



Planning & Zoning Board Regular Meeting

Agenda

June 11, 2024 @ 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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assistance & appeals

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"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. Selection of Chair and Vice Chair****3. Consent Agenda**

- a. Approve the minutes of May 7, 2024. 1 minute

4. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**5. Public Hearings (Public participation and comment on these matters must be in person.)**

- a. SPR #24-08. Request of Charles Clayton Construction for approval to construct a new, two-story, 17,435 square-foot, single-family home located at 1190 N. Park Avenue on Lake Maitland, zoned R-1AAA. 5 minutes
- b. SPR #24-09. Request of Z Properties for approval to construct a 1,375 square-foot addition to the existing single-family home located at 1290 N. Park Avenue on Lake Maitland, zoned R-1AAA. 5 minutes
- c. CU #24-08. Request of Rollins College for Conditional Use and Special Permit approval to build a 45,842 square foot Rollins Faculty & Staff housing building of 30 units that is a combination of two and three stories. 45 minutes
- d. CU #24-06. Request of Verax Lakemont, LLC for Conditional Use approval to construct a two-story, 17,626-square foot medical office building on the vacant 1.213 acres of properties at the northwest corner of Aloma and Lakemont Avenue including the properties listed as 1851/1861/1871 Aloma Avenue and 443/453 N. Lakemont Avenue, zoned Office (O-2) and Parking Lot (PL) districts. 20 minutes
- e. ZTA #24-03. Request of the City of Winter Park for an Ordinance establishing Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-97 "Community Engagement". 10 minutes
- f. CPA #24-02/RZ #24-02. Request of City of Winter Park for: 5 minutes
- An Ordinance amending Chapter 58, "Land Development Code", Article I "Comprehensive Plan" Future Land Use Map to change the Future Land Use designation of Office to Institutional Future Land Use on the city-owned property located at 655 N. Wymore Road.
 - An Ordinance amending Chapter 58, "Land Development Code", Article III, "Zoning" and the official Zoning Map to change from

Office (O-1) Zoning to Public, Quasi-Public (PQP) Zoning on the city-owned property at 655 N. Wymore Road.

g. CPA #24-03/RZ #24-03 Request of City of Winter Park for: 5 minutes

- An Ordinance amending Chapter 58, "Land Development Code", Article I "Comprehensive Plan" Future Land Use Map to change the Future Land Use designation of Office to Institutional Future Land Use on the city-owned property located at 1401 Howell Branch Road.
- An Ordinance amending Chapter 58, "Land Development Code", Article III, "Zoning" and the official Zoning Map to change from Office (O-1) Zoning to Public, Quasi-Public (PQP) Zoning on the city-owned property at 1401 Howell Branch Road.

6. Action Items

7. Non-Action Items

8. Staff Updates

9. Board Comments

10. Upcoming Agenda Items

11. Adjournment



Planning & Zoning Board

agenda item 3.a

item type

Consent Agenda

meeting date

June 11, 2024

prepared by

Mary Bush, Administrative Coordinator III

approved by**subject**

Approve the minutes of May 7, 2024.

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

1. Draft Planning & Zoning Board Regular Meeting Minutes



Planning & Zoning Board Regular Meeting Minutes

May 7, 2024 at 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Alex Stringfellow, David Bornstein, Vashon Sarkisian, Warren Lindsey, Michael Spencer, Jim Fitch

Absent

Melissa Vickers

Staff Present

Director of Planning and Zoning Allison McGillis, Planning and Zoning Consultant Jeff Briggs, Senior Planner/Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Recording Secretary Mary Bush

1. Call to Order

Chairman Bornstein called the meeting to order at 5:58 p.m.

2. Consent Agenda

- a. Approve the minutes of April 2, 2024.

Motion made by Vashon Sarkisian, seconded by Warren Lindsey, to approve the April 2, 2024 meeting minutes.

The motion carried unanimously by a 6-0 vote. (Melissa Vickers resigned from the Board.)

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 #24-07. Request of Dillon Muto for approval to construct a 1,164 square foot addition to the existing, single-family home located at 1475 Grove Terrace on Lake Sylvan, zoned R-1AAA.

Ms. Lundgren provided a summary of the item. She discussed the floor-area-ratio, impervious lot coverage, and setbacks of the property and the applicant's proposed measurements. She then presented the existing survey for the property and noted that the proposed rear and front setbacks meet code requirements. She reviewed the lakefront criteria and noted that there were no trees requested for removal. She also noted that there is an existing side entry garage and a wood fence along the same side that hides the view of any vehicles from the lake. She added that the proposed additions fall in line with the setbacks of both neighboring properties, so there would be no infringement on the views of the neighbors. Ms. Lundgren then indicated that there is a significant slope from front to back on the property and the pool will be built at grade, so there would be no interference with views from the lake. She also indicated that the applicant's plan for four swales on the property meets the stormwater retention requirement for the project and that the applicant would continue the existing home's European cottage architecture for the proposed addition. She then presented and briefly discussed the elevations for the project.

Staff recommendation was for approval.

The Board asked if any neighbor letters had been received, to which Ms. Lundgren responded that two letters of support had been received.

The applicant, Dillon Muto of 1521 Harris Circle, Winter Park, FL 32789 addressed the Board. Mr. Muto spoke about the architecture design decision made by the owner of the home for the addition. He noted that the owner wanted to comply with the current existing side setback of five and a half feet but also encroach the new conforming setback of 14 feet. He also noted that the proposed front and rear elevations were kept similar to those of the existing home's architecture.

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

Motion made by Vashon Sarkisian, seconded by Michael Spencer, for approval to construct a 1,164 square foot addition to the existing, single-family home located at 1475 Grove Terrace on Lake Sylvan, zoned R-1AAA.

The motion carried unanimously by a 6-0 vote. (Melissa Vickers resigned from the Board.)

- b. SPR #24-05. Request of Mark Nasrallah for approval to construct a new, 14,739 square-foot, single-family home located at 1180 N. Park Avenue, zoned R-1AAA.

Mr. Lewis provided a summary of the item. He noted that the home on the property had been demolished and it was currently a vacant lot. He also noted that the applicant's proposed floor-area-ratio and impervious lot coverage both meet code requirements and no setback variances were requested. He then indicated that the existing circular driveway would be removed and replaced with a different driveway pattern. He also indicated that there was a significant tree buffer on the property and the views of the

neighbors would not be infringed upon. Mr. Lewis added that the applicant's plans meet the stormwater retention requirements with the proposed swales and the pool height had been adjusted to meet the three-foot maximum. He then noted that since there is a significant slope from side to side on the property, a retaining wall was proposed on the north property line to maintain and divert water to the lakeside swale. He also noted that there are two Laurel Oak trees on the property that are declining in health and were proposed to be removed and mitigated. He then went on to briefly discuss the proposed elevations for the home and pool deck.

Staff recommendation was for approval with the following condition:

- That the trees requested for removal be fully mitigated per the requirements of Urban Forestry and the City Tree Removal Ordinance.

A brief discussion ensued with the Board regarding retaining walls on both sides of the property, the species of the trees that would be removed, and if there had been any comments received from the neighbors.

The applicant and architect for the project, Mark Nasrallah of 1009 Webster Avenue, Orlando, FL 32804 addressed the Board. Mr. Nasrallah noted that the owner of the property and the adjacent neighboring property owners were working together to address the stormwater retention and drainage affecting all three properties.

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

Motion made by Alex Stringfellow, seconded by Jim Fitch, for approval to construct a new, 14,739 square-foot, single-family home located at 1180 N. Park Avenue, zoned R-1AAA.

The motion carried unanimously by a 6-0 vote. (Melissa Vickers resigned from the Board.)

- c. SPR #24-06. Request of Richard Haines for approval to construct a 2,214 square-foot addition to the existing, single-family home located at 201 Genius Drive on Lake Mizell, zoned R-1AAA.

Mr. Lewis provided a summary of the item. He noted that staff received a non-objection letter from the neighbor to the north of the property and a letter of approval from the neighbor to the south. He also noted that the applicant's proposed floor-area-ratio and impervious lot coverage meet code requirements. He then indicated that most of the applicant's proposed addition is happening on the rear of the existing structure. Mr. Lewis went on to explain that there is an existing open-air breezeway that connects the home to the detached garage and the applicant wanted to enclose the breezeway. He then discussed the property's survey and noted that one small camphor tree would be removed, the applicant would be meeting their articulation requirement, and the pool had been designed to have a significantly larger setback and be relocated outside the 100-year flood line. He indicated that the applicant had worked with the neighbor to the north to come up with a suitable encroachment for a proposed expansion of the

northern portion of the rear patio area that would work for both parties. He then noted that the applicant's stormwater requirements were being met by the multiple swales proposed for the property. He continued discussion on the applicant's proposed floor plans and elevations and reviewed details regarding the proposed high wall and open deck.

Staff recommendation was for approval.

