERNATE MEETING AASHTO HS-25 LOAD STANDARDS) (BOTTOM ELEVATION=90.00; TOP ELEVATION=92.00) (SEE CROSS-SECTION, SHEET C-9)
9. SIDEWALK LEVEL WITH ASPHALT IN THIS AREA (SEE CURB CUT RAMP DETAIL)
10. PROPOSED 8 LF OF 15" HP STORM PIPE AT 2.50%
11. PROPOSED 88 LF OF 15" HP STORM PIPE AT 1.14%
12. PROPOSED 47 LF OF 15" RCP STORM PIPE AT 4.25%
13. PROPOSED OPEN CUT (SEE DETAIL, SHEET C-8)
14. INSTALL 20 SF OF 3"-6" ROCK IN THIS AREA (18" DEEP) (TOP ELEVATION=88.00)
15. REGRADE SWALE AS SHOWN AND SOD

STANDARD SPECIFICATION: POLYPROPYLENE DRAINAGE PIPE MATERIAL:

1. PP PIPE MATERIALS:

PIPE SIZES: 12 INCHES THROUGH 60 INCHES NOMINAL DIAMETER TYPE "S" SMOOTH INTERIOR PIPE IN CONFORMANCE WITH AASHTO M330. NOTE: CORRUGATIONS SHALL BE ANNUAL CONFIGURATION ONLY.

PIPE JOINTS: THE JOINT SYSTEM TO BE USED WILL BE INTEGRAL BELL AND SPIGOT MEETING THE REQUIREMENTS OF ASTM D2891 OR AASHTO M330 WITH TWO GASKETS ON THE SPIGOT END OF THE PIPE OVER THE FIRST CORRUGATIONS FOR DEEPEST PENETRATION INTO THE BELL AND HIGHEST PERFORMANCE. THE BELL SHOULD SPAN OVER TWO FULL CORRUGATIONS AT MINIMUM. THE GASKET MATERIAL TO BE USED SHOULD MEET ASTM F-477 AND BE COVERED WITH A PROTECTIVE WRAP TO PREVENT DAMAGE PRIOR TO INSTALLATION.

RESINS: EXTRUDED PIPE AND BLOW MOLDED FITTINGS BLOW MOLDED FITTINGS - EXTRUDED PIPE MUST CONFORM WITH THE REQUIREMENTS OF AASHTO M330.

2. SUBMITTALS: FOR ALL POLYPROPYLENE PIPE AND JOINT PRODUCTS AND MATERIALS, CONTRACTOR MUST SUBMIT THE MANUFACTURER'S CERTIFICATE OF MATERIAL CONFORMANCE WITH THESE SPECIFICATIONS. PIPE MUST BE MANUFACTURED BY AN FDOT APPROVED MANUFACTURER IN AN APPROVED FACILITY.

3. PIPE INSTALLATION:

A. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, ASTM D2321 AND WHERE APPLICABLE, CONTRACTOR SHALL ADHERE TO MORE STRINGENT REQUIREMENTS WITHIN THESE SPECIFICATIONS.

B. MINIMUM PIPE COVER: PROVIDE A MINIMUM OF 12" OF COVER OVER PIPE IN NON-TRAFFIC APPLICATIONS AND IN ALLOWABLE MINIMUM COVER IS 12" APPLICATIONS, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF PIPE TO TOP OF RIGID PAVEMENT. MINIMUM COVER IN UNPAVED AREAS MUST BE MAINTAINED.

***BOTH COVER REQUIREMENTS ARE MEASURED FROM THE FINISHED GRADE.

C. EXCAVATION, BACKFILL AND COMPACTION SHALL CONFORM WITH APPLICABLE LOCAL AND STATE SPECIFICATIONS.

4. REFERENCES: THE LATEST REVISIONS OF THE FOLLOWING STANDARDS ARE APPLICABLE, AS NOTED HEREIN:

AASHTO M330: STANDARD SPECIFICATION FOR POLYPROPYLENE PIPE 12 TO 60 INCH DIAMETER. NOTE: CORRUGATIONS ANNUAL CONFIGURATION ONLY. ASTM F2881: STANDARD SPECIFICATION FOR 12 TO 60 IN. POLYPROPYLENE (PP) DUAL WALL PIPE AND FITTINGS. ASTM D2321: STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF FLEXIBLE THERMOPLASTIC SEWER PIPE. AASHTO: STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES.

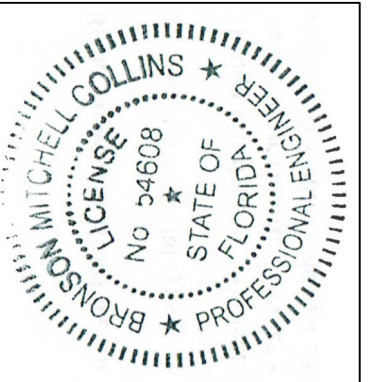
STORM STRUCTURE TABULATION

STRUCTURE	TYPE OF STRUCTURE	GRATE EL.	N. INV.	S. INV.	E. INV.	W. INV.	NOTES
S - 1	TYPE "9"	92.10	-89.50	--	--	--	(FDOOT INDEX 425-024)
S - 2	TYPE "9"	92.10	--	89.40	--	89.40	(FDOOT INDEX 425-024)
S - 3	TYPE "E"	93.80	--	--	89.00	90.10	(FDOOT INDEX 425-052)
S - 4	TYPE "E"	93.80	--	90.40	--	90.10	(FDOOT INDEX 425-052)
S - 5	TYPE "E"	93.70	--	89.80	88.00	--	(OVERFLOW)(SEE DETAIL)(MANHOLE TOP)
S - 6	STORM MANHOLE	91.20	--	--	87.00	87.00	(SEE DETAIL)
S - 7	TYPE "E"	88.00	--	--	--	85.00	(FDOOT INDEX 425-052)

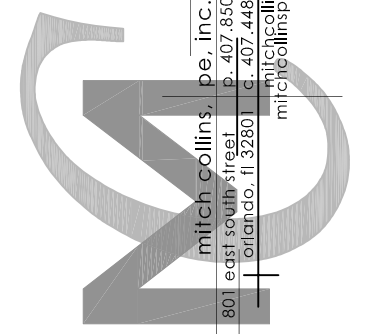
NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

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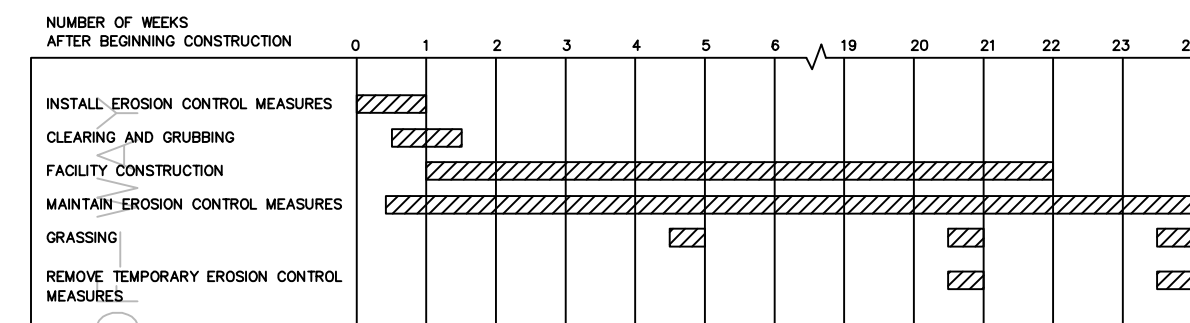
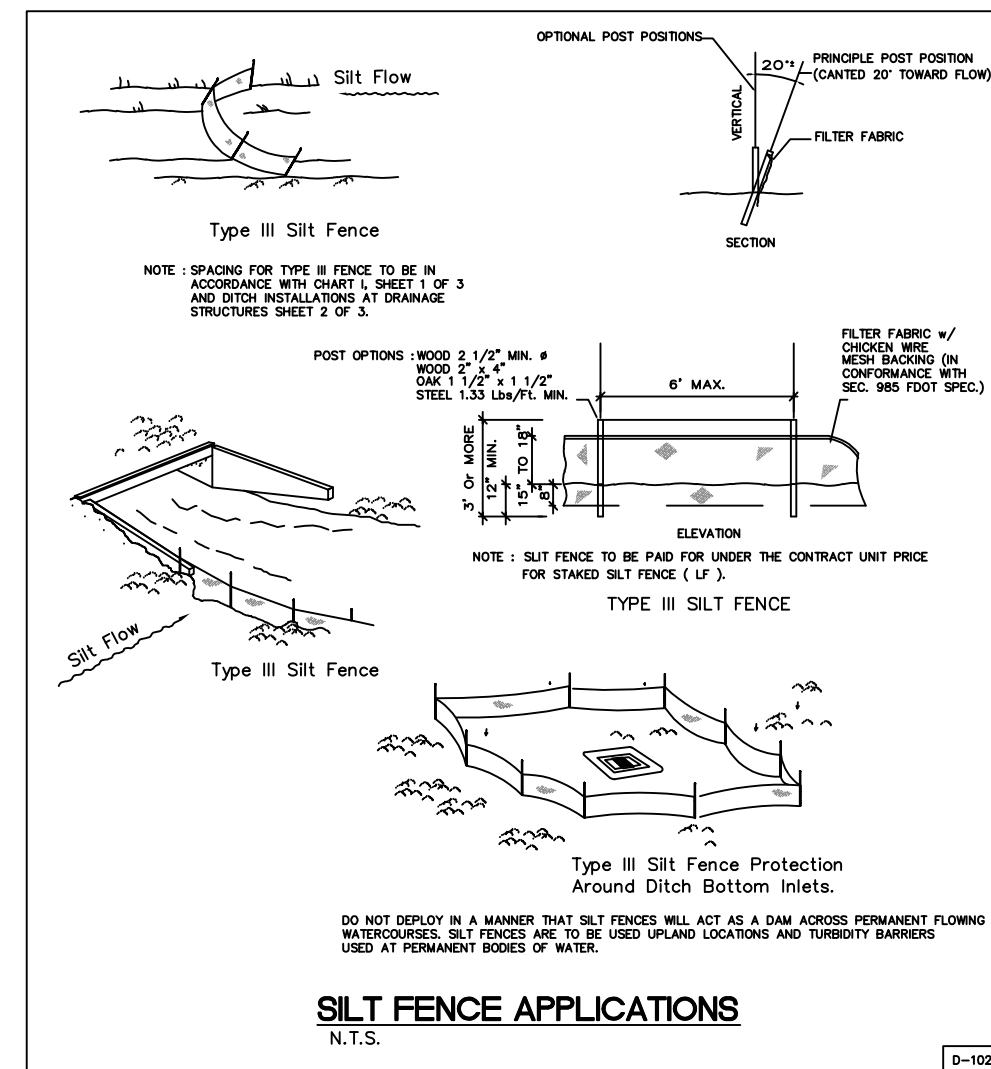
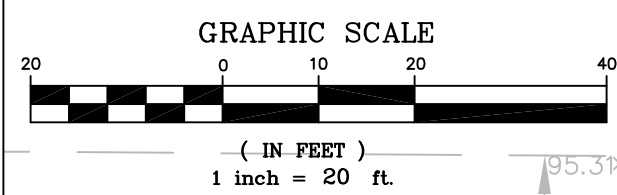
GRADING AND DRAINAGE PLAN
FOR
VERAX AT CLAY STREET
WINTER PARK, FLORIDA
1801 WEST FAIRBANKS AVENUE



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DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	1" = 20'
JOB NO:	222-050
SHEET NO:	C-2 OF C-9



LOCATION: SECTION: 1801 W. FARIBANKS AVENUE, WATER PARK, LA. 32789

DATE: 5/23/2014 5:53:54 PM 1292 ACRES

DISTURBED AREA: 26.293 SQ. YD. 1292 ACRES

LA#/LOG: 08/28/37/8122257

OUTLINE LOCATION: LAKE KILLARNEY

CONSTRUCTION SCHEDULE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AS REQUIRED
3. DETERMINE TYPICAL SLOPES REQUIRED
4. PERFORM PERMANENT GRASSING ON SLOPES AS REQUIRED
5. STABILIZE DISTURBED AREAS AND PROFILES AS SOON AS PRACTICAL
6. CONSTRUCT EROSION CONTROL MEASURES
7. CONSTRUCT BUILDING AND OTHER UNDERGROUND UTILITIES
8. CONSTRUCT AND CONSTRUCT
9. INSTALL LANDSCAPING AND SOIL
10. PROVIDE ACCUMULATED SEDIMENT FROM BASINS
11. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY BMP MEASURES

SOIL TYPES:

48-7A/VAIES FINE SAND

DEWATERING METHODS AND LOCATIONS:

DEWATERING SHALL BE UTILIZED ONLY IF NECESSARY BY MEANS OF A WELL POINT SYSTEM. DISCHARGE FROM THE WELL POINT SYSTEM SHALL BE DIRECTED TO THE PROPOSED DRAINAGE STRUCTURES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE WELL POINTS PRIOR TO CONSTRUCTION.

EROSION TEMPORARY MEASURES (BMP'S):

- A. SILT FENCE BARRIERS SHALL BE USED TO PROTECT PROPOSED INLETS PER DETAILS
- B. FILTER FABRIC BARRIERS SHALL BE USED AT THE PERMITTER LIMITS OF THE PROPOSED CONSTRUCTION TO PREVENT SOIL FROM LEAVING THE PROJECT BOUNDARIES OR DISCHARGING INTO OFF-SITE DRAINAGE FACILITIES
- C. STOCKPILING MATERIAL ON EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO PREVENT EROSION OF THE STOCKPILE. THE STOCKPILE SHALL BE COVERED WITH A SOIL OR STORMWATER COLLECTION FACILITY
- D. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE DIRECTED FROM THE CONSTRUCTION SITE TO THE PERMITTER LIMITS. THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET
- E. TEMPORARY GRASSING AND MULCHING AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE PROTECTED WITH MULCH. MULCHING SHALL BE DONE PRIOR TO THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS LONG AS IT IS PLANTED AND WILL NOT LATER COME WITH THE PERMANENT GRASSING. SLOPES STEEPER THAN 6:1 THAT ARE NOT TO BE RE-EXCAVATED OR DRESSED SHALL BE PROTECTED WITH MULCH. MULCHING SHALL BE DONE PRIOR TO THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS LONG AS IT IS PLANTED AND WILL NOT LATER COME WITH THE PERMANENT GRASSING. SLOPES STEEPER THAN 6:1 THAT ARE NOT TO BE RE-EXCAVATED OR DRESSED SHALL BE PROTECTED WITH MULCH. MULCHING SHALL BE DONE PRIOR TO THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS LONG AS IT IS PLANTED AND WILL NOT LATER COME WITH THE PERMANENT GRASSING. APPROXIMATELY 1 INCHES LOOSE MEASURE OF MULCH MATERIAL OUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PROTECT THE SOIL FROM EROSION.
- F. MAINTENANCE: SILT FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT FROM LEAVING CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO A MINIMUM DEPTH OF 4 INCHES TO PREVENT SEDIMENT FROM LEAVING CONSTRUCTION ENTRANCE.

PERMANENT EROSION CONTROL MEASURES (BMP'S):

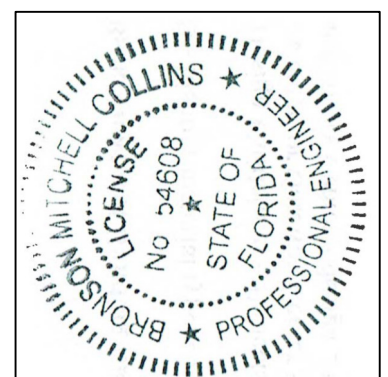
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- AH. PERMANENT STOCKPILE: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE STOCKPILED WITH MULCH. MULCH MUST PROTECT ALL STOCKPILES FROM E

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EROSION CONTROL PLAN FOR VERAX AT CLAY STREET

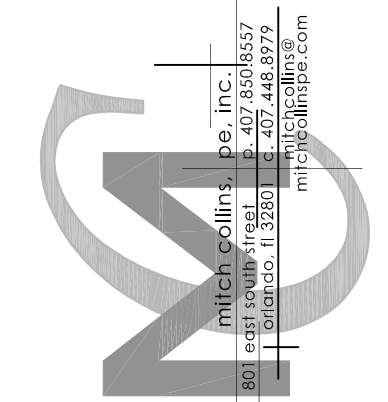
WINTER PARK, FLORIDA

1801 WEST FAIRBANKS AVENUE



THIS HAS BEEN DIGITALLY SIGNED AND
SEALED BY MITCH COLLINS, P.E. USING A
DIGITAL SIGNATURE AND DATE. PRINTED
COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND
THE SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

MITCH COLLINS, P.E.# 54608,
STATE OF FLORIDA, C.A.# 9523



DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	1" = 20'
JOB NO:	222-050
SHEET NO:	C-3 OF C-3



GRAPHIC SCALE

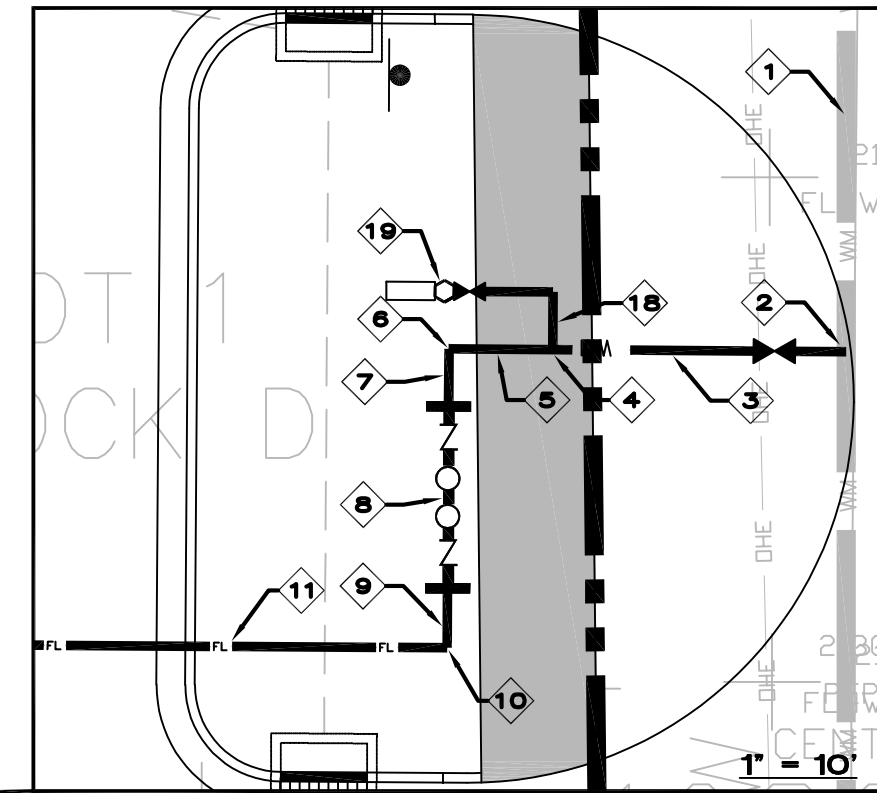
(IN FEET)
1 inch = 20 ft.

UTILITY LEGEND

- PROPOSED SANITARY MANHOLE
- c.o. PROPOSED CLEANOUT
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED REDUCER
- PROPOSED BLOWOFF
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTER
- WL WATER LINE
- FL FIRE LINE
- L.F. LINEAR FEET
- - - - - EXISTING EASEMENT (DEPICTED ON PLAN)
- - - - - PROPOSED EASEMENT (DEPICTED ON PLAN)

KEY NOTES (WATER):

- EXISTING 4" CAST IRON WATER MAIN
- PROPOSED 4" WET TAP (BY CONTRACTOR) (INCLUDE 4" GATE VALVE) WITH 6"x4" REDUCER
- PROPOSED 14 LF OF 6" PVC WATER LINE
- PROPOSED 6"x2" TEE (PVC)
- PROPOSED 5 LF OF 6" PVC WATER LINE
- PROPOSED 90° BEND
- PROPOSED 3 LF OF 6" PVC WATER LINE
- PROPOSED 6" DDCVA (FIRE SYSTEM POINT OF SERVICE) (SIZE TO BE CONFIRMED BY FIRE ENGINEER BEFORE MATERIALS ARE ORDERED) (SEE DETAIL, SHEETS C-7 AND C-9)
- PROPOSED 3 LF OF 6" PVC FIRE LINE (C-900, DR-14, PC-200) (SIZE TO BE CONFIRMED BY FIRE ENGINEER BEFORE MATERIALS ARE ORDERED)
- PROPOSED 90° BEND
- PROPOSED 220 LF (TO BUILDING) OF 6" PVC FIRE LINE (C-900, DR-14, PC-200) (INCLUDE FITTINGS AS SHOWN) (SIZE TO BE CONFIRMED BY FIRE ENGINEER BEFORE MATERIALS ARE ORDERED)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC) AND LF OF 4" PVC FIRE LINE (C-900, DR-14, PC-200) (INCLUDE FITTINGS AS SHOWN) (SIZE TO BE CONFIRMED BY FIRE ENGINEER BEFORE MATERIALS ARE ORDERED)
- EXISTING FIRE HYDRANT
- EXISTING 12" HDPE WATER MAIN
- PROPOSED 4" WET TAP (BY CONTRACTOR) (INCLUDE 4" GATE VALVE) AND 5 LF OF 4" PVC WATER LINE
- PROPOSED 4"x2"x2" TEE
- PROPOSED 2" DOMESTIC METERS (TWO) (BY CITY) WITH 2" RPBFPs (BY CONTRACTOR) (SEE DETAIL, SHEET C-7) WITH 2" POLY DOMESTIC SERVICE LINES (TWO) TO BUILDING
- PROPOSED 7 LF OF 2" PVC WATER LINE (INCLUDE 90° BEND AS SHOWN)
- PROPOSED 1" IRRIGATION METER (BY CITY) w/ RPBFP (BY CONTRACTOR) (SEE DETAIL, SHEET C-7)



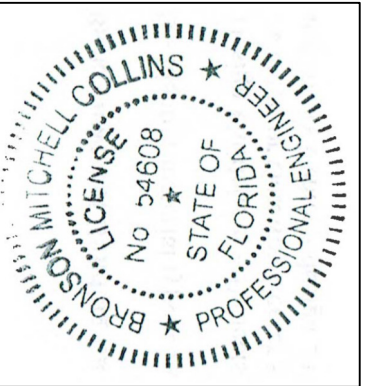
WATER CONNECTION DETAIL

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WATER UTILITY PLAN
FOR
VERAX AT CLAY STREET

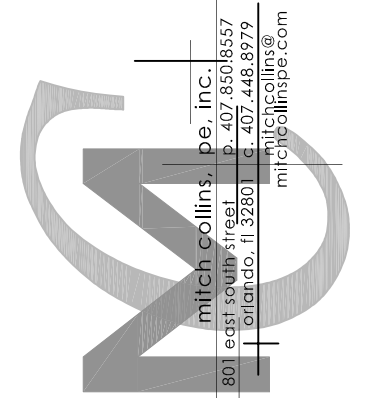
WINTER PARK, FLORIDA

1801 WEST FAIRBANKS AVENUE



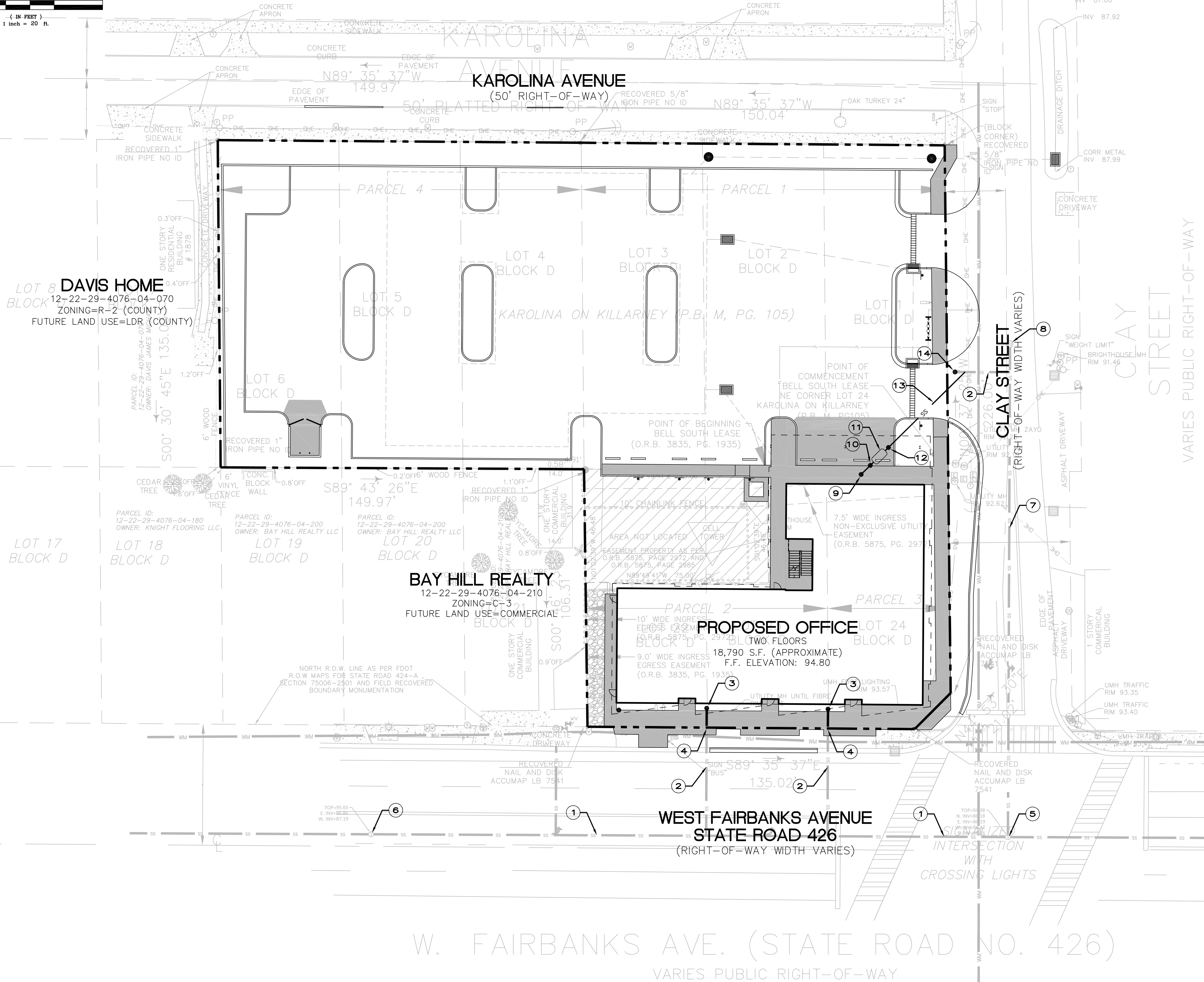
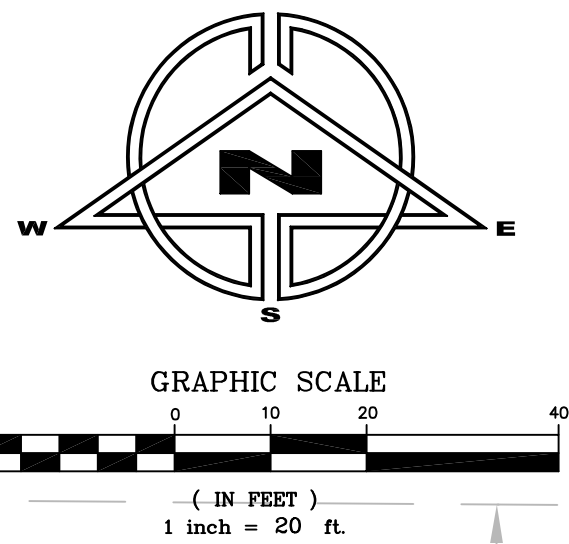
THIS PLAN WAS PREPARED BY ME AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. I HAVE REVIEWED THE PLAN AND I AM SURE THAT IT COMPLIES WITH ALL APPLICABLE CODES AND STANDARDS. I HAVE ALSO REVIEWED THE PLAN FOR ANY ERECTIONS AND I HAVE FOUND NO ERECTIONS. I HAVE ALSO REVIEWED THE PLAN FOR ANY ERECTIONS AND I HAVE FOUND NO ERECTIONS. I HAVE ALSO REVIEWED THE PLAN FOR ANY ERECTIONS AND I HAVE FOUND NO ERECTIONS.

DATE



DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	1" = 20'
JOB NO:	222-050
SHEET NO:	C-4 OF C-9

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.



- UTILITY LEGEND**
- PROPOSED SANITARY MANHOLE
 - c.o. PROPOSED CLEANOUT
 - PROPOSED GATE VALVE
 - PROPOSED FIRE HYDRANT
 - PROPOSED REDUCER
 - PROPOSED BLOWOFF
 - PROPOSED WATER METER
 - PROPOSED BACKFLOW PREVENTER
 - WL WATER LINE
 - FL FIRE LINE
 - L.F. LINEAR FEET
 - - - EXISTING EASEMENT (DEPICTED ON PLAN)
 - - - PROPOSED EASEMENT (DEPICTED ON PLAN)
- KEY NOTES (SEWER):**
- EXISTING 15" SANITARY MAIN
 - EXISTING 6" SANITARY LATERAL
 - PROPOSED IN-LINE CLEANOUT AT INVERT ELEVATION 90.00 (SEE DETAIL, SHEET C-9) (INCLUDE BRASS COVER) AND 7 LF OF 6" PVC SANITARY LINE AT 1.00% MINIMUM
 - CONNECT TO EXISTING SANITARY LATERAL AT CLEANOUT (INVERT ELEVATION=88.00±)
 - EXISTING SANITARY MANHOLE (RIM=94.38; N. INVERT=86.18; S. INVERT=86.26; E. INVERT=86.19; W. INVERT=86.42)
 - EXISTING SANITARY MANHOLE (RIM=95.65; E. INVERT=86.86; W. INVERT=87.19)
 - EXISTING 6" SANITARY LINE
 - EXISTING SANITARY CLEANOUT
 - PROPOSED IN-LINE CLEANOUT AT INVERT ELEVATION 90.50 (SEE DETAIL, SHEET C-9) (INCLUDE BRASS COVER) AND 7 LF OF 6" PVC SANITARY LINE AT 1.43%
 - PROPOSED IN-LINE CLEANOUT AT INVERT ELEVATION 90.40 (SEE DETAIL, SHEET C-9) (INCLUDE BRASS COVER)
 - PROPOSED TRAPZILLA GREASE TRAP (MODEL TZ-1826-6)
 - PROPOSED IN-LINE CLEANOUT AT INVERT ELEVATION 90.20 (SEE DETAIL, SHEET C-9) (INCLUDE BRASS COVER)
 - PROPOSED 46 LF OF 6" PVC SANITARY LINE AT 1.00% MINIMUM WITH WYE CONNECTION AT DOWNSTREAM END
 - PROPOSED OFF-LINE CLEANOUT (SEE DETAIL, SHEET C-9) (INCLUDE TRAFFIC RATED BRASS COVER)

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14	1

SANITARY UTILITY PLAN
FOR
VERAX AT CLAY STREET
1801 WEST FAIRBANKS AVENUE
WINTER PARK, FLORIDA

THIS PLAN IS THE PROPERTY OF MICHAEL COLLINS, P.E. AND A SEAL BY MICHAEL COLLINS, P.E. USING A DIGITAL SIGNATURE AND DATE. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF MICHAEL COLLINS, P.E. ANY ELECTRONIC COPIES.

MICHAEL COLLINS, P.E. # 54608
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	1" = 20'
JOB NO:	222-050
SHEET NO:	C-5 OF C-9

NOTE:
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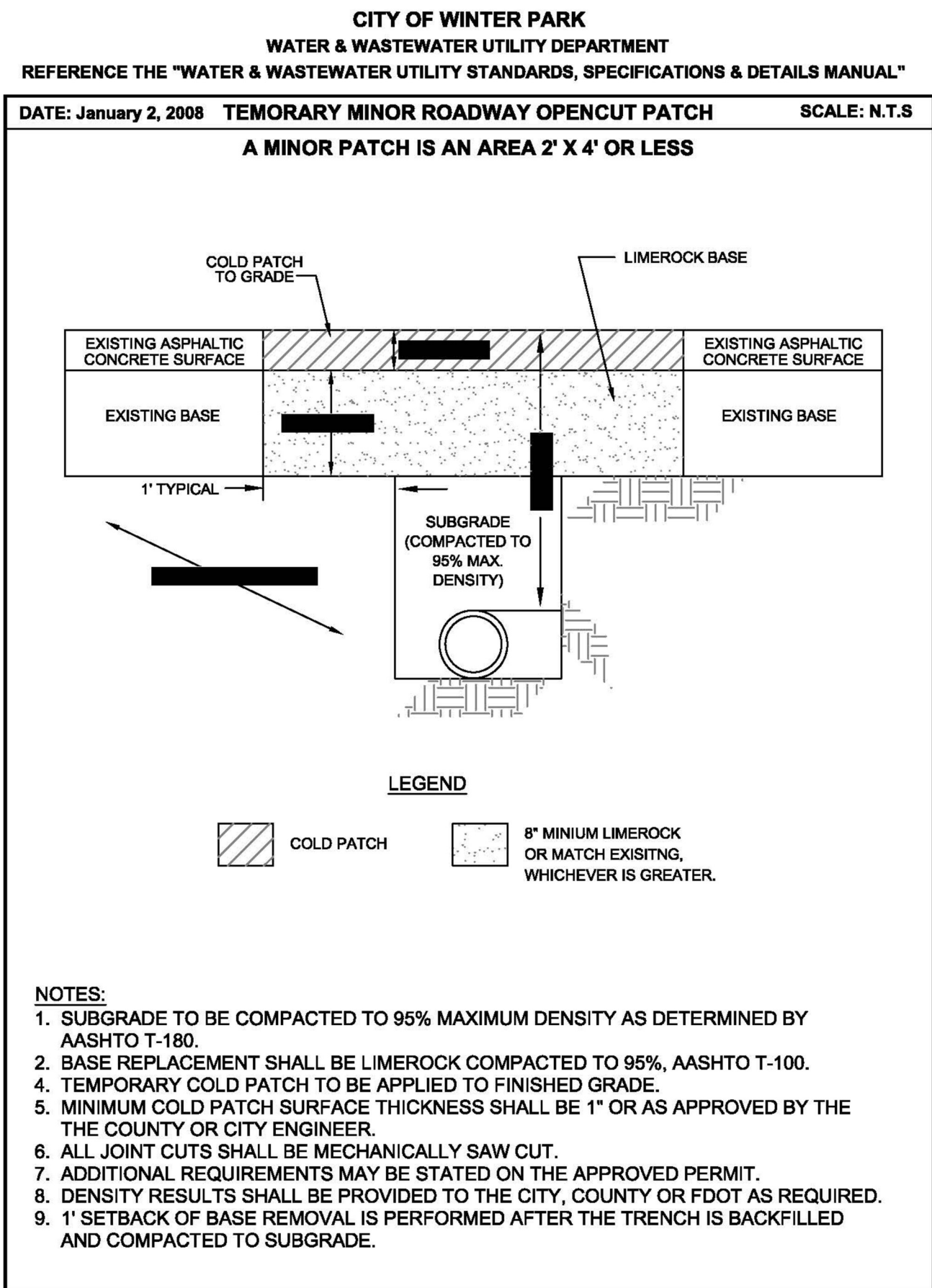