The applicant, Richard Haines of 100 East Rockwood Way, Winter Park, FL 32789 addressed the Board and indicated that he was available to answer any questions they might have.

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

Motion made by Jim Fitch, seconded by Warren Lindsey, for approval to construct a 2,214 square-foot addition to the existing, single-family home located at 201 Genius Drive on Lake Mizell, zoned R-1AAA.

The motion carried unanimously by a 6-0 vote. (Melissa Vickers resigned from the Board.)

d. SUB #24-01/RZ #24-02. Request of Z Properties for:

- Subdivision or Lot Split approval to divide the south 12,680 square feet of 1290 N. Park Avenue as a separate lot from the remaining 16,380 square feet holding the existing home at 1290 N. Park Avenue, subject to the designation on the Winter Park Register of Historic Places; and
- A change in Zoning Designation from Single-Family (R-1AAA) District to the Single Family (R-1AA) District on the south 12,680 square feet of 1290 N. Park Avenue.

Mr. Briggs provided a summary of the item. He noted that the applicant was proposing to split the lot. He added that the home was thought to be the first home built in the City that was designed by the renowned architect Gamble Rogers. He also added that the applicant had applied to historically designate the property which would prohibit the home from being demolished. He then explained that there is one exception in the City's Comprehensive Plan for lakefront homes that, at the City's discretion, provides for a variance to allow a lake front property to be split into only two lots after being historically designated if there is no increase in the number of lake front lots, and it is not a 'flag lot'. Mr. Briggs indicated that the applicant had received approval from the Historic Preservation Board for recommendation to the City Commission for historic designation of the home. He also indicated that the applicant was planning to add a new two-car garage to the existing home and a new small accessory structure with a covered porch. He noted that a variance was being requested for the required square footage for the lot. He then presented and discussed the applicant's elevations for the proposed lakefront home. He went on to note that the new non-lakefront lot meets code requirements for square footage and only variances for setbacks were requested.

Mr. Briggs went on to present elevations of the proposed non-lakefront home and noted that the applicants were committed to having a deed restriction to maintain it as a one-story home. He added that they would also plant and maintain an 18-foot-tall bamboo screen, so the adjacent neighbor on the lakefront is not impacted by the view of the home. He then presented an elevation of what could be built if the lot was not approved to be split.

Staff recommendation was for approval with the following conditions:

- That the new home on the non-lakefront lot be limited to one-story in height and no more than 17 feet to roof peak.
- That the new home install and maintain a thick bamboo screen on the eastern property line of the adjacent lakefront home at 1250 N. Park Avenue to be 18 feet in height and 3 feet at the time of planting and that the existing lakefront home maintain such existing bamboo screening of the same dimensions.

The Board inquired about the square footage of the existing Gamble Rogers home and if the application would go before the City Commission.

The applicant, Zane Williams of 1333 Alberta Drive, Winter Park, FL 32789 addressed the Board and responded to their inquiry regarding the proposed size of the non-lakefront home.

The Board heard public comment from the following residents:

Peter DiPasqua of 1250 N. Park Avenue, Winter Park, FL 32789 addressed the Board. Mr. DiPasqua spoke about concerns regarding drainage and room for trees, the history of the lot, the view of the existing and proposed homes from his property, and protection of the home values in the neighborhood.

Jack Rogers of 311 E. Morse Blvd., Winter Park, FL 32789 addressed the Board. Mr. Rogers spoke about his father, Gamble Rogers who designed the existing home and the previous historic occupants of the home. He also spoke about preserving historic structures in the City.

John Skolfield of 358 Vitoria Avenue, Winter Park, FL 32789 addressed the Board. Mr. Skolfield spoke about the possibilities of what could be built without any variances, noting that he felt that the applicant's project design is beautiful.

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

The Board inquired about the home being historically designated and why the applicant wanted to split the lot. A brief discussion ensued regarding the required, existing, and proposed stormwater and landscaping for the property. The Board also asked if there is adequate space to fit canopy trees along New York Avenue and if a condition could be made for the trees if so. A brief discussion ensued with regard to requiring street trees along New York Avenue and the requirements for the existing and proposed bamboo screen on the property.

The applicant addressed the Board. He noted that he would need to add more bamboo to screen the addition and that he had no problem planting street trees along New York Avenue.

Motion made by Warren Lindsey, seconded by Alex Stringfellow, for Subdivision or Lot Split approval to divide the south 12,680 square feet of 1290 N. Park Avenue as a separate lot from the remaining 16,380 square feet holding the existing home at 1290 N. Park Avenue, subject to the designation on the Winter Park Register of Historic Places; and a change in Zoning Designation from Single-Family (R-1AAA) District to the Single Family (R-1AA) District on the south 12,680 square feet of 1290 N. Park Avenue, with the following conditions:

- **That the new home on the non-lakefront lot be limited to one-story in height and no more than 17 feet to roof peak.**
- **That the new home install and maintain a thick bamboo screen on the eastern property line of the adjacent lakefront home at 1250 N. Park Avenue to be 18 feet in height and 3 feet at the time of planting and that the existing lakefront home maintain such existing bamboo screening of the same dimensions in perpetuity.**
- **Street trees where feasible be added along North New York Avenue as recommended by staff.**

The motion carried unanimously by a 6-0 vote. (Melissa Vickers resigned from the Board.)

- e. CU #24-05. 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).

Mrs. McGillis provided a summary of the item. She noted that it would be a three-story building with the first floor utilized for retail and coffee shop, the second floor utilized as an office space, and the third floor utilized as one residential unit. She also noted that the applicant was meeting the floor-area-ratio and setback requirements per code. She added that there are two existing oak trees at the corner of Knowles Avenue and Morse Boulevard that will be preserved. Mrs. McGillis then indicated that the building is located within the Central Business District (CBD) where the parking requirement is for the net increase of floor space, so the applicant is only required to provide a total of 14 spaces for the property. She added that the applicant proposed to close an existing curb cut to create two new parking spaces in addition to the existing 12 parking spaces on the lot. She then reviewed the main criteria for businesses in the CBD, noting that the building is compatible in height with surrounding businesses. She went on to discuss the details and the applicant's proposed use of each floor of the building, noting that the application was tabled at the last Planning & Zoning Board meeting due to concerns with the compatibility of the architecture. She then presented the applicant's proposed elevations and indicated that the applicant had updated them by

defining the first floor, using materials more compatible with the surrounding properties, reducing the amount of glass, and adding awnings.

Staff recommendation was for approval with the following condition:

- That the proposed tenant and any future tenants of the building comply with the city's noise Ordinance, including no outdoor speakers or live entertainment on the patios.

The Board asked if there were any other buildings in Winter Park with a pool on the top floor, if staff had received any public concerns about the parking spaces facing Knowles Avenue, and if there would be outdoor seating.

The applicant's attorney, Becky Wilson of 215 N. Eola Drive, Orlando, FL 32801 addressed the Board. Attorney Wilson spoke about the new site plan, accommodating the new parking plan, and the third floor of the building being used as a single-family residence for the owner. She also discussed the building height, floor-area-ratio, and parking allowed in the CBD and what the applicant was proposing.

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

Motion made by Vashon Sarkisian, seconded by Michael Spencer, 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), with the following conditions:

- **That the proposed tenant and any future tenants of the building comply with the city's noise Ordinance, including no outdoor speakers or live entertainment on the patios.**

The motion carried unanimously by a 6-0 vote. (Melissa Vickers resigned from the Board.)

- f. CU #24-08. Request of Rollins College for Conditional Use and Special Permit approval to build a three-story, 50,671 square foot Rollins Faculty & Staff housing building of 30 units.

Chairman Bornstein informed the public that the item was to be tabled to the June 11, 2024 Planning & Zoning Board regular meeting.

Motion made by Alex Stringfellow, seconded by Michael Spencer to table the item to the June 11, 2024 Planning & Zoning Board regular meeting.

The motion carried by a 6-0 vote. (Melissa Vickers resigned from the Board.)

- g. ANNEX #24-01/CPA #24-01/CU #24-04/ RZ #2401. Request of Verax Florida, LLC:

- To Annex approximately 0.46 acres of real property located at 1820 and 1824 Karolina Avenue; redefining the city boundaries to give the City of Winter Park jurisdiction over said property.
- To 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.
- To 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.
- 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.

Mr. Harbilas provided a summary of the item. He noted that the item was tabled at the last Planning & Zoning Board meeting so the applicant could have a community meeting, which occurred on April 24, 2024. He also noted that at the community meeting the applicant met with three neighborhood representatives, and they requested to increase the screen wall setback from 10 feet to 12 feet and the height from 6 feet to 8 feet. He then reviewed the applicant's elevations for the project and noted that the previously proposed ligustrum trees were replaced with Japanese blueberry trees. He went on to note that the property was currently vacant and that there was a cell tower on the property that the applicant was proposing to wrap the building around in an attempt to screen it from public view. Mr. Harbilas then indicated that there are provisions in the City's Comprehensive Plan that encourage the parcels along the north side of Fairbanks Avenue to incorporate the rear lots to accommodate parking. He added that included in the provisions are certain requirements such as a brick wall and landscape buffer to protect nearby homes from the impact of the development. He then reviewed the details of the applicant's site plan and landscape plan and the staff conditions of approval.

Staff recommendation was for approval with the following conditions.

- 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.
- 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.
- Where approvable by FDOT and the City, canopy trees will be planted along the public rights-of-way. In instances where canopy trees do not work, Japanese blueberry shall be the replacement.
- Property will provide a sidewalk easement to the City, for the improvements

- along Fairbanks Ave. and Clay St. frontages that are within private property.
- A 7ft tall brick privacy wall with 8ft tall decorative columns will be provided along the Karolina Ave frontage. The wall shall be setback a minimum of 12ft, and have understory trees, shrubs, and plantings between the wall and the public right-of-way.

The Board inquired about the height of the screen wall negotiated with the residents at the community meeting, how many residents attended the community meeting, if the City's Lynx bus system has regulations for the required bus stop, and who regulates what is aesthetically pleasing when it comes to the screen wall. A brief discussion ensued, and it was noted that the Board could make a condition of approval regarding the aesthetics of the screen wall.

The applicant's architect, David Lamm of 210 Hampden Place, Winter Park, FL 32789. Mr. Lamm indicated that the wall will be brick with a concrete cap and is proposed to look like the submitted elevation. He noted that the increased wall setback and height were agreed upon by the residents and staff, and the head end parking stalls were reduced two feet as requested at the last Planning & Zoning Board meeting. He also noted that there are existing utility and access easements for the cell tower that had to be worked around and concealed. He then briefly spoke about the requests from the residents that were not able to be addressed, such as monitoring of the property.

The Board inquired about the use and type of trees to screen the cell tower, if live oaks are an ideal choice for a parking lot area, and if there were any requests from the residents that the applicant did not give any consideration to.

The Board heard public comment from the following residents:

Zach Stovall of 1877 Karolina Avenue, Winter Park, FL 32789 addressed the Board. Mr. Stovall expressed concerns about possible traffic issues and the type of equipment that would be parked in the parking lot of the property. He also recommended that the applicant contact the new homeowners that recently moved into the community about the project.

Kathleen Bowman of 420 Ohio Street, Winter Park, FL 32789 differed her time to Zach Stovall.

Christopher Rank of 1880 Karolina Avenue, Winter Park, FL 32789 addressed the Board. Mr. Rank spoke about the concerns regarding traffic and the requests made by the residents at the community meeting. He expressed that he wanted to have the item postponed until the traffic issue at 1831 Karolina Avenue could be addressed.

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

The Board inquired about the intended use for the proposed building. The applicant, Dr. Gandhi indicated that it would be used by a plastic surgeon and that he was amenable to the idea of a solution to the traffic concern as long as there would be some equitable exchange of parking. Discussion ensued regarding getting the Florida

Department of Transportation to adjust the timing of the traffic light along Fairbanks Avenue. The Board also discussed adding a condition that any proposed or future tenants of the property comply with the City's noise ordinance, including no outdoor speakers. A brief discussion ensued about the height of the screen wall.

The Board expressed a desire to have a future workshop regarding collaborative traffic-calming measures.

Motion made by Warren Lindsey, seconded by Jim Fitch, for approval to Annex approximately 0.46 acres of real property located at 1820 and 1824 Karolina Avenue; redefining the city boundaries to give the City of Winter Park jurisdiction over said property; to 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; to 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; and 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, with the following conditions:

- **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.**
- **A covered bus stop in conformity with Lynx regulations and a trash receptacle to be provided by the Applicant, at the Lynx stop on Fairbanks Ave, which falls within the property frontage.**
- **Where approvable by FDOT and the City, canopy trees will be planted along the public rights-of-way. In instances where canopy trees do not work, Japanese blueberry shall be the replacement.**
- **Property will provide a sidewalk easement to the City, for the improvements along Fairbanks Ave. and Clay St. frontages that are within private property.**
- **An 8ft tall brick privacy wall with 9ft tall decorative columns with precast concrete caps will be provided along the Karolina Ave frontage. The wall shall be setback a minimum of 12ft, and have understory trees, shrubs, and plantings between the wall and the public right-of-way.**
- **That the proposed tenant and any future tenants of the building comply with the City's noise ordinance including no outdoor speakers.**

The motion carried unanimously by a 6-0 vote. (Melissa Vickers resigned from the Board.)

5. Action Items

6. Non-Action Items

7. Staff Updates

Mrs. McGillis confirmed whether or not the Board would be able to attend the next Planning & Zoning Board meeting scheduled for June 11, 2024.

8. Board Comments

The Board expressed a desire to discuss the proposed community meetings ordinance at the next Planning & Zoning Board work session and asked if the staff recommendations could be included in the meeting binders.

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 8:00 p.m.

ATTEST:

/s/ Mary Bush, Board Secretary



Planning & Zoning Board

agenda item 5.a

item type

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

meeting date

June 11, 2024

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

SPR #24-08. Request of Charles Clayton Construction for approval to construct a new, two-story, 17,435 square-foot, single-family home located at 1190 N. Park Avenue on Lake Maitland, zoned R-1AAA.

motion | recommendation

Staff recommendation is for approval of the request subject to the following condition(s):

(1) that any future wall or fence around the proposed sports court be limited to six feet in height.

background

The applicant, Charles Clayton Construction, on behalf of the homeowners, is requesting approval to construct a new, two-story, 17,435 square-foot, single-family home located at 1190 N. Park Avenue. The property is zoned R-1AAA and the unsubmerged portion of the property is 80,597 square feet in size. The proposed impervious lot coverage of 25,699 square feet is 32%, 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 17,435 square-foot home, which is under the 28,209 allowable square footage, meeting this requirement.

The proposed structure does not require any variances and, as detailed below, meets the four lakefront review criteria. The request includes a proposed sports court in the northwest corner of the property. The applicant is not currently proposing any fence or wall component. However, if such a barrier is desired in the future, the maximum height allowed for such components would be six feet. Therefore, staff is proposing the condition that any future wall or fence around the sports court be limited to six feet in height.

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 requested for removal as part of this request.

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 three feet in height. This plan complies with that provision as no such component is being proposed as part of this request. This lot has a moderate slope from the front to rear of the property and the applicant has updated the pool deck to ensure it adequately steps down to comply with this requirement.

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 towards the lake that may block traditional views of the neighbors.

The proposed structure's setback is behind the average and behind the neighbor to the north. Additionally, the structure is located roughly in line with the closest portion of the proposed home at 1180 N. Park Avenue (140 ft. setback), which was just approved by the Board at the May 2024 meeting.