FIGURE 22

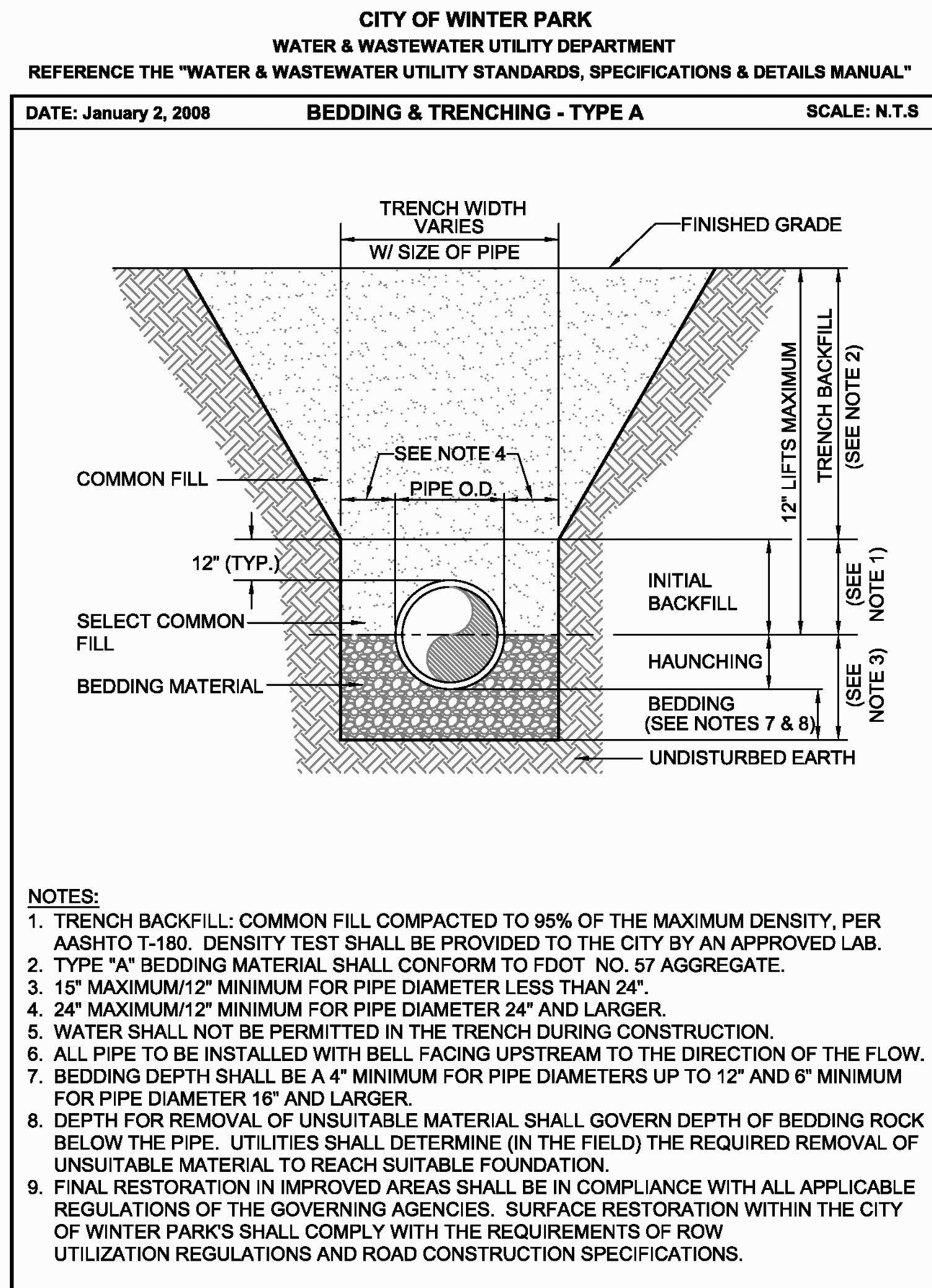


FIGURE 26

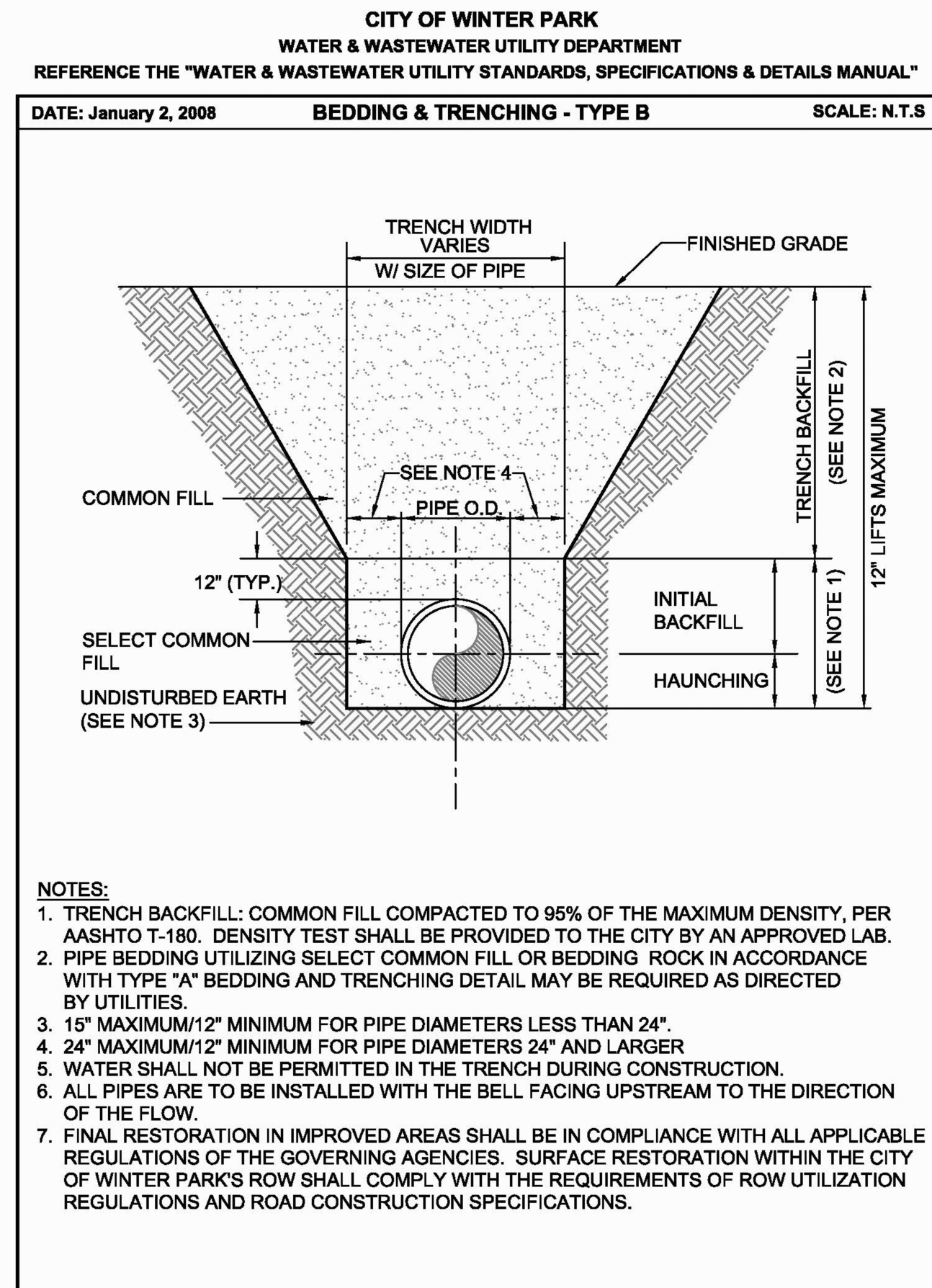


FIGURE 27

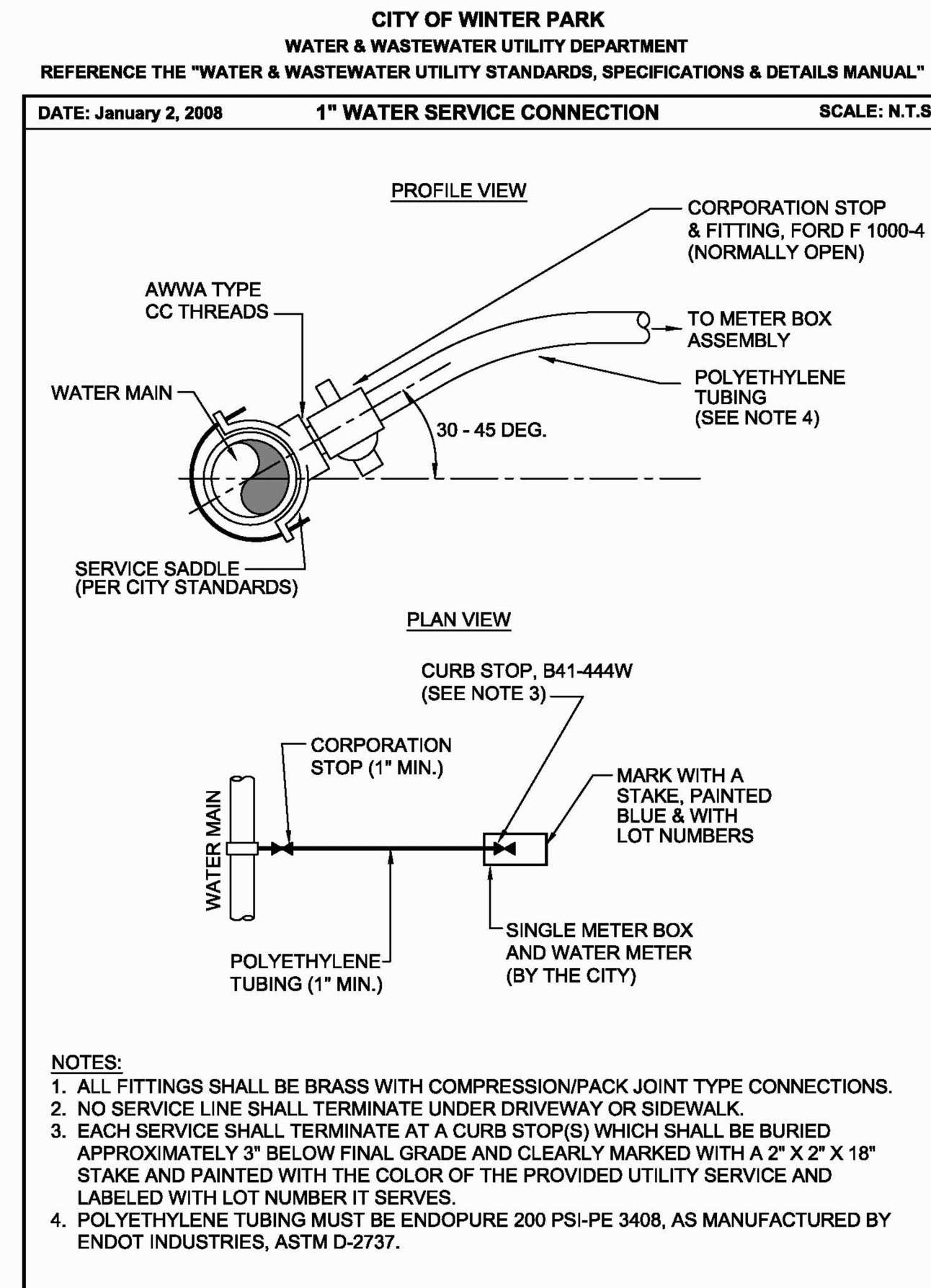


FIGURE 28

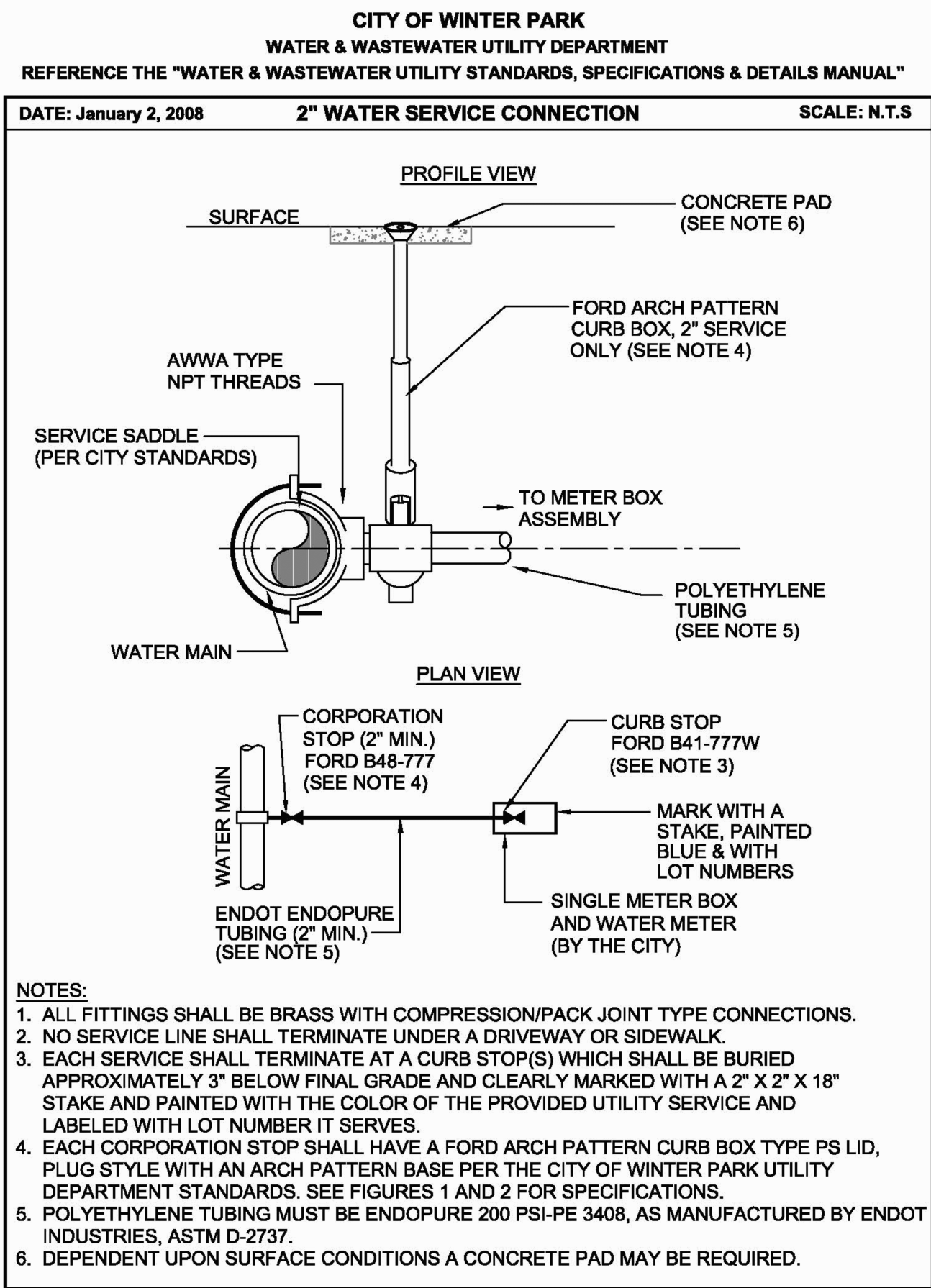


FIGURE 29

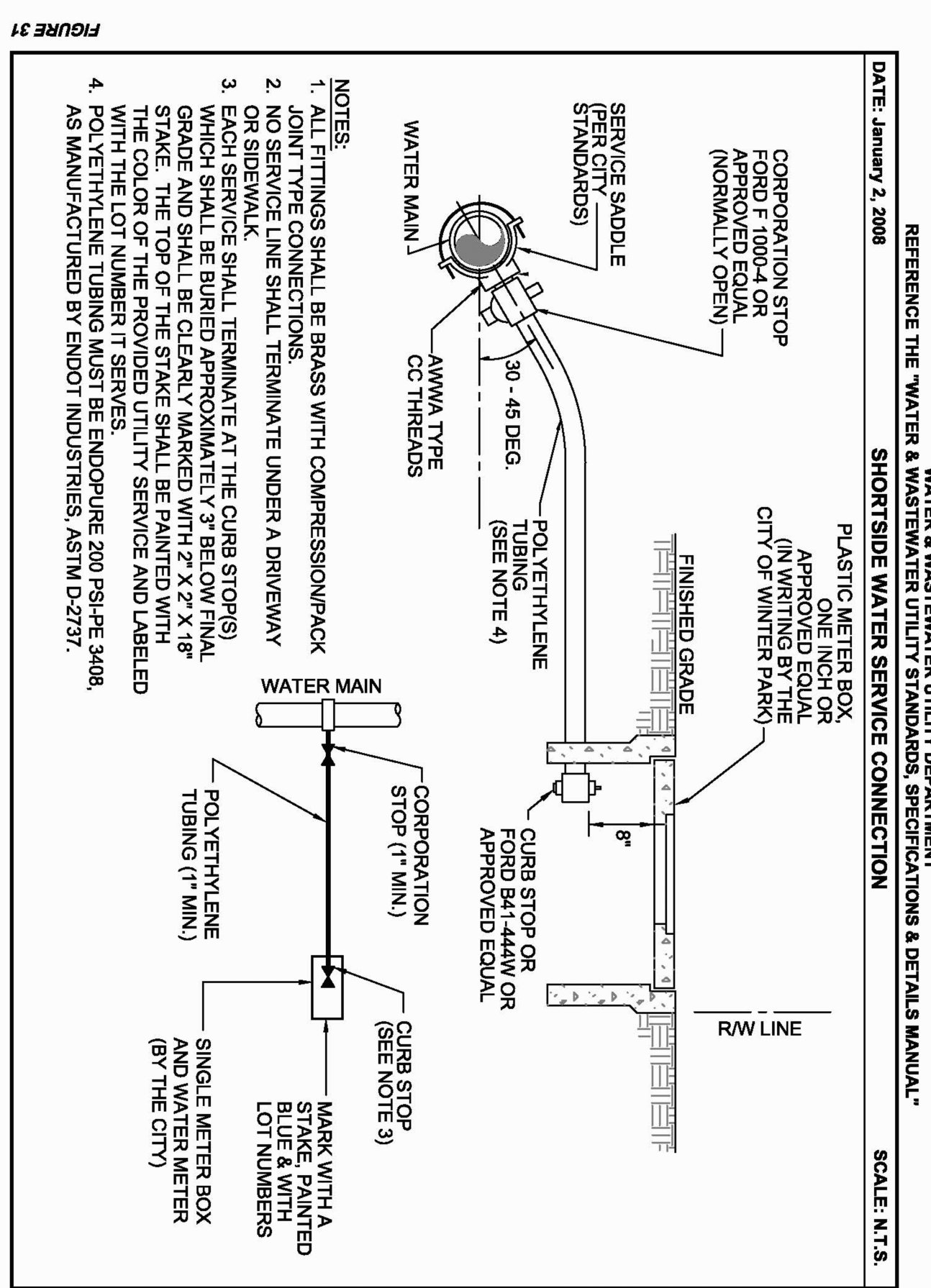


FIGURE 31

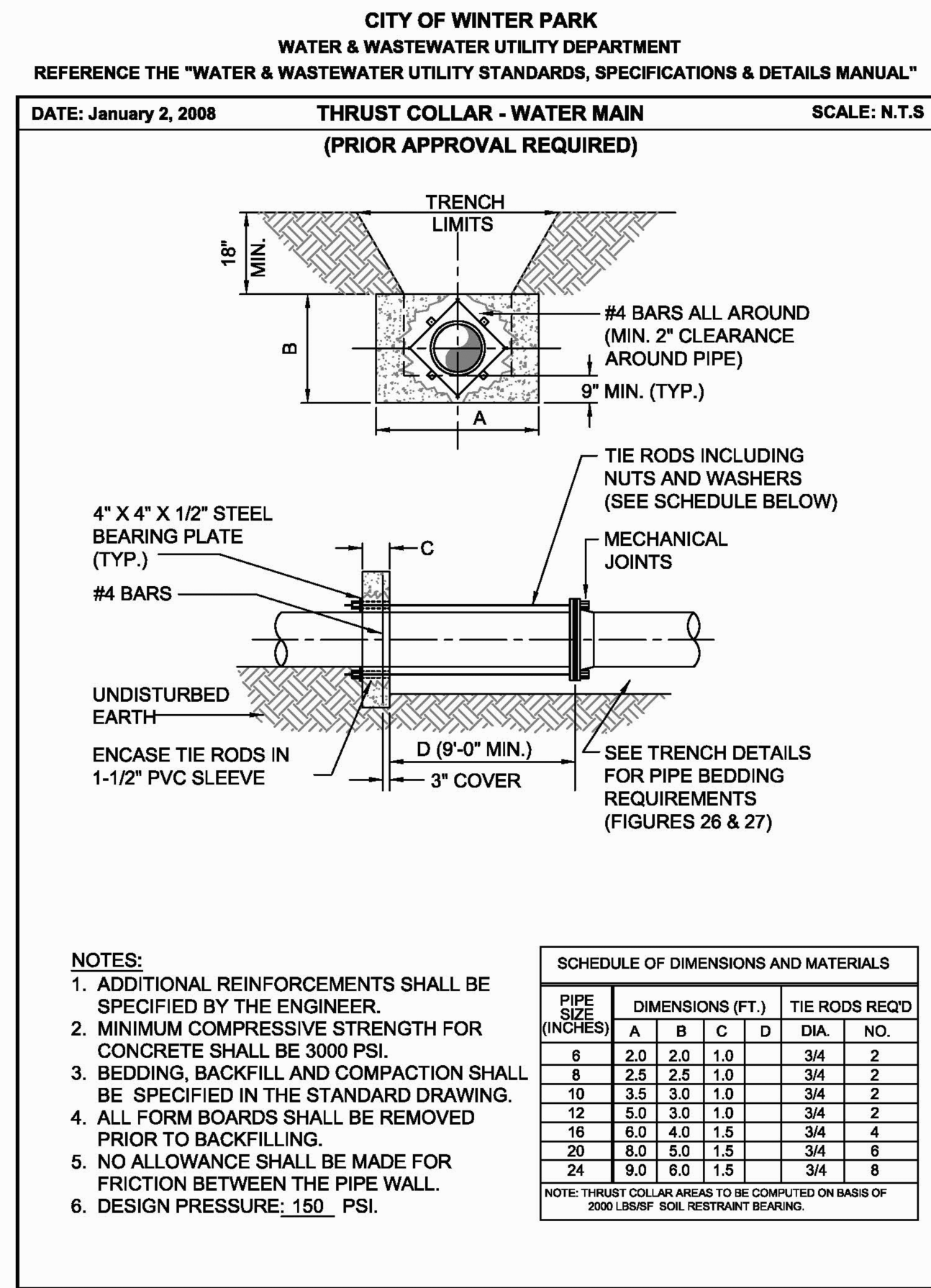


FIGURE 32

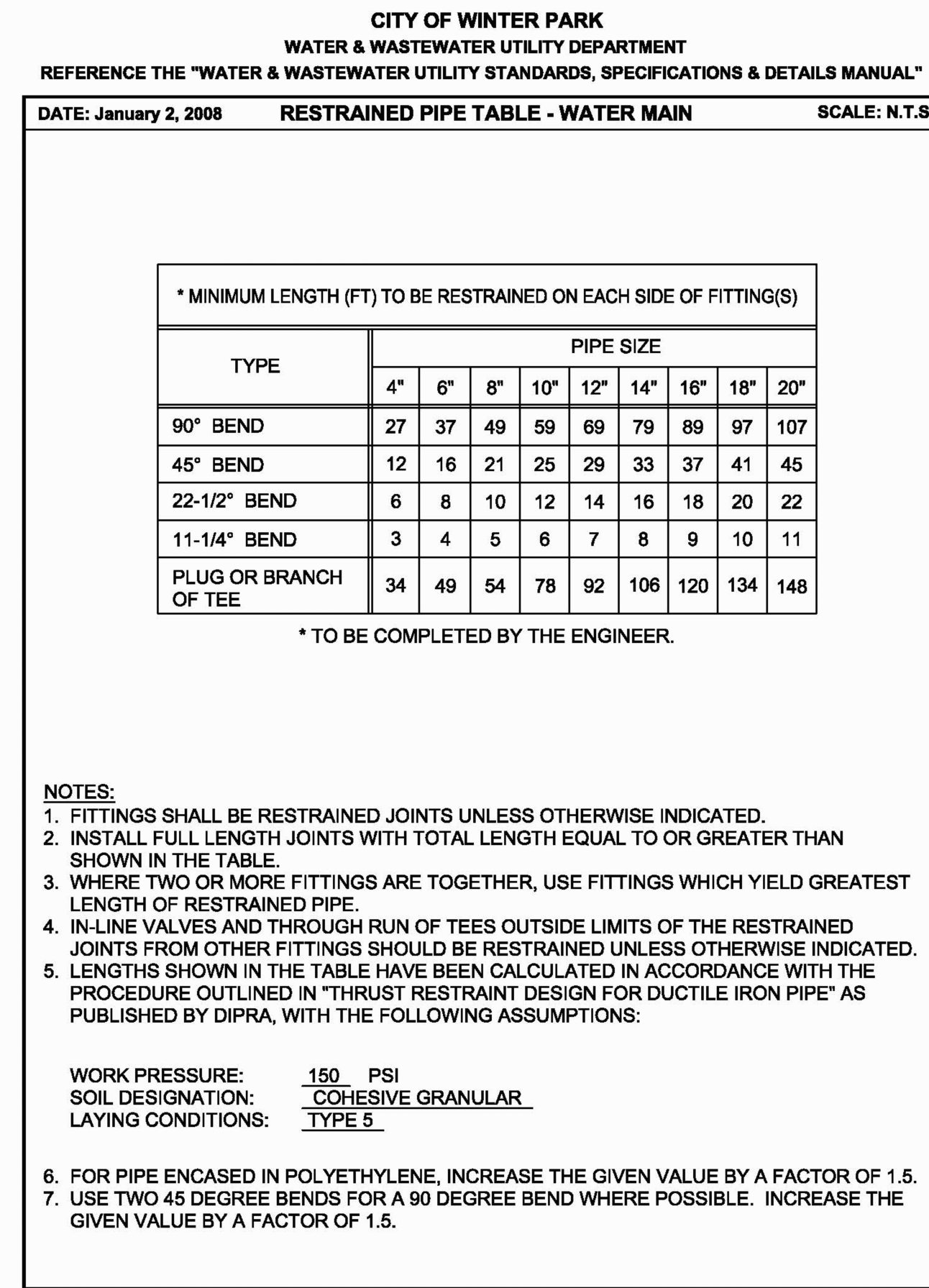
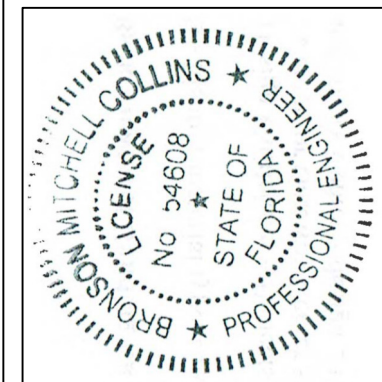


FIGURE 34

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING
ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER
CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
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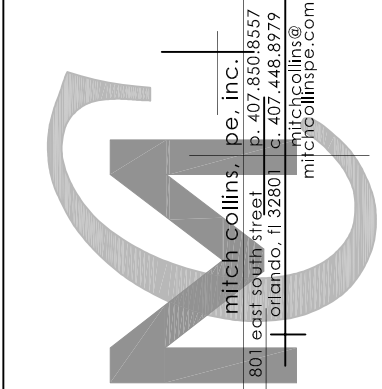