Stormwater Retention

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

Summary

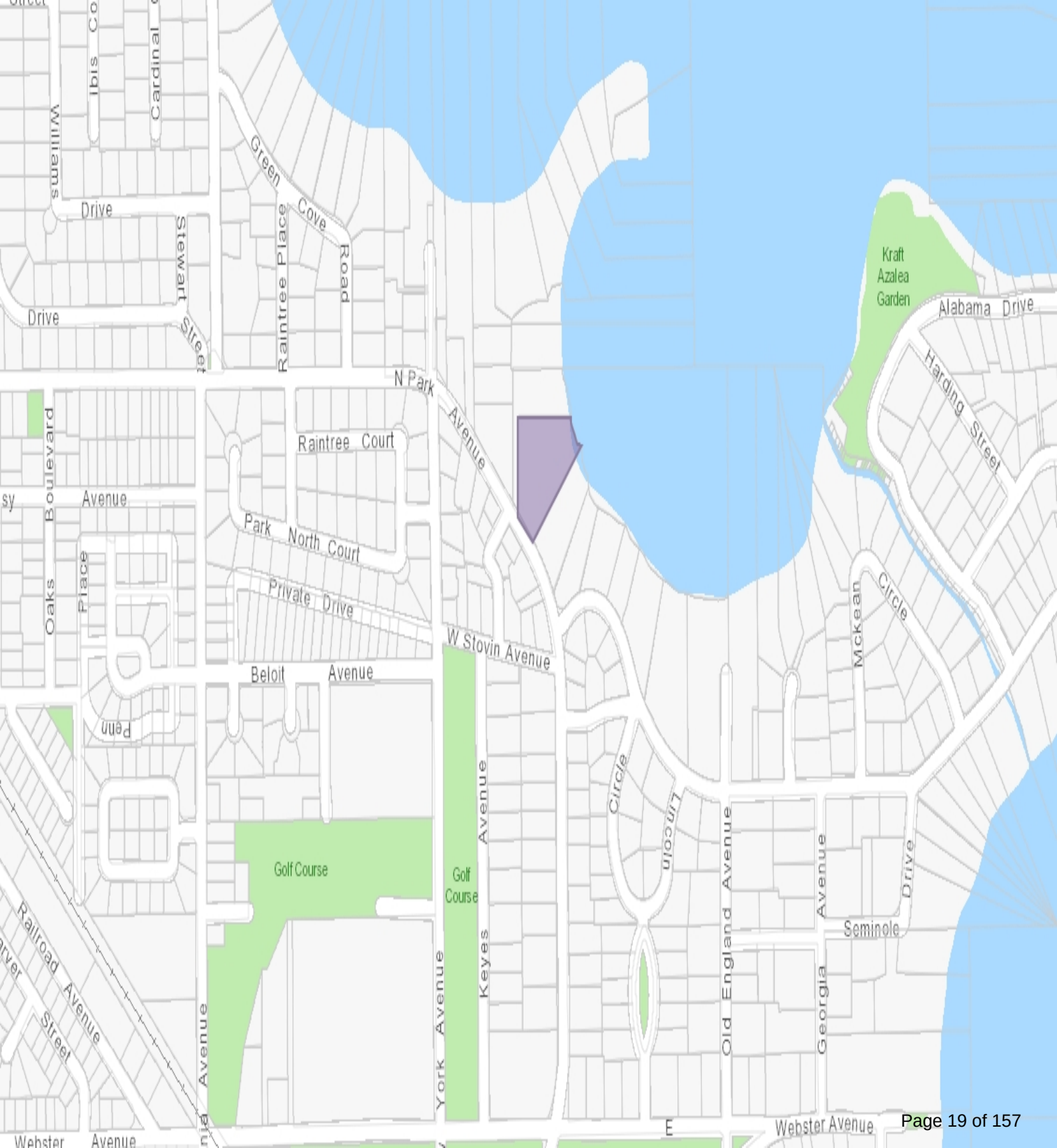
Overall, the plans meet the intent of the lakefront review criteria. The proposal also meets all single-family code requirements and no variances are being requested as part of this request.

alternatives | other considerations

fiscal impact

attachments

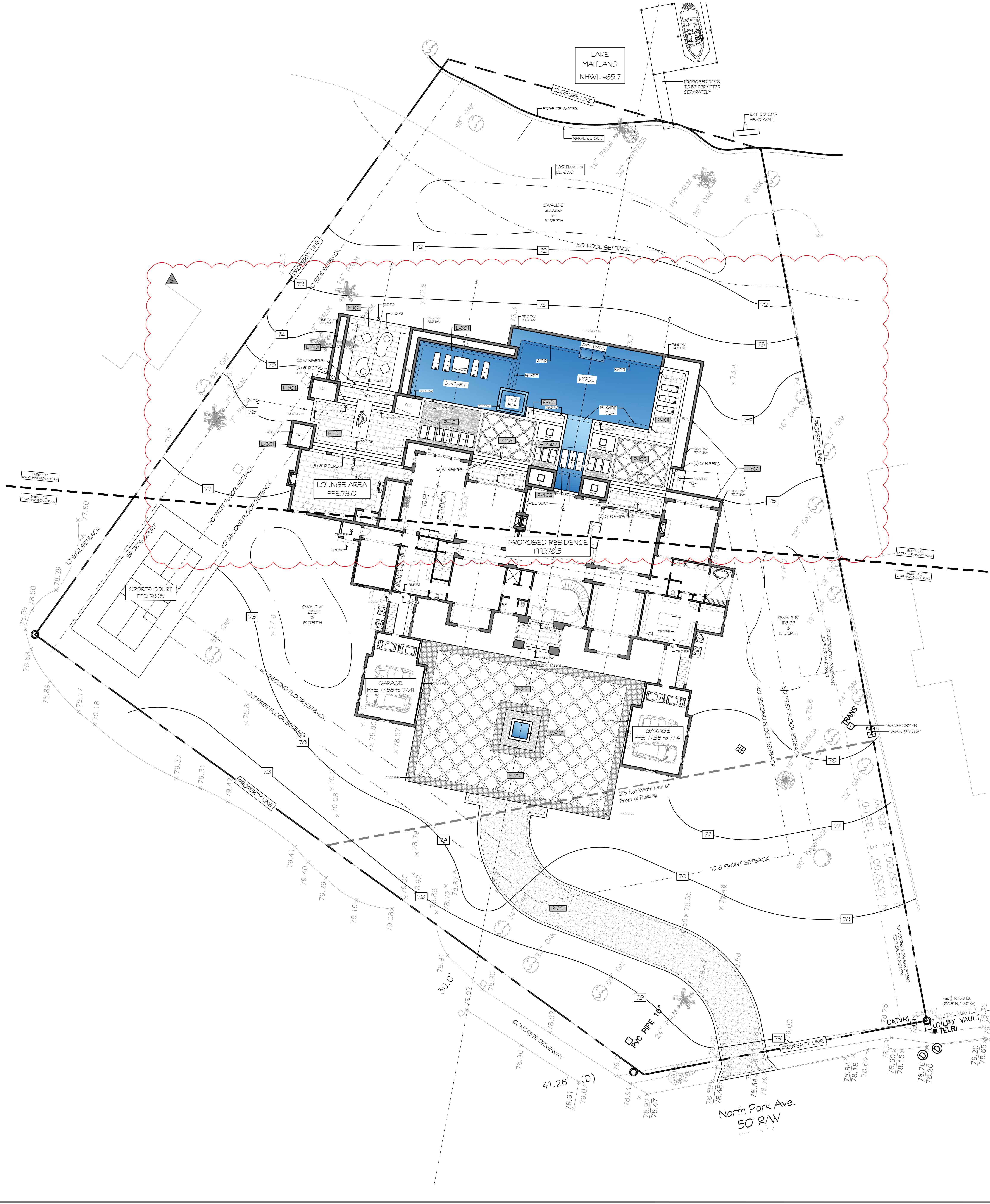
1. 1190 N Park Ave - Area Map
2. 1190 N Park Ave - Aerial Map
3. 1190 N Park Ave - Lakefront Table
4. 1190 N Park Ave - Site Plan
5. 1190 N Park Ave - Plan Set





Lakefront Site Plan Review: 1190 N. Park Avenue

	R-1AAA Requirements	Existing	Proposed
Zoning	N/A	R-1AAA	R-1AAA
Future Land Use	N/A	SFR	SFR
Lot Width	150 ft.	215 ft.	215 ft.
Lot Depth	N/A	304 ft. (avg.)	304 ft. (avg.)
Lot Area	25,000 sf	80,597 sf	80,597 sf
Floor Area Ratio	35% (28,209 sf)	29% (23,430 sf)	21.6% (17,435 sf)
Impervious Lot Coverage	50% (40,299 sf)	-	32% (25,699 sf)
Front Setback	72.8 ft.	72.8 ft.	110 ft.
Side Setbacks (1st floor/2nd floor)	30 ft./40 ft.	10 ft./30 ft. (north) 30 ft./30 ft. (south)	40 ft./40 ft. (north) 40 ft./40 ft. (south)
Lakefront Setbacks	126 ft. (avg.)	118 ft.	138.6 ft.



GENERAL NOTES SCHEDULE

SYMBOL	DESCRIPTION
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	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.
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.

Type "C" Drainage Lot

Impervious Calculations	SQFT	%
Overall Lot Area	81,343.0	
Area 1st Floor & Garage	10,700.0	
Driveway & Motor Court & Steps	7,415.0	
Pool, Pool Deck, Rear Planter Walls	7,584.0	
Sport Court	1,916.0	
Total Impervious	25,699.0	31.6 %
Total Pervious	55,644.0	68.4 %

Swale Calculations Area Cu. Ft.

Swale Calculations	Area	Cu. Ft.
Total Impervious	25,699.0	
Impervious sq. ft. x 0.083 (1st 1" of Impervious Area) = Required Cu. Ft.	0.0830	
Required Swale Volume		2,133.2
Swale A @ 6' Deep	1374	687.0
Swale B @ 6' Deep	1175	587.5
Swale C @ 6' Deep	2002	1,001.0
Total Swale Volume		2,275.5

Front Yard Landscape Coverage

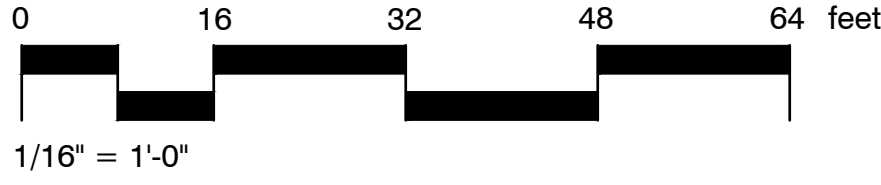
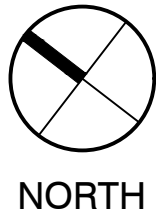
Areas	SQ. F.T.	%
Total Front Yard Area	1,921.9	100.0%
Landscape (Pervious)	1,690.7	88.0%
Front Yard Impervious (50% Max = 960.95)	231.2	12.0%

PARCEL ID #: 08-23-30-0000-00-007

Symbols Legend

Symbols	Abbreviations
— 82 —	Proposed Contour
— (8) —	Existing Contour
— — — — —	Normal High Water Line
— W — W —	Edge of Water
— WL — WL —	Wetland
— — — — —	Flood Line
— — — — —	Building Set Back(s)
— — — — —	Utility Easements
— — — — —	Property Line
— — — — —	Sleeve / Chose
✱ 63.00 FG	Proposed Spot Elevation
x 18.2	Existing Spot Elevation
↖	Direction of Slope

Abbreviations	
BOB	Bottom of Bank
BS	Bottom of Stairs
BW	Bottom of Wall
CB	Catch Basin
CI	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	Planting
SC	Spot Coping
TC	Top of Column
TBR	To Be Removed
TOB	Top of Bank
TS	Top of Stairs
TW	Top of Wall



HARDSCAPE NOTES SCHEDULE

SYMBOL	DESCRIPTION
L-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.
L-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.
L-03	SEE SITE GRADING PLANS FOR PAVEMENT ELEVATIONS. MATCH GRADES WITH EXISTING CONDITIONS.
L-04	GENERAL LIMITS OF CONSTRUCTION ARE NOTED ON THE DRAWINGS UNLESS OTHERWISE NOTED. THE LIMIT OF WORK SHALL END AT THE FACE OF EACH BUILDING &/OR PROPERTY LINE.
L-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.
L-06	ALL PROVIDED QUANTITIES ARE FOR ESTIMATION PURPOSES ONLY. THE CONTRACTOR E/OR SUPPLIER IS RESPONSIBLE FOR FIELD VERIFYING ALL QUANTITIES PRIOR TO INSTALLATION.

HARDSCAPE FINISH SCHEDULE

SYMBOL	WALLS DESCRIPTION
L-301	PLANTER WALL TO MATCH ARCHITECTURE, MATERIAL TBD.
SYMBOL	POOL AREA DESCRIPTION
P-101	POOL DECK & COPING MATERIAL TBD
P-103	4X4 GRID WITH ARTIFICIAL TURF INLAY, TBD
SYMBOL	MOTOR COURT & DRIVEWAY DESCRIPTION
P-201	PAVER OR COBBLE DRIVEWAY & MOTORCOURT, MATERIAL TBD.
SYMBOL	STEPPING STONES DESCRIPTION
P-401	28" X 60" STEPPING STONES IN ARTIFICIAL TURF
P-402	28" X 84" STEPPING STONES
SYMBOL	Pool & Water Features General DESCRIPTION
W-101	MOTOR COURT WATER FEATURE TBD



REVISIT: DESCRIPTION: BY: DATE: 1.11 Hardscape Plan.dwg 2024-05-20, ----

190 N. Park Ave Land Trust
190 N. Park Ave
Winter Park, Florida



Overall Site Plan
L1.10
DESIGNER: CM
DATE: 2024-05-20
Scale: 1/16" = 1'-0"

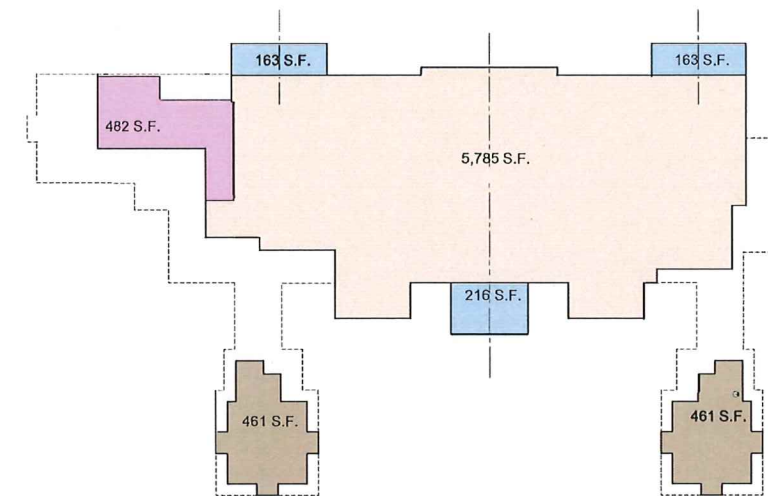
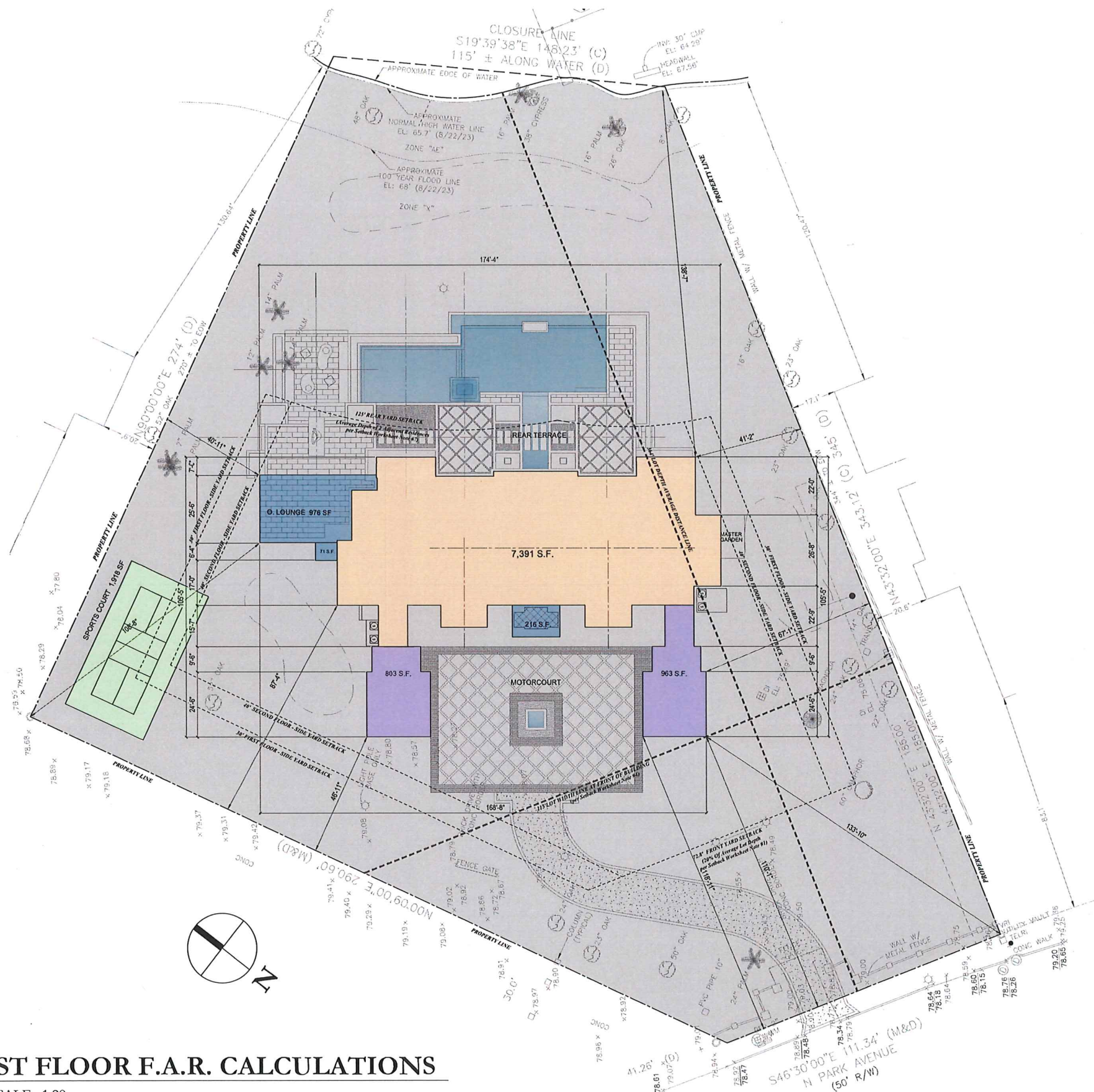