DETAILS AND NOTES
FOR
VERAX AT CLAY STREET
WINTER PARK, FLORIDA
1801 WEST FAIRBANKS AVENUE



THIS PLAN WAS PREPARED, DESIGNED, AND
SEALED BY MITCHELL COLLINS, P.E. USING
DIGITAL SIGNATURE AND DATE. PRINTED
SIGNATURE AND DATE ARE NOT VALID UNLESS
CONSIDERED SIGNED AND SEALED AND
THE SHOWN ANY ELECTRONIC COPIES.

MITCHELL COLLINS, P.E. # 54608
STATE OF FLORIDA, C.A.# 9523

DATE



DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	N.T.S.
JOB NO:	222-050
SHEET NO:	C-8 OF C-9

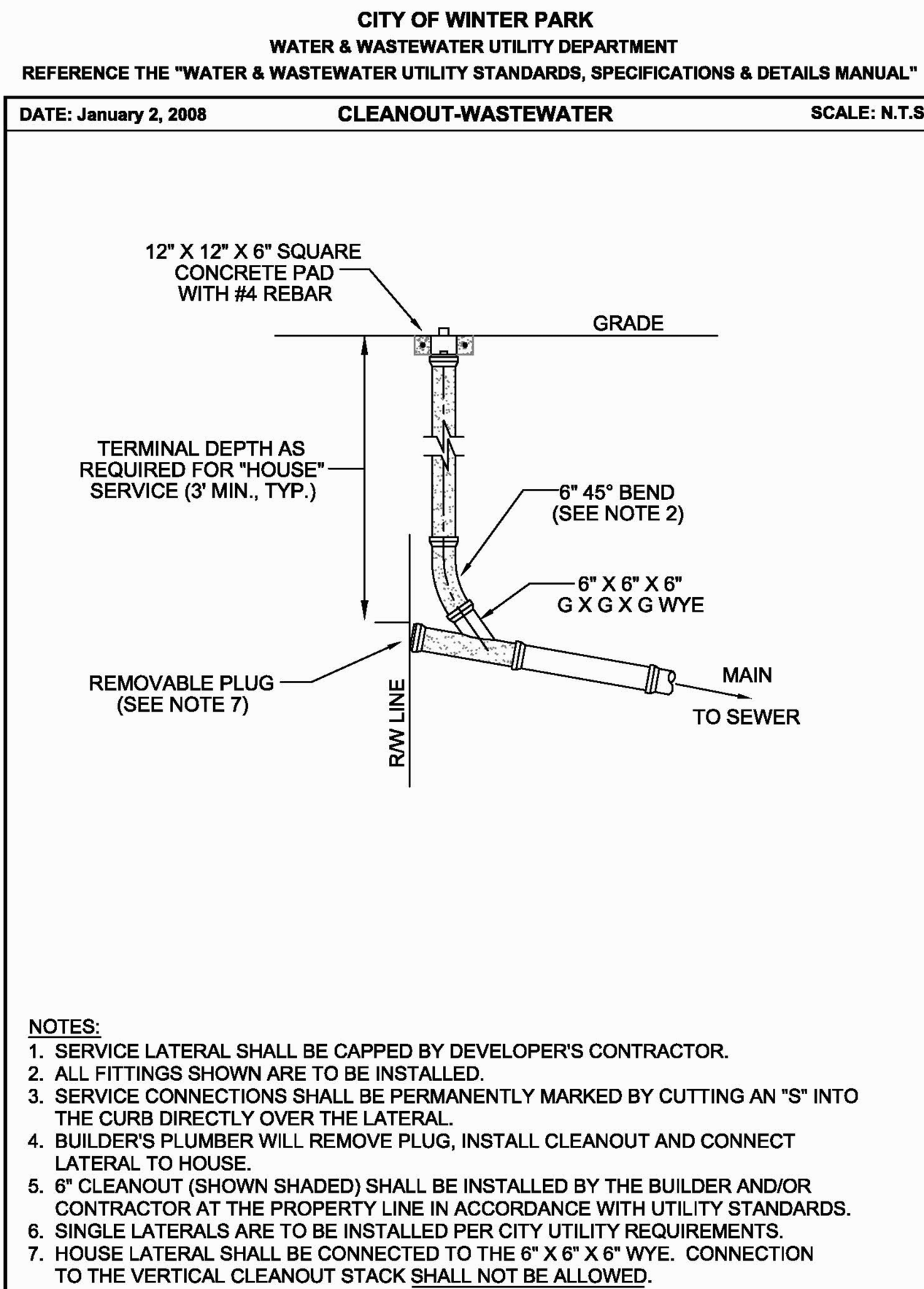
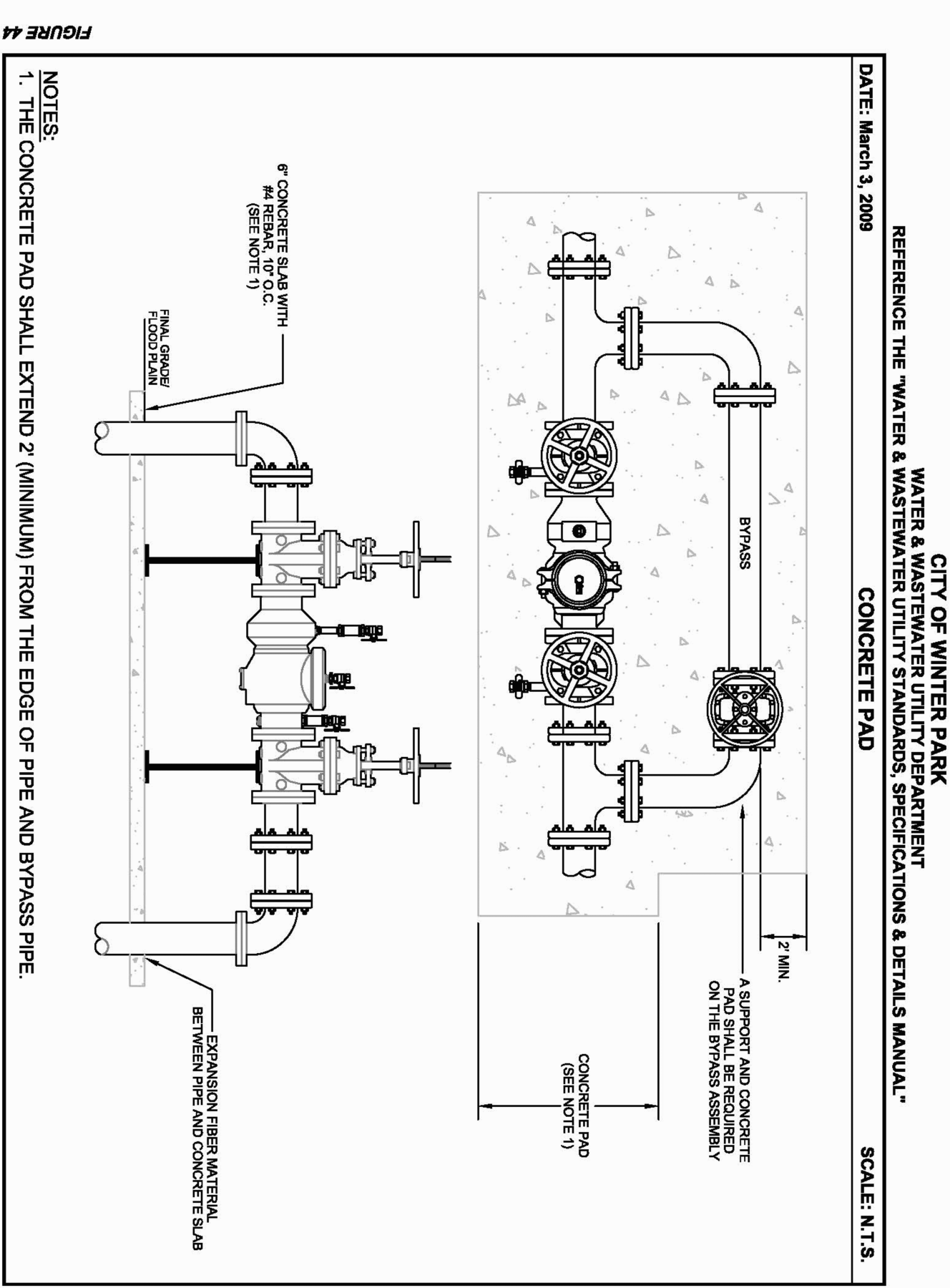
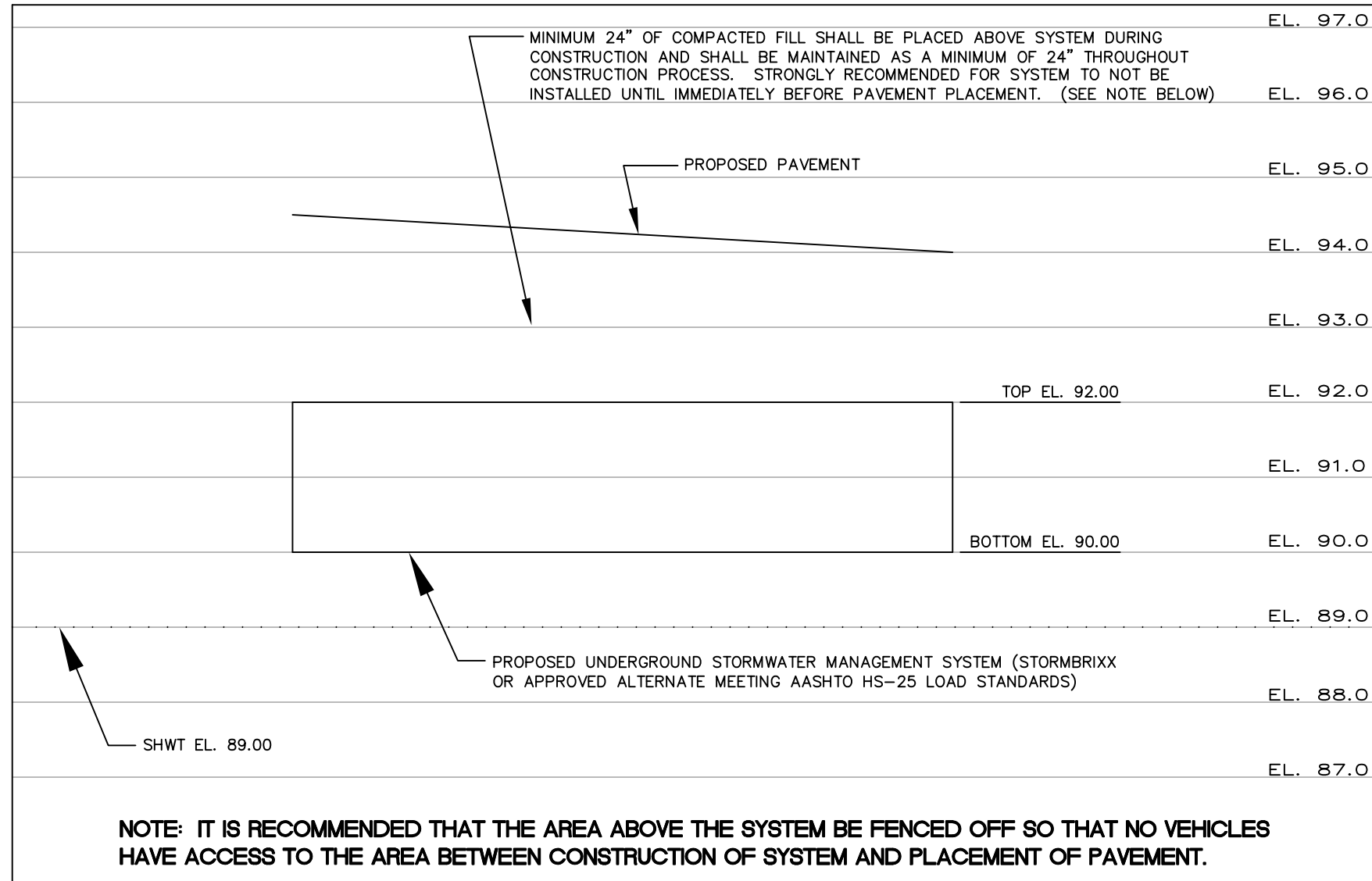
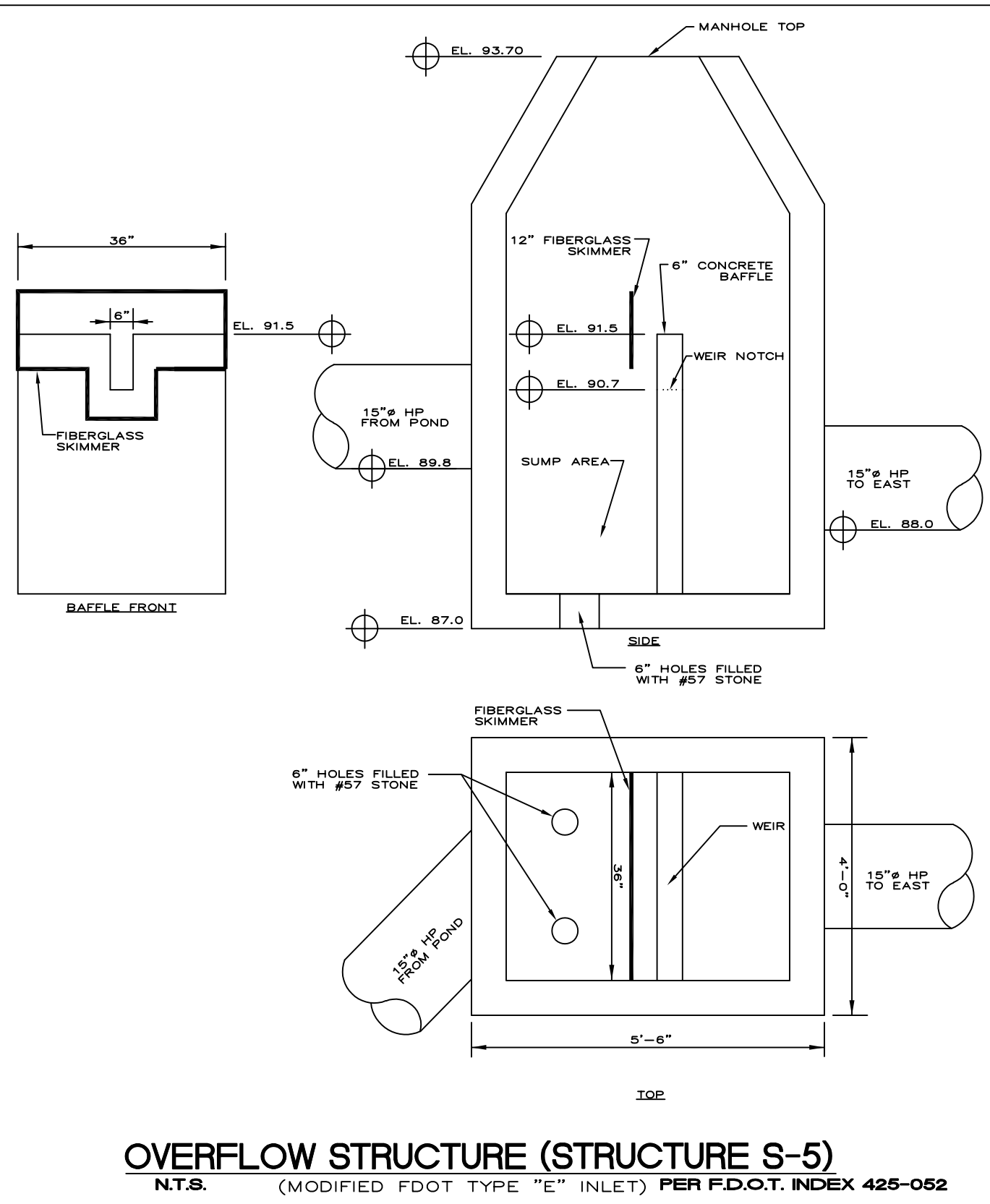