1190 NORTH PARK AVENUE LAND TRUST

DESIGN DEVELOPMENT - LAKESIDE REVIEW

1190 N PARK AVE, WINTER PARK, FL.

May 14, 2024



2ND FLOOR F.A.R. CALCULATIONS

SCALE: 1:20

****REFER TO LANDSCAPE ARCH. DRAWINGS FOR IMPERV. SURFACE CALCULATIONS ****

F.A.R. CALCULATIONS	
	FIRST LVA:.....7,391 SF
	SECOND LVA:.....5,785 SF (Includes Open to Below spaces and Stairs)
	MIL SUITE:.....482 SF
	GUEST SUITE & STORAGE.....922 SF
	GARAGES:.....1,766 SF
SUBTOTAL =16,346 SF	
	FIRST FLOOR PORCHES:.....1,263 SF
	SECOND PORCHES:.....542 SF
SUBTOTAL =1,805 SF	
TOTAL: 16,346 SF + 1,805 SF = 18,151 SF - 716 SF Porch Credits = 17,435 SF.	
	LOT AREA: 80,597.4 SF x .35 = 28,209 SF (MAX. F.A.R. ALLOWED)

1ST FLOOR F.A.R. CALCULATIONS

SCALE: 1:20

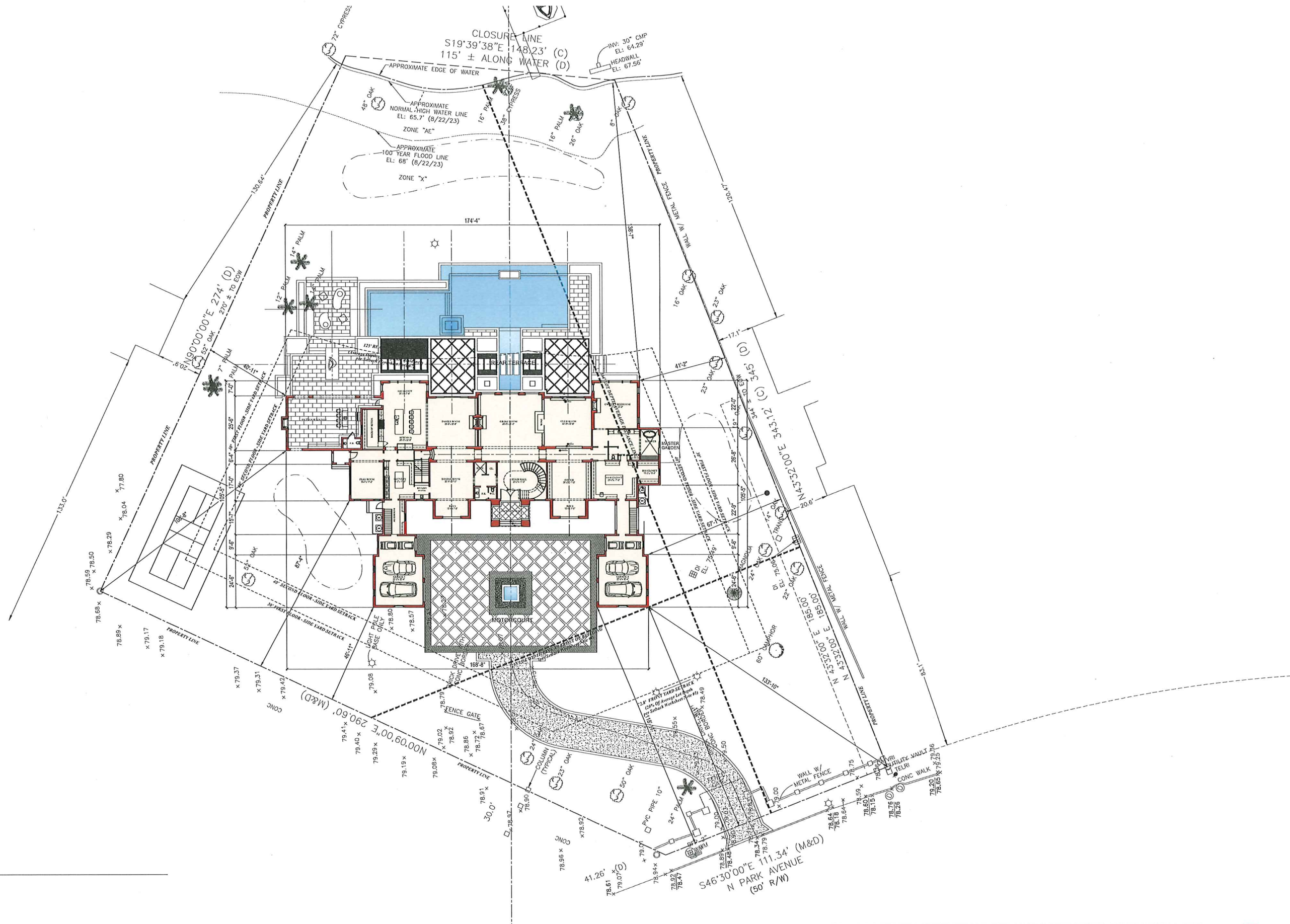
F.A.R. & IMPERVIOUS LOT COVERAGE
1190 NORTH PARK AVENUE LAND TRUST

1190 N PARK AVE, WINTER PARK FL.
DATE: May 14, 2024

GEOFFREY MOUEN ARCHITECT

1114 Croton Place
Celebration, Florida 34747
Phone: (407) 922 - 4810
www.gmarchitects.com





SITE PLAN

SCALE: 1:20

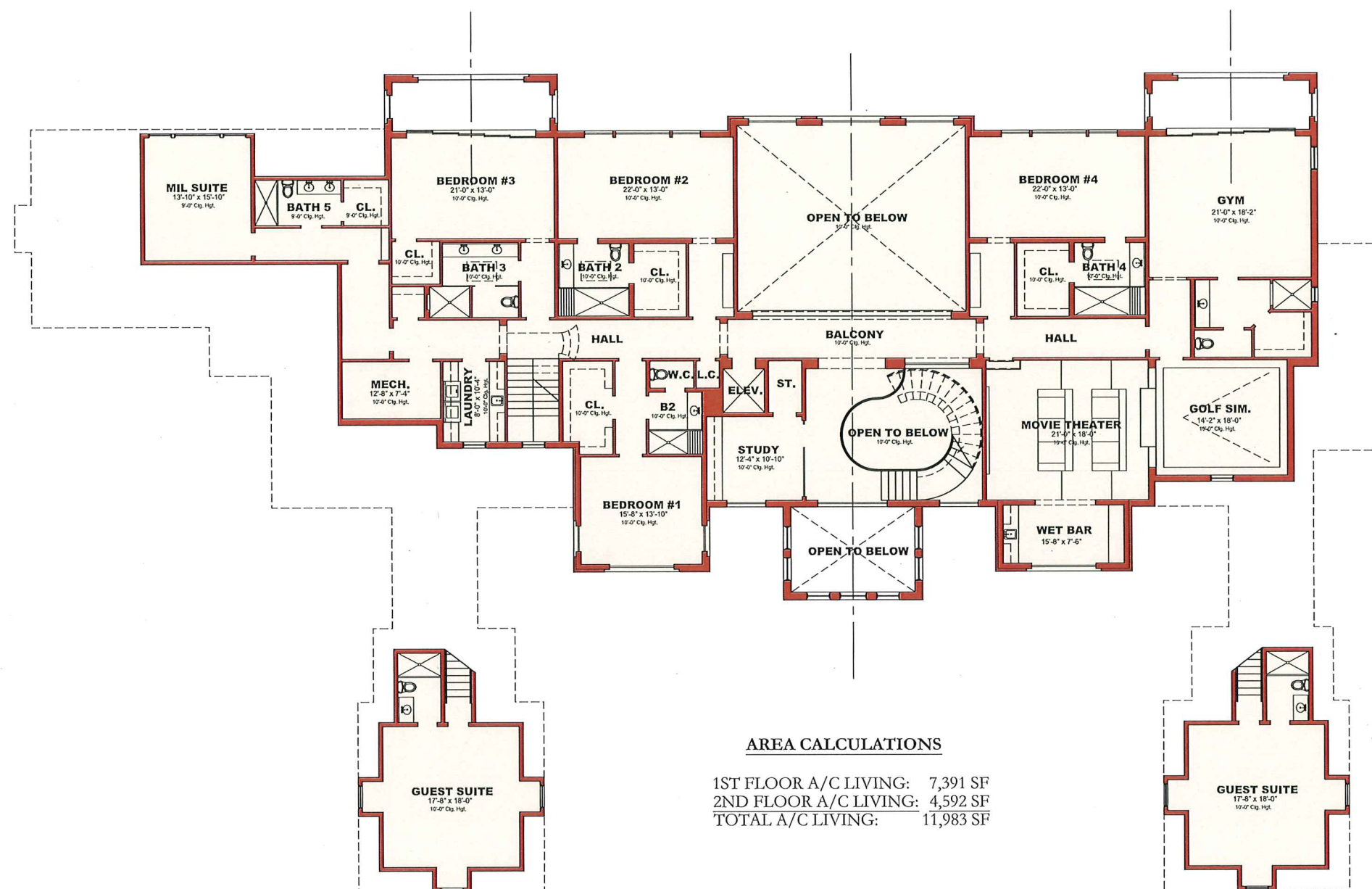
DESIGN DEVELOPMENT - LAKESIDE REVIEW 1190 NORTH PARK AVENUE LAND TRUST

1190 N PARK AVE, WINTER PARK FL.
DATE: May 14, 2024

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2ND FLOOR PLAN

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

DESIGN DEVELOPMENT - LAKESIDE REVIEW
1190 NORTH PARK AVENUE LAND TRUST

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FRONT ELEVATION

SCALE: 1/4" = 1'-0" @ 24x36



REAR ELEVATION

SCALE: 1/4" = 1'-0" @ 24x36

DESIGN DEVELOPMENT - LAKESIDE REVIEW
1190 NORTH PARK AVENUE LAND TRUST

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RIGHT ELEVATION

SCALE: 1/4" = 1'-0" @ 24x36



LEFT ELEVATION

SCALE: 1/4" = 1'-0" @ 24x36

DESIGN DEVELOPMENT - LAKESIDE REVIEW
1190 NORTH PARK AVENUE LAND TRUST

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DESIGN DEVELOPMENT - LAKESIDE REVIEW - ENTRY PERSPECTIVE
1190 NORTH PARK AVENUE LAND TRUST