FIGURE 43



SANITARY SEWER AND WATER DISTRIBUTION CONSTRUCTION NOTES:

1. WATER LINES (GREATER THAN 4") TO BE PVC-C900, DR-18, PRESSURE CLASS 150 WITH N.S.F.-P.W. LOGO OR DUCTILE IRON, CLASS 51 IN ACCORDANCE WITH AWWA STANDARDS C-150 AND C-151. WATER LINES (LESS THAN 4") TO BE SCHEDULE 80 PVC IN ACCORDANCE WITH ASTM 1785 OR SDR21, PRESSURE CLASS 200 PVC IN ACCORDANCE WITH ASTM 2241 WITH N.S.F.-P.W. LOGO. 2" TO 12" GATE VALVES TO BE RESILIENT SEAT WEDGE TYPE.
2. ALL TEES, CAPS, PLUGS, BENDS, FIRE HYDRANTS, VALVES, ETC., SHALL BE PROVIDED WITH MECHANICALLY RESTRAINED JOINTS.
3. ALL CLEANOUTS AND WATER VALVES TO HAVE A CAST IRON BOX AND COVER EMBOSSED W/ DESIGNATED USE.
4. WATER LINE JOINTS FOR PVC SHALL BE BELL AND SPIGOT PUSH ON RUBBER GASKET TYPE ONLY. RUBBER JOINTS SHALL BE GASKETED AND CONFORM TO ASTM D-1869 OR ASA A21.11.
5. NEW OR RELOCATED, UNDERGROUND WATER MAINS WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
6. NEW OR RELOCATED, UNDERGROUND WATER MAINS WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER).
7. NEW OR RELOCATED, UNDERGROUND WATER MAINS WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
8. NEW OR RELOCATED, UNDERGROUND WATER MAINS WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
9. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST TWELVE INCHES BELOW THE OTHER PIPELINE.
10. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST TWELVE INCHES ABOVE OR BELOW THE OTHER PIPELINE.
11. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL THE WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
12. MAINTAIN 36" COVER ON ALL WATER AND SEWER MAINS (FINISH GRADE OR TOP PAVEMENT).
13. INSTALLATION AND STORAGE OF PIPE SHALL MEET PIPE MANUFACTURER'S SPECIFICATIONS.
14. WATER LINES SHALL BE INSTALLED CLEARED, FLUSHED DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE BY SITE CONTRACTOR. HYDROSTATIC PRESSURE AWWA M23 WATER MAIN SHALL BE SUBJECT TO: DISINFECTION AWWA C651. ALL ABOVE SHALL BE IN ACCORDANCE WITH THE UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS AND D.E.P. RULES AND REGULATIONS.
15. METALLIC MARKING TAPE SHALL BE PLACED OVER THE MAIN AND SERVICES AT A DEPTH OF EIGHTEEN INCHES (18") BELOW THE SURFACE, AND TIED INTO ALL HYDRANTS AND VALVE BOXES.
16. ALL GRAVITY SANITARY SEWER PIPE SHALL BE P.V.C. SEWER PIPE CONFORMING TO ASTM D-3034 S.D.R. 35, COLOR-CODED GREEN, AND BE INSTALLED IN ACCORDANCE WITH ASTM D-2321. ELASTOMERIC JOINT GASKETS SHALL CONFORM TO ASTM F477.
17. METALLIC MARKING TAPE SHALL BE PLACED OVER THE SEWER MAINS AND LATERALS AT A DEPTH OF EIGHTEEN INCHES (18") BELOW THE SURFACE AND TIED INTO THE MANHOLE FRAME.
18. ALL SANITARY SEWER MAINS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST UNIFORM-BELL LOW PRESSURE AIR TEST STANDARDS. ALL TESTS SHALL BE PERFORMED BY THE CONTRACTOR AT HIS EXPENSE UNDER THE SUPERVISION OF THE ENGINEER OR HIS ASSIGN AND SHALL BE WITNESSED BY A REPRESENTATIVE FROM THE UTILITY COMPANY.
19. MANHOLES TO BE PRECAST CONCRETE 4000 PSI WITH A MIN. WALL THICKNESS OF EIGHT INCHES (8"). JOINTS AND RING AND COVER SEAM TO BE SEALED WITH NON-SHRINK GROUT AND COATED.
20. THE CONTRACTOR SHALL SUPPLY COMPLETE "AS-BUILT" INFORMATION RELATIVE TO INVERTS, AND RIM ELEVATIONS, LOCATION OF MANHOLES AND LENGTHS OF PIPE, WATER LINES LOCATION, SERVICES, ETC. LATERALS SHALL BE LOCATED FROM THE CENTERLINE OF THE NEAREST DOWNSTREAM MANHOLE. THE INFORMATION SHALL BE SUBMITTED ON LEGIBLY MARKED-UP PRINTS TO THE ENGINEER TWO WEEKS AFTER COMPLETION OF SEWER CONSTRUCTION AND TESTING.
21. ALL SANITARY FORCE MAINS TWO TO THREE INCHES IN DIAMETER SHALL CONFORM TO THE REQUIREMENTS OF ASTM D2241, CLASS 1120, OR 1120 (SDR 21) WITH A WORKING PRESSURE RATING OF 200 PSIG WITH INTEGRAL BELL GASKETED JOINTS. PIPE SHALL BE COLOR-CODED GREEN.



RETENTION SYSTEM TYPICAL SECTION

1" = 10' HORIZONTAL
1" = 2' VERTICAL

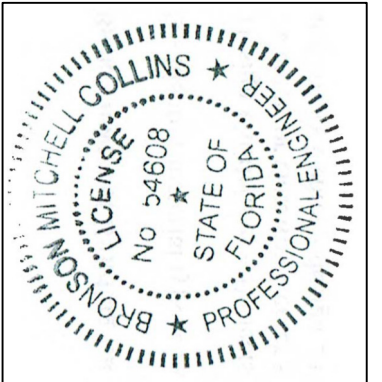
GENERAL NOTES:

1. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE WORK PERFORMED FOR THIS PROJECT.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN.
3. WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY COMPANY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR FOR ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF EXISTING UTILITIES.
4. ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND F.D.O.T. STANDARDS.
5. THE OWNER, THE STATE, THE CITY AND THE COUNTY SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
6. THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHTS-OF-WAY OR EASEMENTS ADJACENT TO THIS CONSTRUCTION SITE AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARDS SPECIFICATIONS OF ALL GOVERNMENTAL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATION IN THIS LOCATION.
8. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
9. THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION MATERIAL OR PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER. THE COST SHALL BE INCLUDED IN THE CONTRACTOR'S BID FOR THE PROJECT.
10. EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH ANY LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL TAKE PROTECTIVE MEASURES SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS TO AFFECT ANY ADJACENT PUBLIC OR PRIVATE PROPERTY. ANY MUD, SILT OR DEBRIS THAT DOES AFFECT ANY ADJACENT PROPERTY SHALL BE REMOVED IMMEDIATELY.
11. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR A PERIOD SPECIFIED BY THE LOCAL MUNICIPALITY (MINIMUM OF ONE YEAR) FROM THE DATE OF WRITTEN ACCEPTANCE FROM THE OWNER OF THAT PORTION OF THE TOTAL PROJECT WHICH THE CONTRACTOR HAS CONTRACTED TO COMPLETE. THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE UPON WRITTEN NOTICE FROM EITHER THE DESIGN ENGINEER OR THE LOCAL MUNICIPALITY ENGINEER.
12. CONTRACTOR TO VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS BUILDING FROM ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHER, TO VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING GOVERNMENTAL AGENCIES AND THE OWNER. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING THE FINAL APPROVAL AND PERMITS, HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE DONE AT THE CONTRACTOR'S SOLE EXPENSE.
13. SHOULD THE CONTRACTOR ENCOUNTER ANY CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING GOVERNMENTAL AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE DESIGN ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR, IF ANY EXPENSES OCCUR DUE TO THESE CONFLICTS.
14. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL EXISTING UTILITIES OR STRUCTURES AT THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF ANY UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY COMPANY IMMEDIATELY UPON ANY BREAKAGE OR DAMAGE TO ANY EXISTING UTILITY LINE OR APPURTENANCES OR ANY INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IN WRITING SO THAT THE CONFLICT MAY BE RESOLVED.
15. UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHOWN ON THESE PLANS ARE TO THE FACE OF CURB.
16. THE LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES AS SHOWN ARE BASED UPON THE BEST AVAILABLE RECORDS AT THE TIME THE PLANS WERE PREPARED AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITY COMPANIES SERVING THE PROJECT AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATIONS OF THEIR FACILITIES BEFORE BEGINNING WORK. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF THESE FACILITIES DURING THE COURSE OF THE WORK.
17. THE CONTRACTOR IS TO INSTALL THE SANITARY SEWER AND WATER LEAD(S) TO A DISTANCE OF WITHIN 5 FEET OUTSIDE OF ANY BUILDING AND PLACE A CLEANOUT FOR SEWER AND A GATE VALVE FOR WATER WITH CAST IRON COVER AND BOX OUTSIDE OF BUILDING. CONTRACTOR SHALL VERIFY ALL UTILITY CONNECTION LOCATIONS WITH ARCHITECTURAL PLANS PRIOR TO SUBMITTING A BID TO THE OWNER. IF CONFLICTS IN UTILITY LINE CONNECTIONS TO BUILDING ARE DISCOVERED BY CONTRACTOR DURING THE BID PROCESS OR DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IN WRITING IMMEDIATELY.
18. ALL PROPOSED STORM PIPES LOCATED WITHIN THE F.D.O.T. RIGHT-OF-WAY, SHALL BE WRAPPED WITH FILTER FABRIC PER F.D.O.T. STANDARD INDEX 280.
19. ALL STRIPING WITHIN ANY F.D.O.T. RIGHT-OF-WAY SHALL BE LEAD-FREE THERMOPLASTIC IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX 17346.
20. CONTRACTOR SHALL NOTIFY THE LOCAL F.D.O.T. OFFICE AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AND ANY LANE CLOSURES IN THE F.D.O.T. RIGHT-OF-WAY.
21. IF AN M.O.T. IS REQUIRED, THE SETUP MUST BE SUPERVISED BY A PERSON CERTIFIED BY THE APPROPRIATE GOVERNMENTAL ENTITY.
22. AS-BUILT PLANS SHALL BE REQUIRED IF ANY CHANGES TO THE PROPOSED CONSTRUCTION OCCUR DURING CONSTRUCTION.
23. IF ANY F.D.O.T. CONSTRUCTION IS NECESSARY, AN ENGINEER'S CERTIFICATION SHALL BE SUBMITTED TO F.D.O.T. WITHIN 30 DAYS OF PROJECT COMPLETION. CONTRACTOR SHALL SUPPLY ENGINEER WITH APPROPRIATE AS-BUILT INFORMATION, CERTIFIED BY A REGISTERED SURVEYOR IF ANY F.D.O.T. CERTIFICATIONS ARE NECESSARY.
24. ALL CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST DESIGN STANDARDS AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
25. AFTER CONSTRUCTION IN FDOT RIGHT-OF-WAY IS COMPLETE, CONTRACTOR SHALL SUPPLY FOOT WITH CERTIFIED COPIES OF ALL DENSITY REPORTS.
26. ALL DISTURBED AREAS IN FDOT RIGHT-OF-WAY SHALL BE REGRADED AND SODDED WITH ARGENTINE BAHIA.
27. ANY AND ALL DISTURBED AREAS, ON SITE OR OFF SITE, SHALL BE SODDED.
28. ALL TEST RESULTS TO BE FURNISHED BY CONTRACTOR IF REQUIRED BY LOCAL PERMITTING AGENCY.
29. CONTRACTOR TO UNCOVER AND EXPOSE ANY PROPOSED UTILITY CONNECTIONS FROM POINT OF CONNECTION TO RIGHT-OF-WAY AND/OR UTILITY EASEMENT BOUNDARY PRIOR TO PLACEMENT OF ANY UTILITY LINES ON THE PROJECT SITE.
30. GENERAL CONTRACTOR MUST VISIT THE SITE PRIOR TO SUBMITTING A BID TO THE OWNER ON THIS PROJECT TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS. HE MUST BE IMMEDIATELY REPORT ANY CONFLICTS TO THE DESIGN ENGINEER OR THE OWNER.
31. ALL CONSTRUCTION METHODS AND OPERATIONS FOR THIS PROJECT MUST BE DONE BY THE CONTRACTOR IN SUCH A MANNER AS TO PROTECT ANY AND ALL ADJACENT EXISTING BUILDINGS AND SITE ELEMENTS. ANY EXISTING ELEMENTS DAMAGED DURING CONSTRUCTION MUST BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S SOLE EXPENSE.
32. ANY PAVEMENT IN F.D.O.T. RIGHT-OF-WAY DAMAGED BY CONTRACTOR'S OPERATIONS MUST BE REPAVED TO MATCH EXISTING PAVEMENT SECTION (SEE DRAWINGS). ALL PAVEMENT MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. ALL NEW PAVEMENT IN RIGHT-OF-WAY MUST BE SLOPED TO MAINTAIN EXISTING DRAINAGE CHARACTERISTICS.
33. THE CONTRACTOR SHALL MAINTAIN ONE CLEAN SET OF MARKED PLANS ON SITE SHOWING ANY AND ALL CHANGES AND "AS-BUILT" INFORMATION WHICH WILL BE SUBMITTED TO THE DESIGN ENGINEER UPON COMPLETION OF THE PROJECT.
34. IF ANY F.D.E.P. PERMITS ARE REQUIRED FOR THIS PROJECT, THE CONTRACTOR SHALL SUPPLY THE DESIGN ENGINEER WITH AN "AS-BUILT" SURVEY, SIGNED AND SEALED BY A STATE REGISTERED SURVEYOR. THIS SURVEY SHALL INCLUDE ANY WATER AND/OR SEWER CONSTRUCTION COMPLETED WITH THIS PROJECT. THIS SHALL INCLUDE ANY AND ALL UNDERGROUND PRESSURE LINES. IF LOCAL UTILITY COMPANY HAS MORE DETAILED "AS-BUILT" REQUIREMENTS, THEN THE CONTRACTOR SHALL PROVIDE "AS-BUILT" INFORMATION TO THE DESIGN ENGINEER IN ACCORDANCE WITH THE LOCAL UTILITY COMPANY REQUIREMENTS. THESE AS-BUILTS SHALL BE REQUIRED WITHIN 20 DAYS OF THE WATER/SEWER WORK BEING COMPLETED.
35. IF ANY F.D.E.P. PERMITS ARE REQUIRED FOR THIS PROJECT, THE CONTRACTOR SHALL SUPPLY TO THE DESIGN ENGINEER ANY REQUIRED BACTERIOLOGICAL OR PRESSURE TESTS REQUIRED BY THE F.D.E.P. PERMIT.
36. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE THE DESIGN ENGINEER WITH ANY NECESSARY INFORMATION NECESSARY FOR THE DESIGN ENGINEER TO OBTAIN ANY NECESSARY CERTIFICATIONS. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE CONDITIONS INCLUDED WITH ANY AND ALL PERMITS REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.
37. ALL EXISTING ASPHALT PAVEMENT, TOP SOIL, ORGANIC CONTAMINATED OR WET SOILS OR OTHER DELETERIOUS MATERIALS MUST BE TOTALLY REMOVED FROM SITE. ANY EXISTING SOILS ADEQUATE FOR USE AS FILL MAY BE RETAINED, REPROCESSED AND REINSTALLED AS COMPACTED FILL.
38. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING WITHIN ALL PROPOSED LANDSCAPE AREAS. GRADING WITHIN THESE AREAS SHALL BE AT OR ABOVE THE PROPOSED GRADE AT NEAREST BACK OF CURB OR SIDEWALK.
39. ALL SUBGRADE BENEATH PROPOSED BUILDING AND PAVEMENT SHALL BE PREPARED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL ENGINEER'S REPORT AND SHALL BE NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY (MODIFIED PROCTOR) PER ASTM D-1557-78 (TO DEPTHS OF UP TO 3 FEET BELOW BUILDING AND 2 FEET BELOW PAVEMENT).
40. ENGINEER'S CERTIFICATION REQUIRED 30 DAYS AFTER COMPLETION OF PROJECT.
41. ALL LANDSCAPE AREAS TO BE GRADED WITH CLEAN FILL, ABSENT OF ANY PAVEMENT BASE MATERIALS.
42. SITE CONTRACTOR SHALL REQUEST SOIL REPORT FROM GENERAL CONTRACTOR OR OWNER PRIOR TO SUBMITTAL OF BID FOR THIS PROJECT.
43. ALL BOUNDARY AND TOPOGRAPHIC SURVEYING INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY MICHAEL RUDD AND ASSOCIATES, INC., DATED 6-28-2003.
44. M.O.T. SETUP MUST BE SUPERVISED BY A CERTIFIED PERSON.
45. TEST RESULTS ARE REQUIRED UPON REQUEST.

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

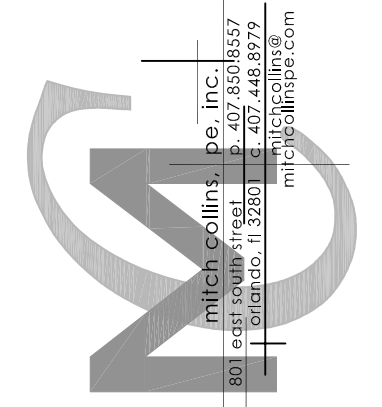
REV/DATE	BY
1	--
2	--
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DETAILS AND NOTES
FOR
VERAX AT CLAY STREET
WINTER PARK, FLORIDA
1801 WEST FAIRBANKS AVENUE



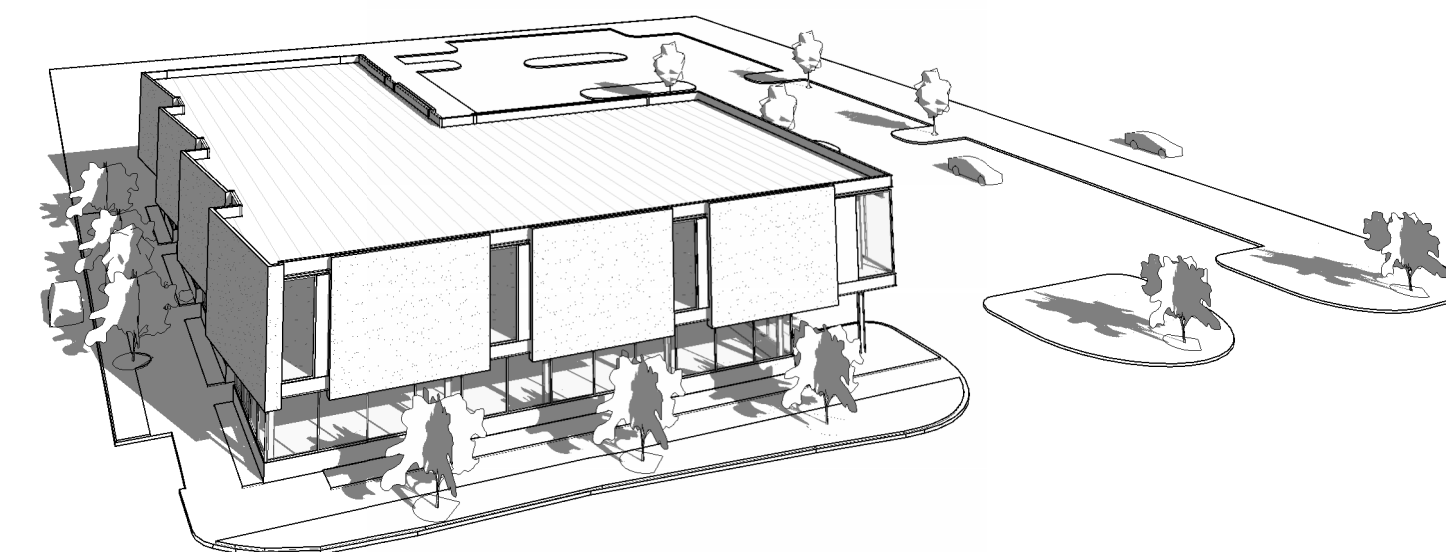
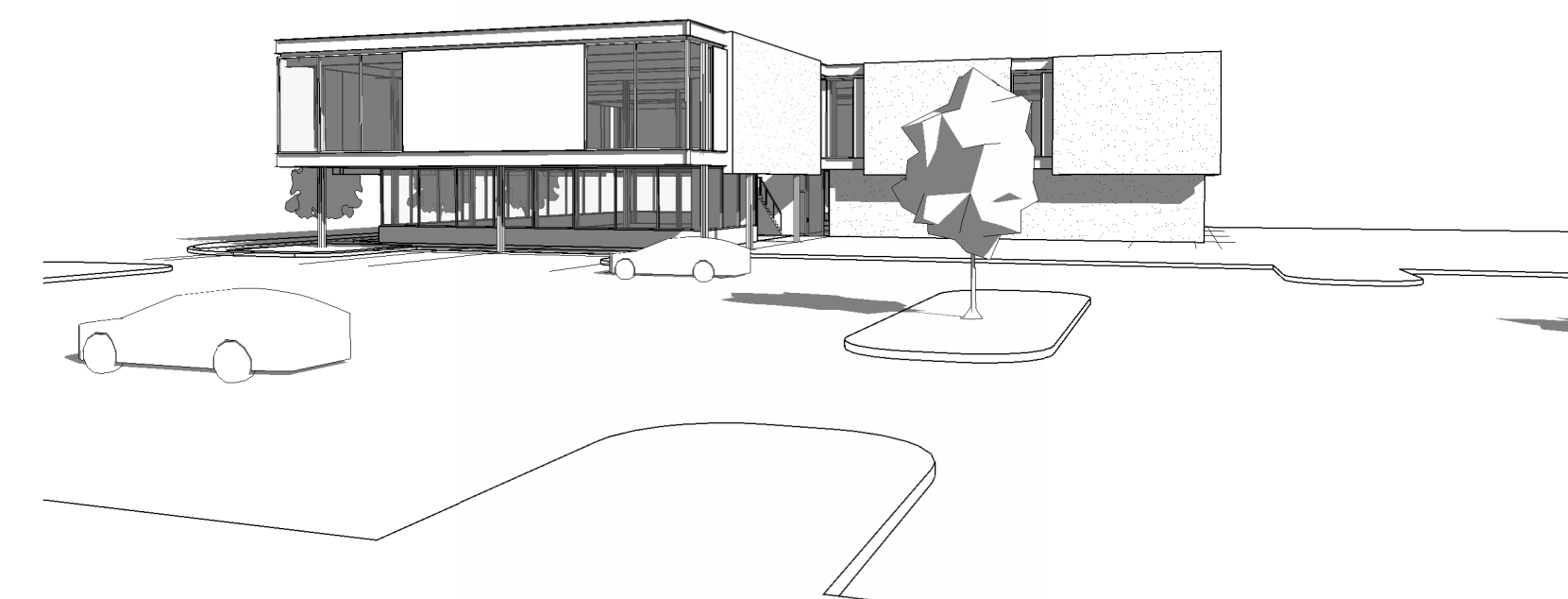
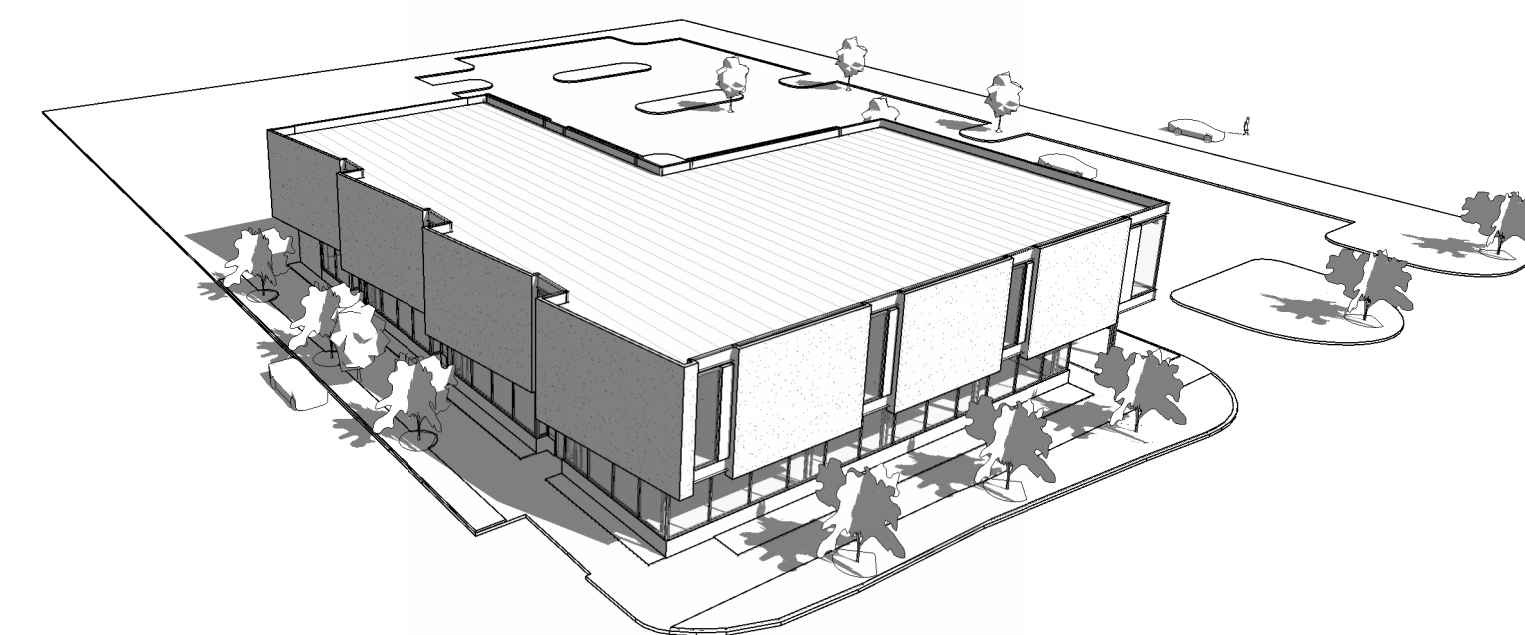
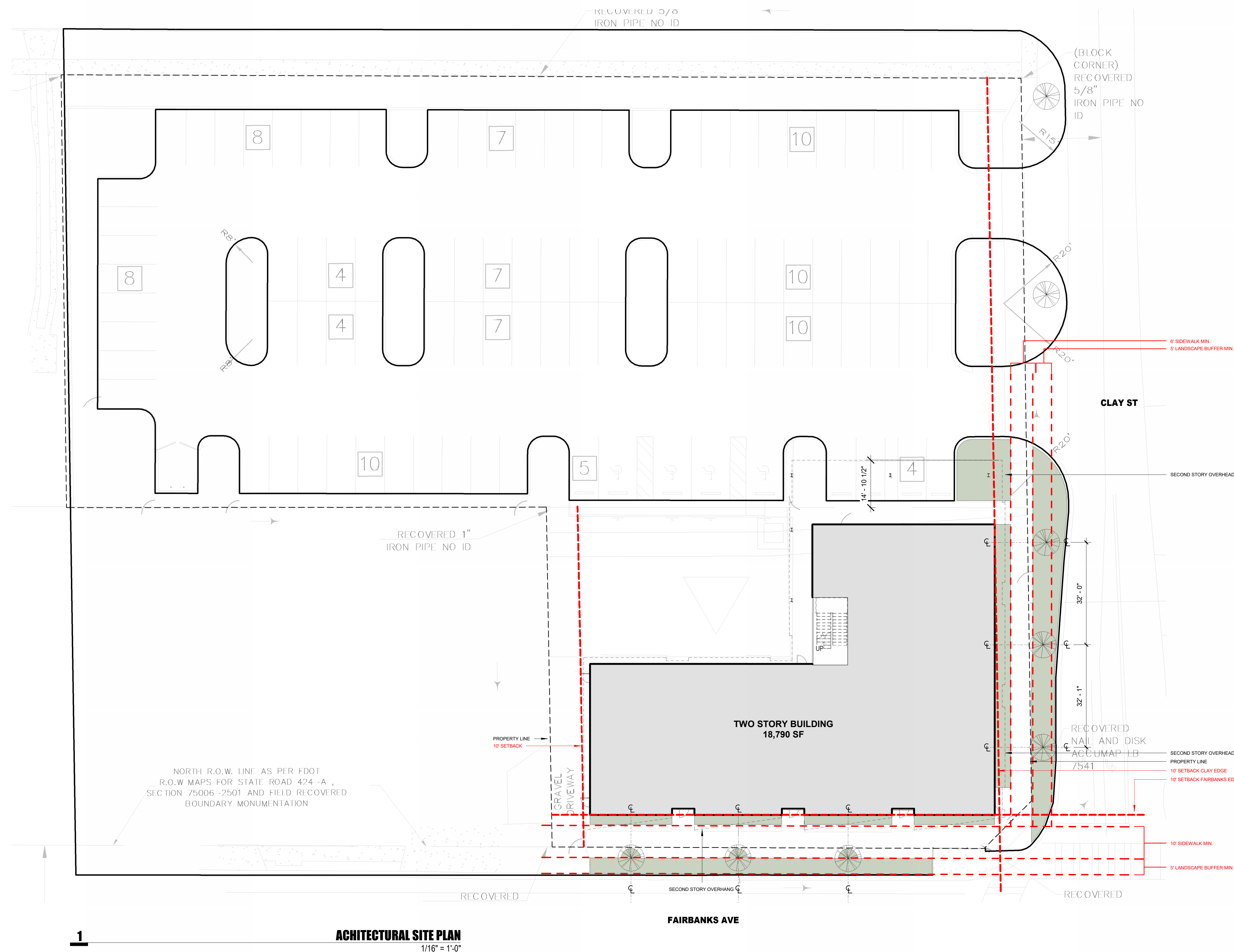
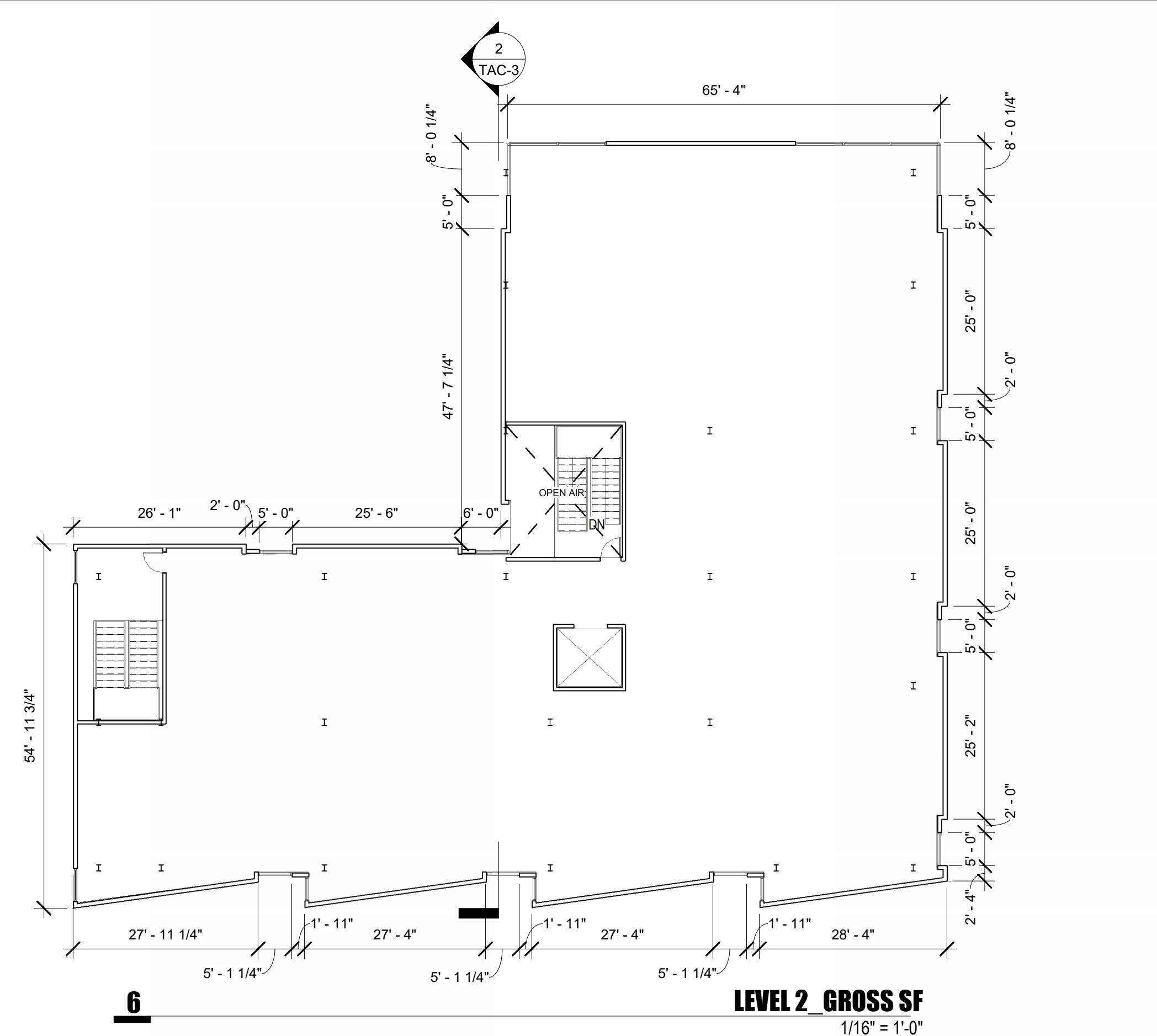
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MICHAEL COLLINS, P.E. #34608
STATE OF FLORIDA
C.A.# 9523



DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	N.T.S.
JOB NO:	222-050
SHEET NO:	C-9 OF C-9

FIRST FLOOR:	8,180 SF
SECOND FLOOR:	10,610 SF
TOTAL:	18,790 SF
 TOTAL PARKING:	 94



1801 W FAIRBANKS AVE
WINTER PARK, FL 32789

[illegible]

PROJECT NUMBER
23009

DATE
3/11/2024

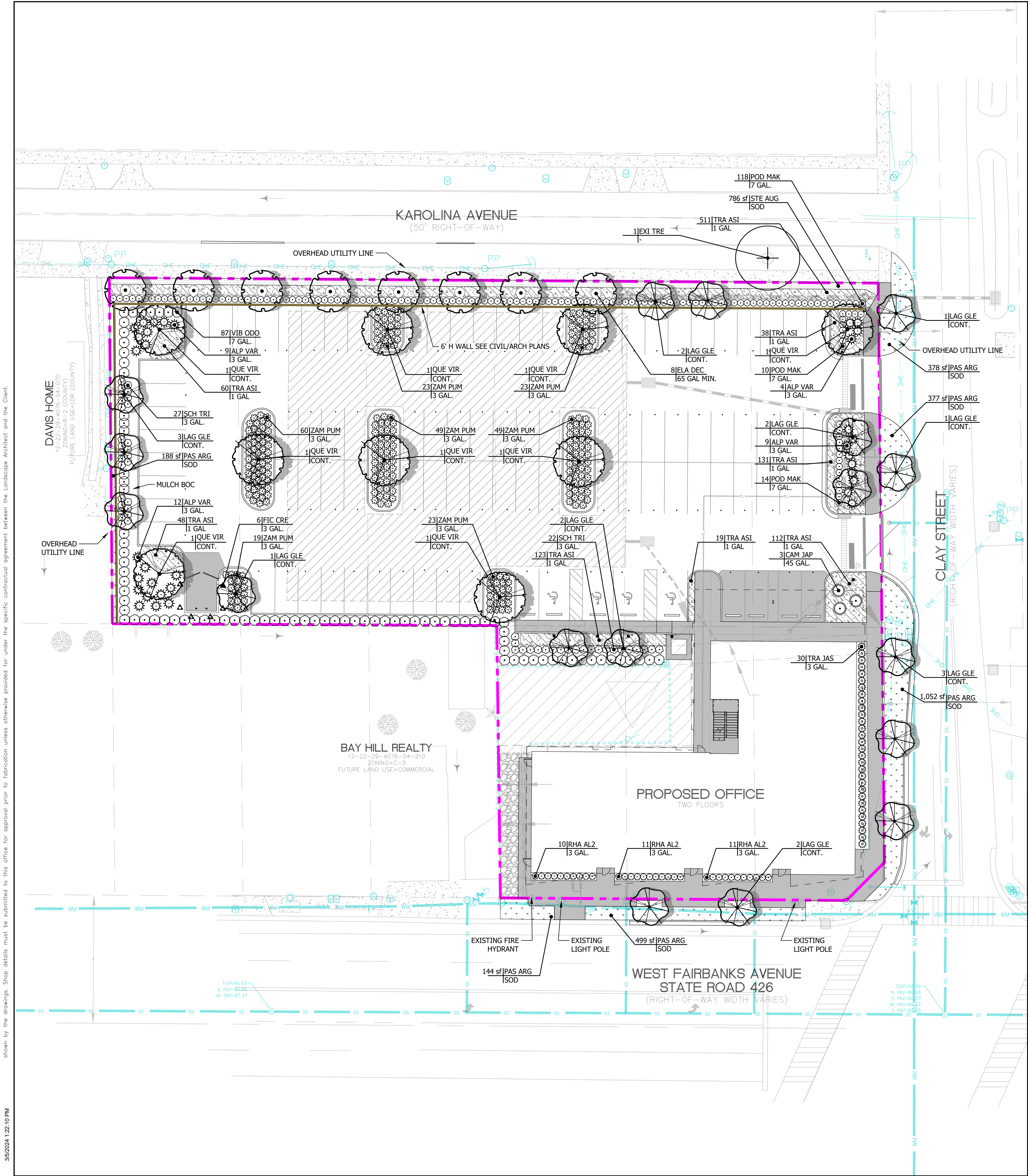
ISSUE
CONCEPTUAL STUDIES

SHEET TITLE
ARCHITECTURAL SITE AND
FLOOR PLANS

SHEET NO.