1190 N PARK AVE, WINTER PARK FL.
 DATE: May 14, 2024

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DESIGN DEVELOPMENT - LAKESIDE REVIEW - FRONT PERSPECTIVE
1190 NORTH PARK AVENUE LAND TRUST

1190 N PARK AVE, WINTER PARK FL.
 DATE: May 14, 2024

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 Phone: (407) 922 - 4810
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DESIGN DEVELOPMENT - LAKESIDE REVIEW - REAR PERSPECTIVE
1190 NORTH PARK AVENUE LAND TRUST

1190 N PARK AVE, WINTER PARK FL.
 DATE: May 14, 2024

GEOFFREY MOUEN ARCHITECT

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 Phone: (407) 922 - 4810
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DESIGN DEVELOPMENT - LAKESIDE REVIEW - REAR PERSPECTIVE
1190 NORTH PARK AVENUE LAND TRUST

1190 N PARK AVE, WINTER PARK FL.
 DATE: May 14, 2024

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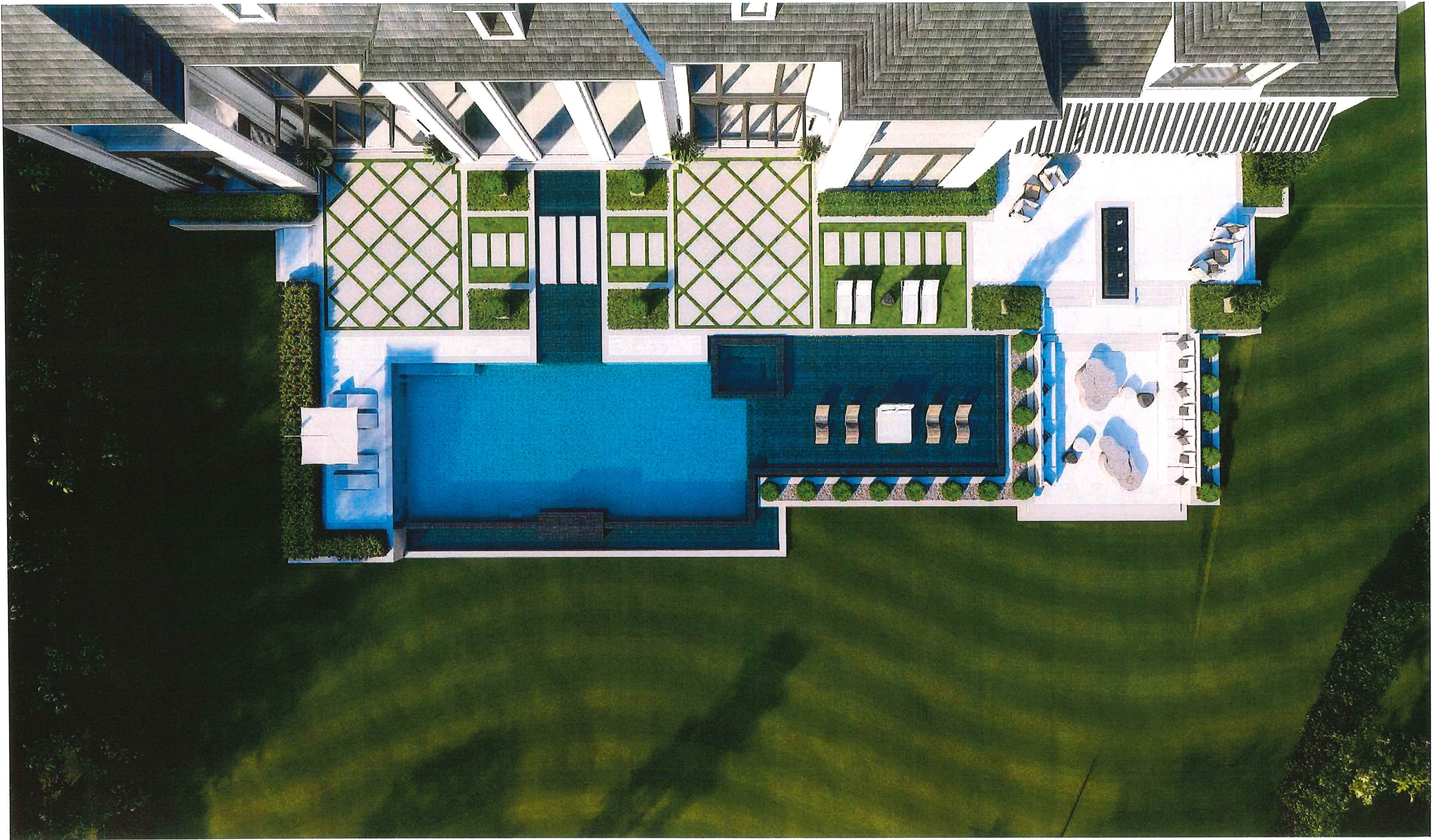
DESIGN DEVELOPMENT - LAKESIDE REVIEW- CLUB ROOM VIEW
1190 NORTH PARK AVENUE LAND TRUST

1190 N PARK AVE, WINTER PARK FL.
 DATE: May 14, 2024

GEOFFREY MOUEN ARCHITECT

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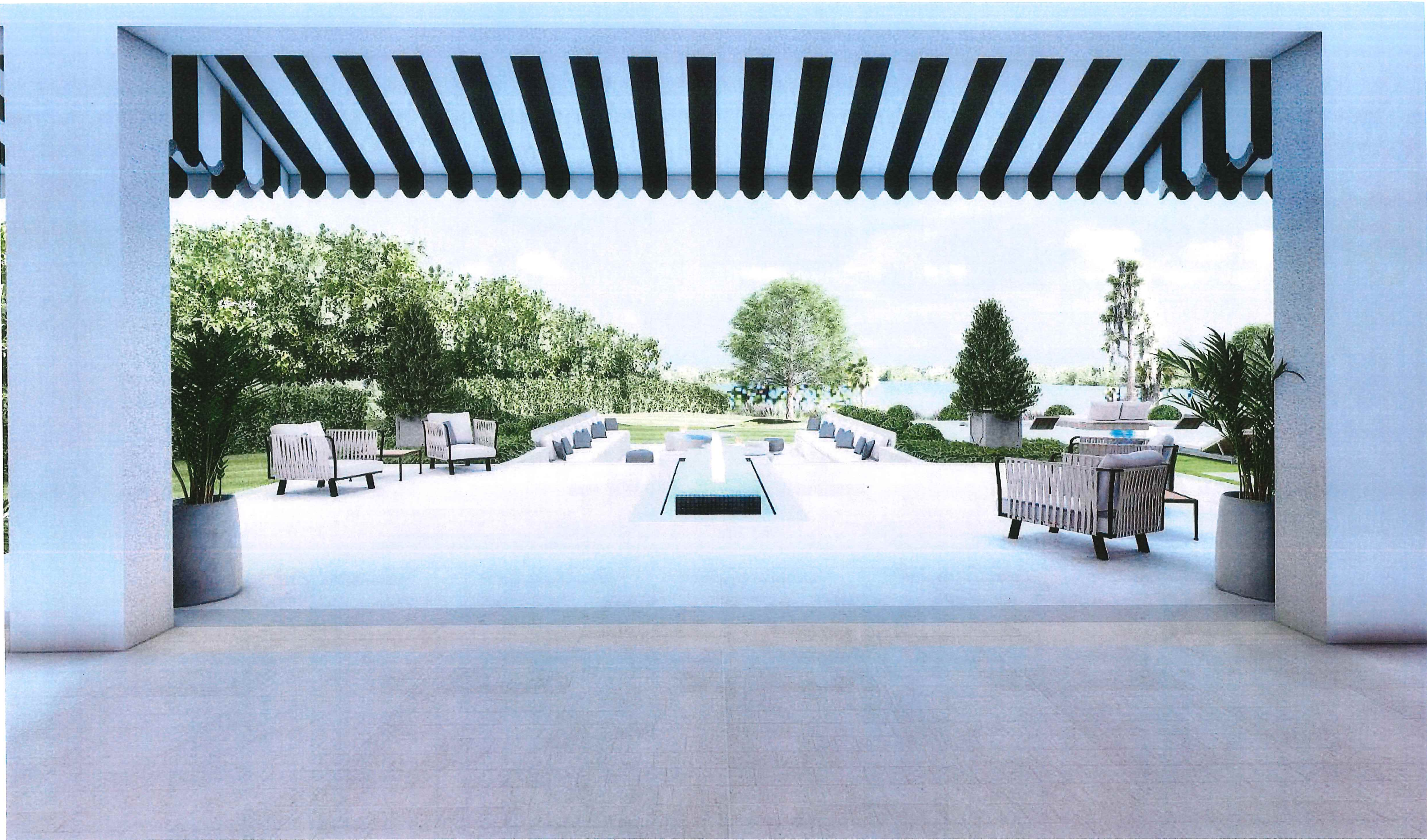




