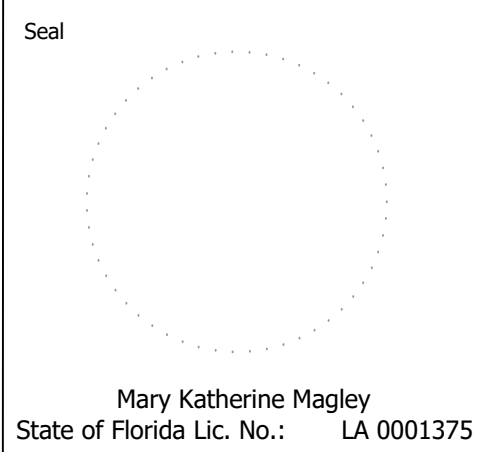
TAC -1

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A MIN. OF 2 DAYS AND A MAX. OF 5 DAYS
BEFORE YOU EXCAVATE, YOU ARE TO NOTIFY
SUNSHINE STATE ONE CALL OF FLORIDA
SEE EXCAVATION GUIDE, LATEST EDITION

PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
EXISTING TREES		
	EX1 TRE	EXISTING TREE OAK
SHADE TREES		
	ELA DEC	ELAEOCARPUS DECIPENS TM JAPANESE BLUEBERRY TREE
	QUE VIR	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
UNDERSTORY TREES		
	LAG GLE	LAGERSTROEMIA INDICA 'GENDORA WHITE' - STANDARD GENDORA WHITE CRAPE MYRTLE STANDARD
SHRUBS		
	ALP VAR	ALPINIA ZERUMBET 'VARIEGATA' VARIEGATED SHELL GINGER
	CAM JAP	CAMELLIA JAPONICA CAMELLIA
	POD MAK	PODOCARPUS MACROPHYLLUS MAKI SHRUBBY YEW
	RHA AL2	RHAPHIOLEPIS INDICA 'ALBA' WHITE INDIAN HAWTHORN
	SCH TRI	SCHEFFLERA ARBORICOLA 'TRINETTE' SCHEFFLERA
	VIB ODO	VIBURNUM ODORATISSIMUM SWEET VIBURNUM
	ZAM PUM	ZAMIA PUMILA COONTIE
VINE		
	FIC CRE	FICUS PUMILA CREEPING FIG
	TRA JAS	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE
GROUND COVERS		
	TRA ASI	TRACHELOSPERMUM ASIATICUM 'MINIMA' DWARF ASIAN JASMINE
SOD		
	PAS ARG	PASPALUM NOTATUM 'ARGENTINE' BAHIA GRASS
	STE AUG	STENOTAPHRUM SECUNDATUM 'FLORITAM' FLORITAM ST. AUGUSTINE SOD



REVISIONS		
REVISION NUMBER	REVISION DESCRIPTION	REVISION DATE

ISSUED	
FEBRUARY 2024	CITY OF WINTER PARK

VERAX AT CLAY STREET
1801 W. Fairbanks Winter Park, FL
Dr. Ravi Gandhi

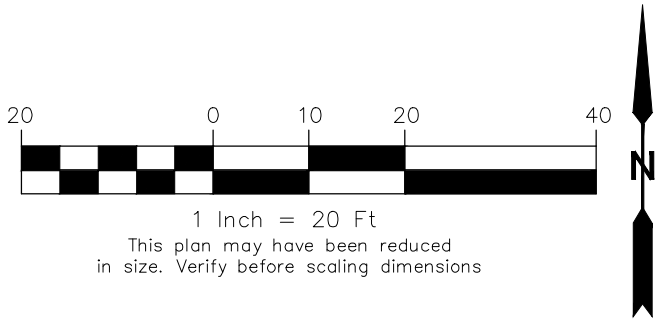
CONCEPTUAL
PLANTING PLAN

CONSTRUCTION PLANS

PROJECT NUMBER: MD#2324
DATE: FEBRUARY 2, 2024
DRAWN BY: MD
CHECKED BY: MKM

SCALE AS INDICATED

L1



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1. ALL TREE CALIPER SIZES NOTED ARE MINIMUM. INCREASE SIZE OR ANY OTHER SPECIFICATIONS AS REQUIRED, PROVIDING MINIMUM PLANT SIZE AND SPECIFICATIONS.
2. ALL CONTAINER SIZES NOTED ARE MINIMUM. INCREASE SIZE OF POT AS REQUIRED, PROVIDING MINIMUM PLANT SIZE AND SPECIFICATIONS. ALL HEIGHT AND SPREAD SPECIFICATIONS ARE MINIMUM.
3. SHRUB AND GROUND COVER BED QUANTITIES ARE INDICATED FOR EACH PLANT BED. ALL PLANT QUANTITIES FOR PROPOSALS SHALL BE DERIVED SOLELY FROM DRAWINGS AND SPECIFICATIONS.
4. SHRUB AND GROUND COVER SPACING IS INDICATED ON THE PLANT LIST AND SHALL APPLY FOR ALL "MASS PLANTING" BEDS.
5. OWNERS REPRESENTATIVE MUST TAG AN EXAMPLE OF EACH PALM SPECIES ACCORDING TO THE SPECIFICATIONS IN THE PLANT LIST.
6. SEE PLANT LIST DETAILS AND SPECIFICATIONS FOR FURTHER PLANTING INFORMATION.
7. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS AND COORDINATE WITH OWNERS REPRESENTATIVE PRIOR TO INITIATING INSTALLATION WORK. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGE COMMITTED TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS, ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
9. CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LOCATION OF ALL PLANT MATERIAL IS SUBJECT TO FIELD CHANGE.
10. LANDSCAPE CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE IRRIGATION CONTRACTOR AND ALL OTHER TRADES.
11. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED UNTIL PLANT MATERIALS ARE WELL ESTABLISHED, TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL LANDSCAPE AREAS WHERE THE EXISTING OR PROPOSED IRRIGATION IS FOR WHATEVER REASON NOT OPERATING OR NOT OPERATING CORRECTLY.
13. CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED AS DIRECTED DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
14. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, CURRENT EDITION.
15. CONTRACTOR SHALL REMOVE EXISTING SOD AND/OR VEGETATION IN ALL AREAS TO BE PLANTED WITH SHRUB/GROUNDCOVERS AND/OR ALL AREAS TO BE MULCHED.
16. CONTRACTOR SHALL REPLACE SOD IN ALL AREAS WHERE EXISTING VEGETATION IS REMOVED OR RELOCATED, WHERE EXISTING LAWN AREAS ARE DAMAGED BY HIS WORK, AND WHERE NEW VEGETATION IS INSTALLED (UNLESS OTHERWISE NOTED ON PLANS) WITH SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING ALL SUCH AREAS TO BLEND BOTH ELEVATIONS AND SOD INTO EXISTING SURROUNDING LAWN AREAS.
17. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. PRIOR TO COMMENCEMENT OF THE LANDSCAPING WORK, FOR EVERY BLOCK SECTION OF STREET THE CONTRACTOR SHALL PROVIDE COMPLETING SOIL TESTS FOR AT LEAST THREE AREAS UNDISTURBED BY PREVIOUS WORK AND TWO AREAS DISTURBED AND/OR RETILED. SEE SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS.
18. THE CONTRACTOR SHALL PROVIDE UNIT PRICES AS REQUESTED WHICH INCLUDE THE TOTAL COST OF THE WORK INCLUDING BUT NOT LIMITED TO ANY AND ALL ITEMS COSTS FOR EXISTING MATERIAL, PRODUCTS, OVERHEAD, PROFIT, GUARANTEES, LABOR, INSTALLATION, ETC. TO PROVIDE A COMPLETE JOB AS OUTLINED ON THE DRAWINGS. THE OWNER SHALL HAVE THE OPTION TO ADD OR DEDUCT FROM THE LUMP SUM BID CONTRACT AMOUNT, BASED ON THE QUOTED UNIT PRICES FOR ANY OR THE ITEMS LISTED IN THE "PLANT LIST".
19. CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN BY MEANS APPROVED BY THE OWNER/OWNER'S REPRESENTATIVE AND AS DETAILED IN THE DRAWINGS.
20. CONTRACTOR SHALL CLEAN, PRUNE, AND SHAPE EDGES OF EXISTING VEGETATION AS DIRECTED BY OWNER'S REPRESENTATIVE. CREATE SMOOTH BED LINES ALONG EXISTING VEGETATION.
21. CONTRACTOR AND EMPLOYEE VEHICLE PARKING SHALL BE COORDINATED WITH THE OWNER OR OWNER'S REPRESENTATIVE. SHUTTLING OF EMPLOYEES TO THE PROJECT AREAS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL NOT DISRUPT OR CONFLICT IN ANY WAY WITH EXISTING TRAFFIC.
22. CONSTRUCTION ACCESS SHALL BE INDICATED BY THE OWNER. COORDINATION OF HEAVY EQUIPMENT AND MATERIALS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER OR OWNER'S REPRESENTATIVE.
23. THE CONTRACTOR SHALL TAKE WHATEVER MEANS THAT MAY BE NECESSARY TO FULLY UNDERSTAND ALL THE ACCESS ROUTES AND CONSTRUCTION SCHEDULES IN ORDER TO PROVIDE A COMPLETE AND FINISHED PROJECT ON SCHEDULE.
24. MINI PINE BARK NUGGET MULCH OR APPROVED EQUAL SHALL BE USED (CYPRESS MULCH NOT ALLOWED).

Diagram illustrating the components and specifications for a tree planting pit:

- NOTE:**
 1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 2. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- PLAN:** A circular diagram showing the tree's position relative to the pit, with angles of 120° indicated.
- PROTECT TREE TRUNK WITH BLACK RUBBER HOSE**
- ARBOR TIE, OR EQUAL**
- THREE 8' TALL LODGE POLE STAKES SPACE EVENLY AROUND TREE PAINTED BROWN.**
- 3" MINIMUM MULCH LAYER HOLD MULCH AWAY FROM TREE TRUNK**
- SOIL BERM TO HOLD WATER**
- FINISHED GRADE (SEE GRADING PLAN)**
- 3-AGRIFORM TABLETS (20-10-5) ADJACENT TO THE ROOT BALL IN THE UPPER 1/3 PORTION OF THE PLANTING SOIL.**
- B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).**
- PREPARED PLANTING SOIL AS SPECIFIED.**
- TREE PIT 2X ROOTBALL DIA.**
- 6" TYPE**

The diagram illustrates the preparation and planting of a tree. At the top, a compass rose indicates cardinal directions (N, S, E, W) and specific angles (120°, 100°, 120°). A north arrow points towards the top-left. The main illustration shows a tree with a rootball of 1 1/2' diameter. The rootball is prepared with a 1/2' reinforced rubber hose around the trunk, double strand arbor ties, and twisted guy wires. Three 6' tall lodge pole stakes are spaced evenly around the tree, with a 3' min. mulch hold-away from the trunk. A 6" soil berm is installed at the outside edge of the rootball. The planting pit is 36" deep and 12" min. wide. The rootball is placed in the pit, and the soil is tamped. The planting height is adjusted to finish grade (1" - rootball + 24"). Agriform tablets (20-10-5) are placed adjacent to the rootball in the upper 1/3 portion of the planting soil. Amended planting soil is specified.

NOTE:

1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS/ PITS PRIOR TO INSTALLATION
2. ALL STAKING AND CROSSES MEMBERS TO BE PRESSURE TREATED PINE
3. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE OWNER.

PROTECT TREE TRUNK WITH 1/2" REINFORCED RUBBER HOSE

DOUBLE STRAND ARBOR TIE, OR EQUAL TWISTED (GUY TO STRONGEST TRUNK AT CENTER)

THREE-6' TALL LODGE POLE STAKES SPACED EVENLY AROUND TREE. HGT. OF STAKES NOT TO EXCEED TREE HGT. (CUT TOPS)

3" MIN. MULCH, HOLD AWAY FROM TRUNK

6" SOIL BERM TO HOLD WATER. INSTALL AT OUTSIDE EDGE OF ROOT BALL. FINISHED GRADE

TAMP PREPARED PLANTING SOIL TO PREVENT SETTLING AND ADJUST ROOTBALL PLANTING HEIGHT IN RELATIONSHIP TO FINISH GRADE. "1" - ROOTBALL + 24"

3-AGRIFORM TABLETS (20-10-5) ADJACENT TO THE ROOT BALL IN THE UPPER 1/3 PORTION OF THE PLANTING SOIL.

AMENDED PLANTING SOIL AS SPECIFIED

ROOTBALL 1 1/2' DIAMETER

36" DIA.

12" MIN. 12" MIN.

ROOTBALL DIAMETER

Diagram illustrating a typical triangular on-center spacing for planting. The diagram shows a cross-section of a planting bed with a mulch layer on top and a prepared planting soil layer below. Two planting pits are shown, each containing a rootball. The rootballs are triangular in shape. The diagram is labeled with various dimensions and specifications:

- SET ROOTBALL 3/4" ABOVE FINISH GRADE**: Indicated by a vertical dimension line.
- TYPICAL TRIANGULAR ON CENTER SPACING AS PER PLANT LEGEND**: Indicated by a horizontal dimension line labeled "X".
- SCARIFY ROOTBALL PER SPECIFICATIONS**: Indicated by a line pointing to the rootball.
- 3" MINIMUM MULCH LAYER**: Indicated by a vertical dimension line.
- PREPARED PLANTING SOIL PER SPECIFICATIONS**: Indicated by a line pointing to the soil layer.
- NOTE:**
 1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS/PITS PRIOR TO INSTALLATION.
- 6" MIN**: Indicated by a vertical dimension line for the soil depth.
- RB**: Rootball, indicated by a label pointing to the rootball.
- D**: Diameter of the planting pit, indicated by a horizontal dimension line.
- SPACING FROM EDGE OF BED LINE EQUAL TO 1.5 x X**: Indicated by a horizontal dimension line.
- PLANTING PIT WIDTH $D' = 2 \times RB$ (ROOTBALL WIDTH)**: Indicated by a horizontal dimension line.

The diagram illustrates a cross-section of a landscape bed. At the top, there are three plants with triangular root balls. A dimension line labeled 'X' indicates the spacing between the centers of these plants. Below the plants is a layer of mulch, with a dimension line labeled '3" MINIMUM MULCH LAYER'. Below the mulch is a layer of amended soil, with a dimension line labeled 'AMEND ENTIRE BED TO 12" DEPTH FOR GROUNDCOVERS SPECIFIED USE PREPARED PLANTING SOIL PER SPECIFICATIONS.' Below the amended soil is a layer of native soil, with a dimension line labeled 'FINISH GRADE AND BED LINE OR WALK (PER PLANS)'. At the bottom, there is a layer of gravel or drainage material, with a dimension line labeled 'SPACING FROM EDGE OF BED LINE EQUAL TO 1.5 X X'. A note at the bottom right states: 'NOTE: CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS/PITS PRIOR TO INSTALLATION.'

TYPICAL TRIANGULAR ON CENTER SPACING AS PER PLANT LEGEND

SCARIFY ROOTBALL PER SPECIFICATIONS

3" MINIMUM MULCH LAYER

AMEND ENTIRE BED TO 12" DEPTH FOR GROUNDCOVERS SPECIFIED USE PREPARED PLANTING SOIL PER SPECIFICATIONS.

FINISH GRADE AND BED LINE OR WALK (PER PLANS)

SPACING FROM EDGE OF BED LINE EQUAL TO 1.5 X 'X'

NOTE: CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS/PITS PRIOR TO INSTALLATION.

NOTE: ALL SHRUBS AND GROUND COVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING 'X'.

SPACING BETWEEN DIFFERENT PLANT TYPES LARGEST SPACING (X)

= plant spacing (± 2 in. limit of parking if no wheel stops are used)

CURB OR EDGE OF PAVEMENT

MD MagleyDesign

 Landscape Architecture
 Site Planning
 Project Management
 1817 E. Washington Street • Orlando, FL 32801 • 407.758.9456

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

I S S U E D	
FEBRUARY 2024	CITY OF WINTER PARK

PLANTING NOTES, SCHEDULE, AND DETAILS

PROJECT NUMBER:	MD#2324
DATE:	FEBRUARY 2, 2024
DRAWN BY:	MD
CHECKED BY:	MKM

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JOEL AUSTIN SETZER
FL LIC. NO. AR99073



**fairbanks
medical
office
building**

1801 W FAIRBANKS AVE
WINTER PARK, FL 32789

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NUMBER
23009
DATE
3/11/24
ISSUE
CONCEPTUAL STUDIES

SHEET TITLE
PROJECT RENDERINGS

SHEET NO.

TAC-4

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JOEL AUSTIN SETZER
FL LIC. NO. AR99073



**fairbanks
medical
office
building**

1801 W FAIRBANKS AVE
WINTER PARK, FL 32789

[illegible]

PROJECT NUMBER
23009

DATE
03/11/24

ISSUE
CONCEPTUAL STUDIES

SHEET TITLE
PROJECT RENDERINGS

SHEET NO.

TAC-5

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WINTER PARK, FL 32789

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NUMBER
23009

DATE
03/11/24

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SHEET TITLE
PROJECT RENDERINGS

SHEET NO.

TAC-7

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TAC-8

GENERAL NOTES - ELEVATIONS

- ALL GENERAL NOTES SHALL BE CUMULATIVE AND SHALL NOT BE SEPARATED BY TRADE, CRAFTSMANSHIP, SHEETS, OR BY MATERIALS.
 - STOREFRONT OPENING DIMENSIONS ARE TRUE AND NOT TO ROUGH OPENING. REFER TO DETAILS.
 - EXTERIOR STOREFRONT - BASIS OF DESIGN TBD. TBD FRAMING SYSTEM. CENTER GLAZED WITH U-0.44 (LOW-E), STC ~ 37, 1" THICK. PROVIDE ALL PERIMETER TRIMS, STOOLS, ACCESSORIES SHIMS AND ANCHORS, AND PERIMETER SEALANT OF STOREFRONT UNITS. CONTRACTOR SHALL SUBMIT SAMPLES OF EACH VERTICAL-TO-HORIZONTAL INTERSECTION OF ALUMINUM-FRAMED SYSTEMS, MADE FROM 12" (304.8 MM) LENGTHS OF FULL-SIZE COMPONENTS AND SHOWING DETAILS OF THE FOLLOWING:
 - JOINERY
 - ANCHORAGE
 - EXPANSION PROVISIONS
 - GLAZING
 - FLASHING AND DRAINAGE
 - COLOR SHALL BE ANODIZE TBD
- STOREFRONT ENTRY DOOR - BASIS OF DESIGN KAMNEER CO. INC. - AA 250 NARROW STILES HAS 2 1/2" VERTICAL STILES, 2 1/2" TOP RAIL, AND 3 7/8" BOTTOM RAIL. DOOR IS 2 1/4" DEEP. POLYAMIDE THERMAL BREAK, 1" INSULATED GLASS INFILL, OFFSET PIVOTS. CONTRACTOR SHALL SUBMIT FULL SHOPS, HARDWARE PACKAGE, AND ANY ACCESSORIES NOT ACCOUNTED FOR BY ARCHITECT.

KEYNOTE LEGEND

EXTERIOR STEEL COATING NOTES

ANY AND ALL UNGALVANIZED EXTERIOR STEEL TO BE TREATED WITH THE FOLLOWING:

PRIME COAT: HIGH PERFORMANCE POLYAMIDE EPOXY COATING
B.O.D. SHERMAN WILLIAMS MACROPOXY COATING

TOP COAT: HIGH PERFORMANCE POLYURETHANE COATING
B.O.D. SHERWIN WILLIAMS ACROLON ULTRA B65-800 SERIES

FINISH LEGEND

FLOOR FINISHES

FLR-1 TBD

WALL BASE

WB-1 TBD

WALL FINISH AND PAINT

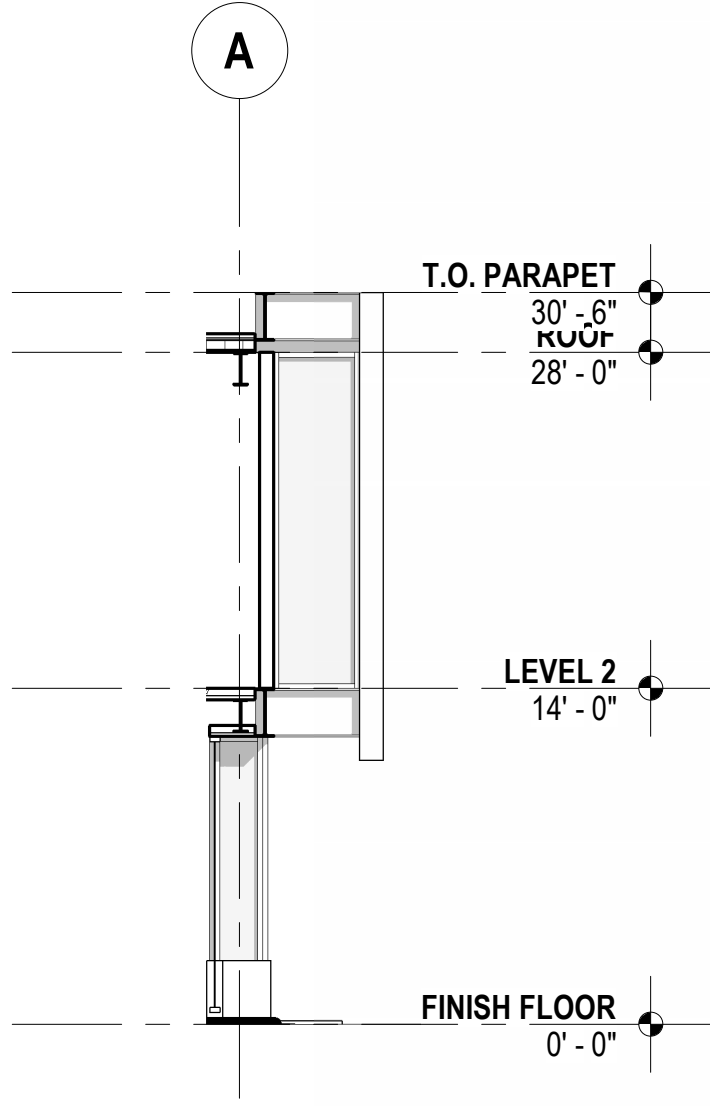
PT-1 PAINT
TBD

PT-2 PAINT
TBD

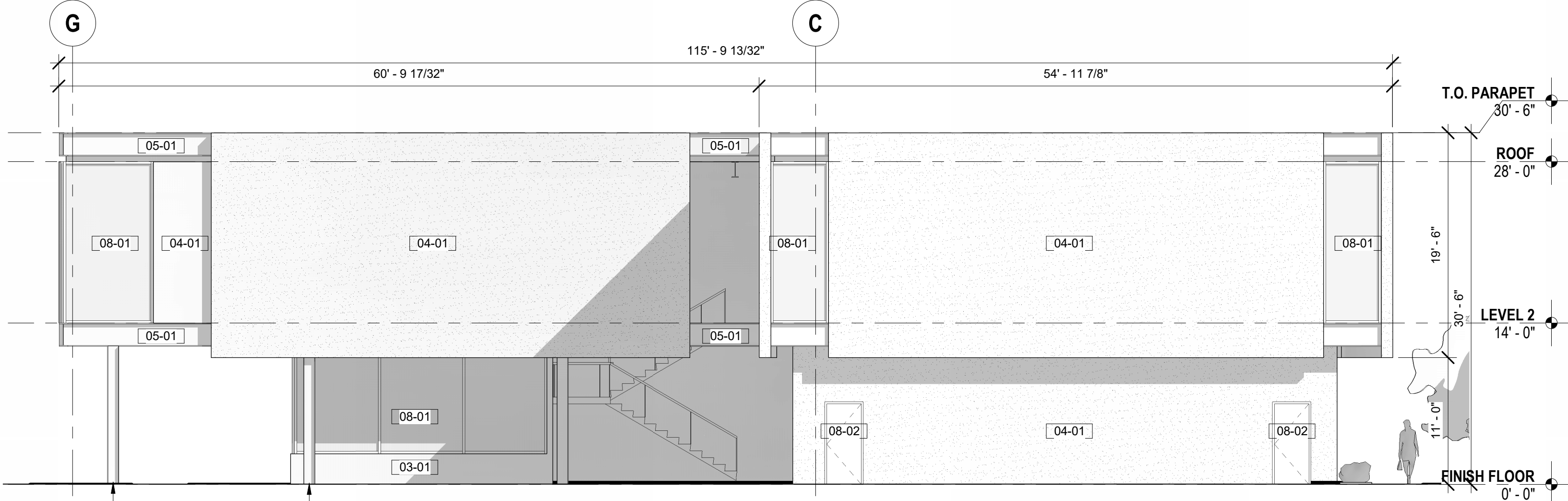
PT-3 PAINT
TBD

ELEVATION LEGEND

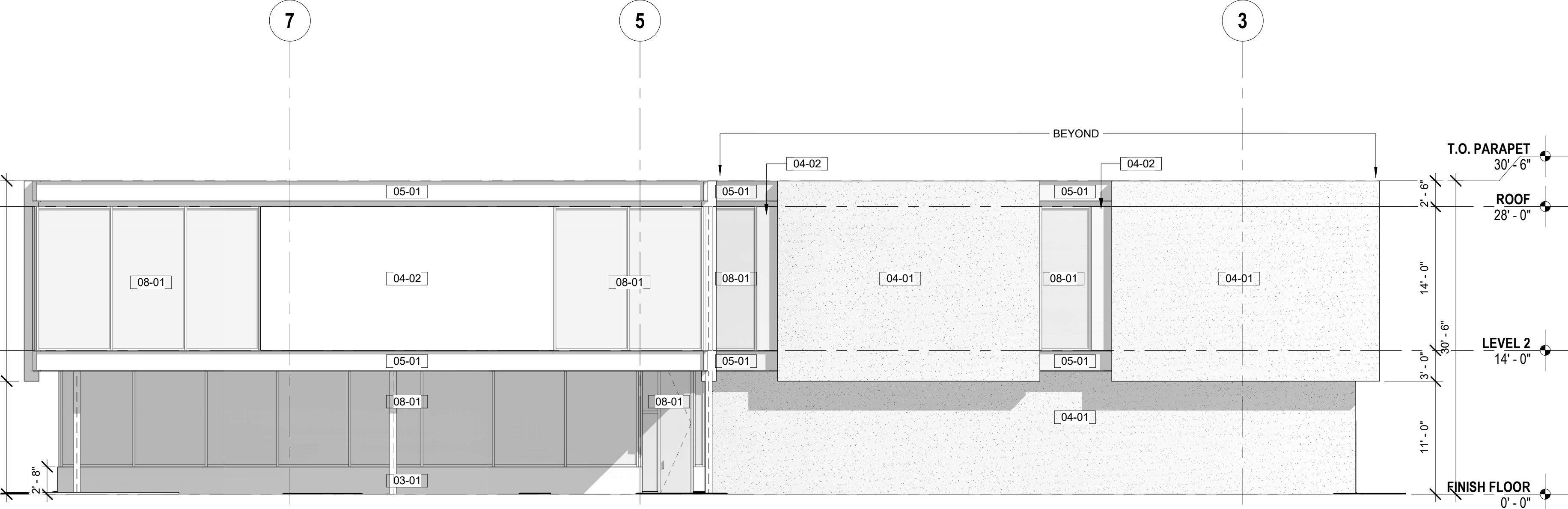
[03-01]	CMU STEM WALL STUCCO FINISH PAINTED
[04-01]	STUCCO SYSTEM PAINTED
[04-02]	STUCCO SYSTEM PAINTED
[05-01]	EXTERIOR STEEL FASCIA AND COLUMNS COLOR: PT-1
[08-01]	ALUMINUM CURTAINWALL SYSTEM MANUFACTURER: TBD SYSTEM: TBD COLOR: TBD GLAZING: 1" INSULATED; TBD
[08-02]	HOLLOW METAL DOOR MANUFACTURER: SHERWIN WILLIAMS COLOR: PT-2 FINISH: SATIN



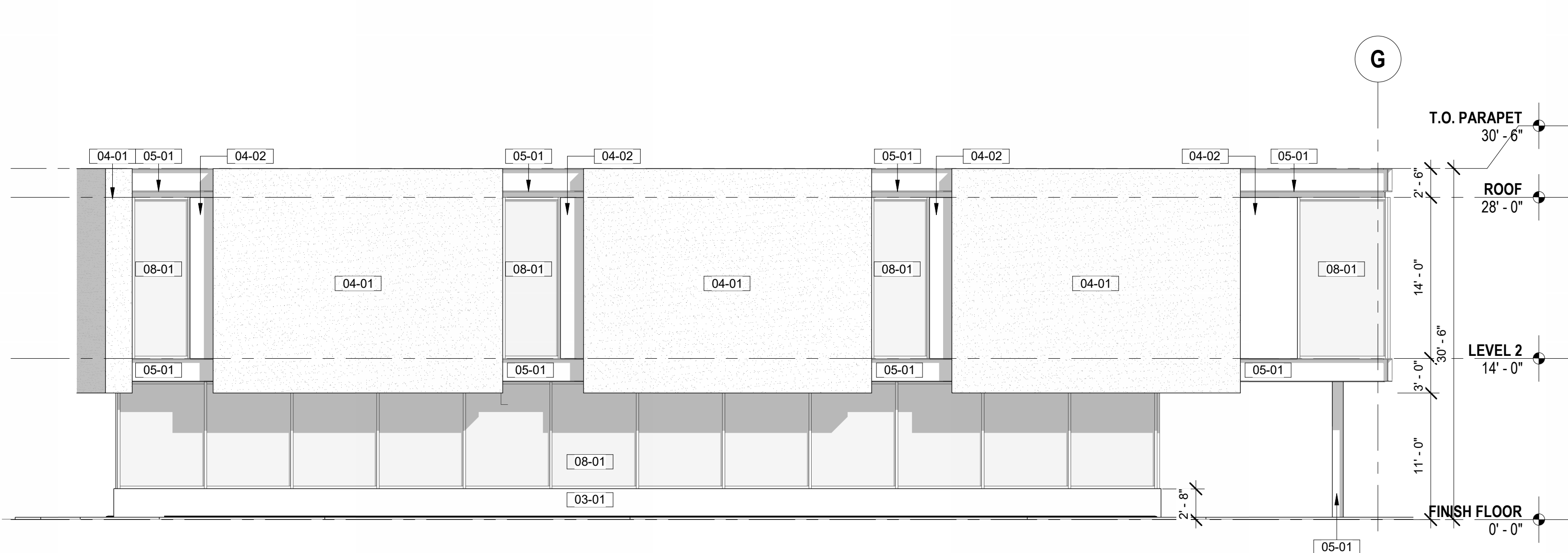
5 WEST SCALLOP FACE
1/8" = 1'-0"



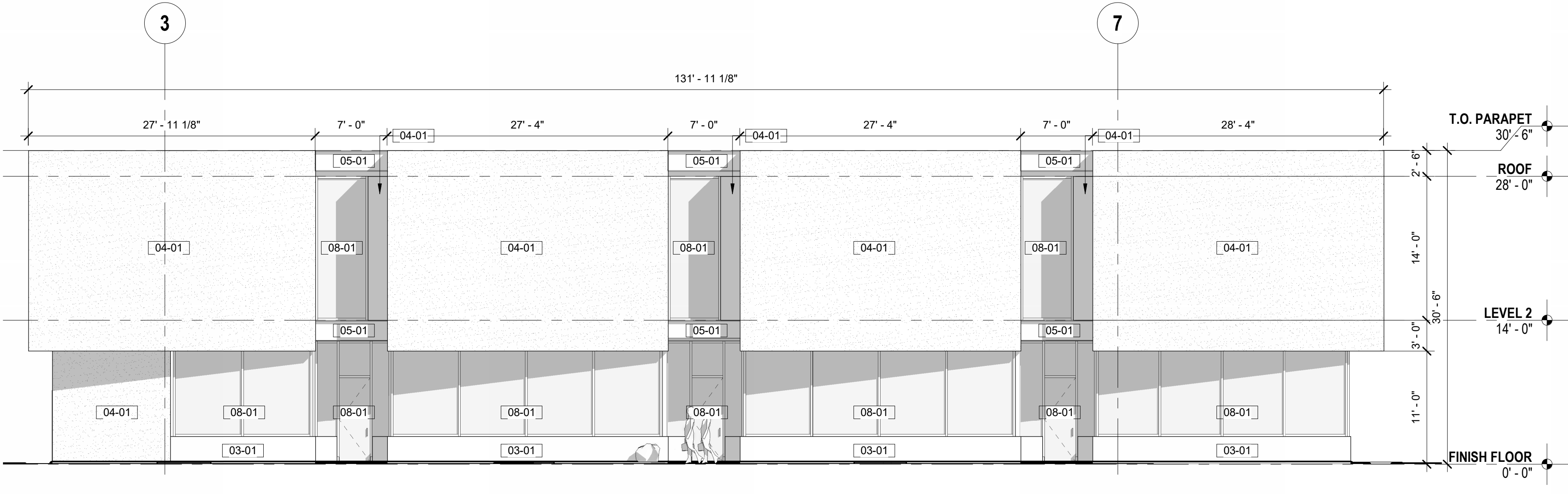
4 BUILDING ELEVATION - WEST
1/8" = 1'-0"



2 BUILDING ELEVATION - NORTH
1/8" = 1'-0"



1 BUILDING ELEVATION - EAST
1/8" = 1'-0"



3 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"

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[illegible]

ISSUE
CONCEPTUAL STUDIES

SHEET NO.





Planning & Zoning Board

agenda item

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

April 2, 2024

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

Request of the City of Winter Park for an Ordinance amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-83 "Orange Avenue Overlay District (OAO)" to revise the definitions of building story and mixed-use, providing for codification, severability, conflicts and an effective date.

motion | recommendation

Recommendation is for approval of the Ordinance.

background

The Orange Avenue Overlay (OAO) Ordinance was adopted in late 2021. The first applicant to redevelop within the OAO recently went through the public hearing process in January/February of 2024, the McCraney Property Company office building at 1100 Orange Avenue. Until this applicant, the OAO codes had not been utilized for a redevelopment project. Following this approval, there were a few sections of the code that the Commission directed staff to revise to make them clearer on the Commission's intent. The revisions involve better defining the definition of mixed-use and building story, as well as a scrivener's error to replace "or" with "and". Refer to the attached Ordinance for the proposed changes.

strategic objectives**alternatives | other considerations****fiscal impact**

attachments

1. Ordinance - OAO Changes

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA
AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE
III, "ZONING" SECTION 58-83 "ORANGE AVENUE OVERLAY
DISTRICT (OAO)" TO REVISE THE DEFINITIONS OF BUILDING
STORY AND MIXED-USE, PROVIDING FOR CODIFICATION,
SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

WHEREAS, the City Commission of the City of Winter Park deems it necessary for the general welfare of the City to amend the City of Winter Park Land Development Code as set forth in this Ordinance;

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

WHEREAS, the City Commission hereby finds that the land development regulations adopted herein are consistent with the Comprehensive Plan;

NOW THEREFORE, BE IT ENACTED by the City Commission of the City of Winter Park, Florida, after due notice and public hearing, that:

SECTION 1. That Chapter 58 "Land Development Code", Article III, "Zoning" of the Code of Ordinances, Section 58-83 "Orange Avenue Overlay District (OAO)" is hereby amended as shown below (underlined language are additions; ~~stricken through~~ language are deletions; subsections not included are not being modified):

Sec. 58-83. Orange Avenue Overlay District (OAO)

(c) (1) c. *Permitted Uses.*

16. Mixed-use development (can be vertical or horizontal) ~~that includes two or more uses allowed within the OAO~~ refer to Sec. 58-83 (c)(u) for the definition of mixed-use.

(c) (1) j. *Architectural Standards.*

1. *Building height.* To allow for flexibility in design, but preserving development standards that will reduce building massing, buildings shall be measured in stories. For parking garages, levels visible on the exterior of the building shall be counted towards building height (ex. A three-story building wraps around a four-level interior parking garage, only the three stories would count as they are the only part visible).

The first story of any building shall be allowed to be a maximum of 18 feet in height. When mezzanines, balconies or lofts are provided, first story heights of 20 feet may be allowed. Mezzanine, balcony or loft levels shall be allowed within

the first story, as long as they do not cover more than 30 percent of the first-story area and stay within the maximum 20-foot first story height area. Interior mezzanines, balconies or lofts shall not be allowed above the first story. Each story above the first story shall have a maximum height of 12 feet. These building story maximums may not be achievable in all Subareas based on the specific Subarea overall height limit. Unused building story height may be transferred between stories.

For multi-story buildings over two stories in height, there shall be terracing and/or additional setbacks to accomplish vertical articulation is mandated to create relief to the overall massing of the building facades, as discussed later in this section.

(c) (1) s. *Orange Avenue Overlay District subareas and standards for development.*

4. *Subarea D.*

i. *Subarea D development standards:*

C. Maximum height: 5 stories ~~or~~ and 56 feet

(c) (1) u. *Definitions.*

3. Building story: Building story means a section of a building between the surface of a floor and the top of the floorplate of the floor above it.
12. Mixed-use: Mixed-use development combines two or more types of land use into a building or set of buildings that are physically and functionally integrated and mutually supporting. This must ~~can~~ be some combination of residential, restaurant/food service, commercial, personal service such as salon/spa/fitness, retail, industrial, and business office/financial services institutional, ~~or other land uses~~. The form of mixed-use development can be vertical or horizontal. Vertical mixed-use occurs when different uses inhabit the same building and sit atop one another, such as residential or office uses over ground floor retail. Horizontal mixed-use occurs when uses are placed next to each other in a building or on the subject property, such as an apartment building that is adjacent to offices, restaurants, or retail shops. Mixed-use areas often create the main street/downtown, activity center, or commercial corridor of a local community, district, or neighborhood. They frequently involve stacking uses — residential or office above retail, for example, in low or midrise buildings, but are predominately made up of a variety of individual buildings arranged around streets and around public squares or other open spaces. The mix of uses shall be from separate use categories outlined above, a combination of two uses from the same category (for example two residential uses, two different types of office uses, or two commercial uses) shall not be deemed a "mixed-use" development. The intent is to combine two different land use categories (for example residential and office, office and commercial).

SECTION 2. CODIFICATION. Section 1 of this Ordinance shall be incorporated into the City of Winter Park Code of Ordinances.

SECTION 3. SEVERABILITY. The divisions, sections, subsections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, subsection, section, or division of this Ordinance shall be declared invalid, unconstitutional or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such invalidity, unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs, subsections, sections, and divisions of this Ordinance. The City Clerk is given liberal authority to ensure proper codification of this Ordinance, including the right to correct scrivener's errors.

SECTION 4. CONFLICTS. In the event of a conflict between this Ordinance and any other ordinance of the City of Winter Park, this Ordinance shall control to the extent of such conflict.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and in accordance with Florida law.

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 _____ 2024.

By: _____
Mayor Phil Anderson

ATTEST:

By: _____
Rene Cranis, City Clerk