1190 NORTH PARK AVENUE LAND TRUST DESIGN DEVELOPMENT - LAKESIDE REVIEW

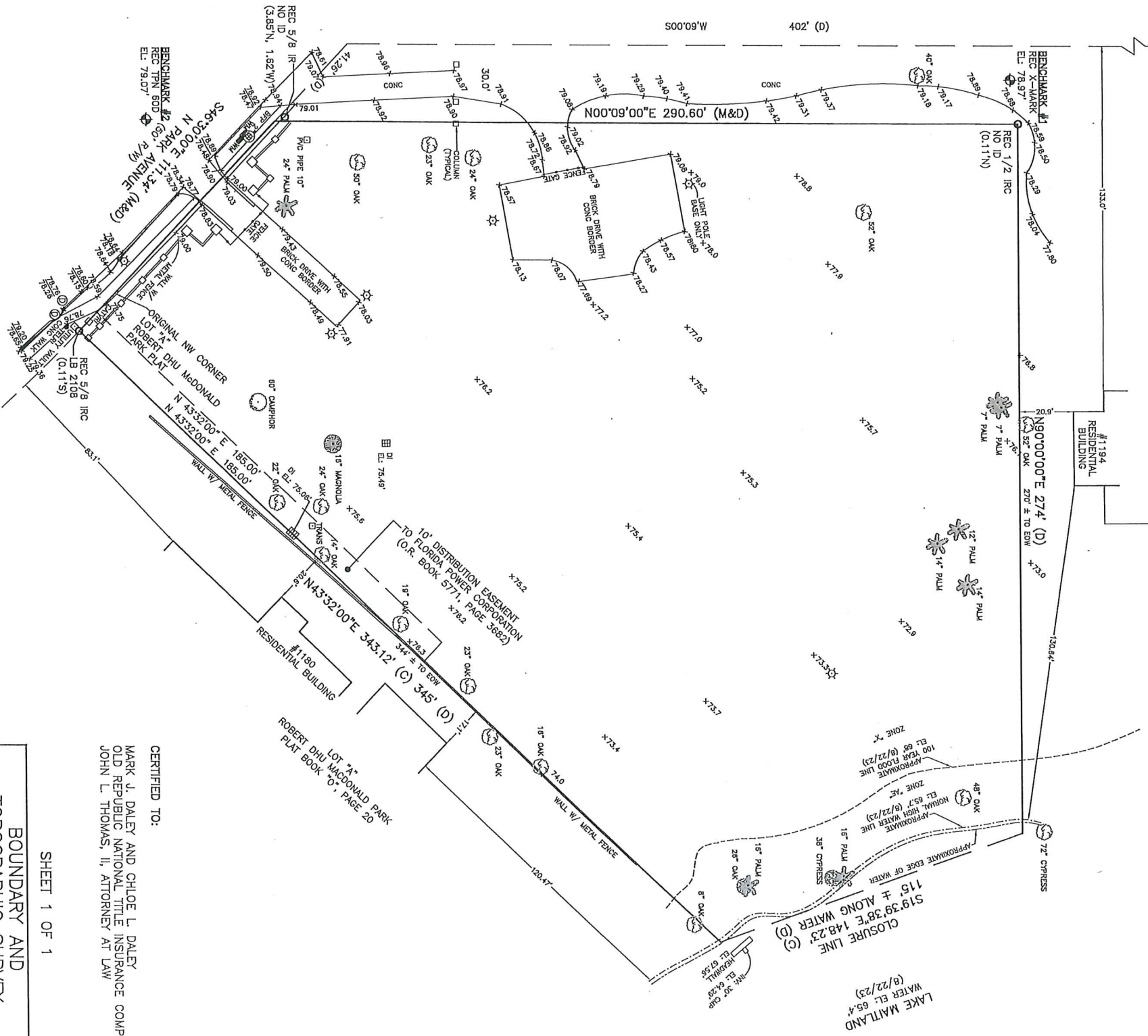
1190 N PARK AVE, WINTER PARK, FL.

May 06, 2024

EAST 424.81' (D)
NORTH 1/4 CORNER
SECTION 6-22-30

SURVEYOR'S NOTES:

1. The lands as shown hereon lie within Section 6, Township 22 South, Range 30 East, Orange County, Florida.
2. This survey represents a survey made on the ground under the supervision of the signing surveyor, unless otherwise noted.
3. Underground improvements or underground foundations have not been located except as noted.
4. This survey does not reflect or determine ownership.
5. All easements of which the surveyor has knowledge of, or has been furnished, have been noted on this map.
6. Bearings shown hereon are assumed relative to Southwesterly property line, said bearing being S45°30'00"E.
7. According to the Federal Insurance Rate Map, this property lies in Zones "AE" and "X", base flood elevation 65', Community Panel number 1203500255 F. Dated: 9/25/2009. LOMR 13-04-7033P effective 3/7/2014.
8. Elevations shown hereon are based on Orange County benchmarks relative to NAVD 88.



DESCRIPTION:

A PORTION OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 30 EAST LYING IN ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 6; THENCE RUN EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 424.81 FEET; THENCE RUN S. 00°09'00" W. A DISTANCE OF 402 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PARK AVENUE NORTH; THENCE S. 45°30'00" E. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 41.26 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S. 45°30'00" E. A DISTANCE OF 111.34 FEET TO A POINT 20 FEET SOUTHEAST OF THE NORTHWEST CORNER OF LOT A, ROBERT DHU McDONALD PARK ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGE 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N. 43°32'00" E. ALONG A LINE PARALLEL TO THE ORIGINAL NORTHEASTERLY LINE OF SAID LOT "A", A DISTANCE OF 345 FEET MORE OR LESS TO THE WATERS OF LAKE MATLAND; THENCE NORTHERLY ALONG THE WATERS OF LAKE MATLAND A DISTANCE OF 115 FEET MORE OR LESS TO A POINT 139.80 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 6; THENCE RUN WEST 274 FEET MORE OR LESS; THENCE RUN S. 00°09'00" W. A DISTANCE OF 290.60 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED, PER TITLE COMMITMENT NUMBER 1434974 BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; EFFECTIVE DATE: AUGUST 4, 2023 AS:

FROM A POINT ON THE NORTH BOUNDARY OF THE NE 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, 424.81 FT. EAST OF THE NORTH 1/4 CORNER OF SAID SECTION 6; RUN THENCE S 00°09' W. 402 FT. TO A POINT ON THE NORTH LINE OF THE WINTER PARK-SANFORD ROAD; THENCE S 45°30' E. ALONG SAID ROAD 30 FT. TO THE POINT OF BEGINNING; THENCE CONTINUE S 45°30' E. 122.6 FT. TO A POINT 20 FT. SE OF THE NW CORNER OF LOT A, ROBERT DHU McDONALD PARK, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "O", PAGE 20, ORANGE COUNTY PUBLIC RECORDS; THENCE N 43°32' E. AND PARALLEL, TO THE NORTHEASTERN BOUNDARY OF SAID LOT A, 345 FT. MORE OR LESS, TO THE WATERS OF LAKE MATLAND; THENCE NORTHERLY ALONG THE WATERS OF LAKE MATLAND, 115 FT., MORE OR LESS TO A POINT 110 FT. SOUTH OF THE NORTH BOUNDARY OF SAID SECTION 6; THENCE WEST 276.4 FT., MORE OR LESS, TO A POINT N 00°09' E. 312.65 FT. FROM THE POINT OF BEGINNING; THENCE S 00°09' W. 312.65 FT. TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE PARCEL OF LAND DESCRIBED IN O.R. BOOK 5004, PAGE 2315 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 20 EAST, ORANGE COUNTY, FLORIDA, 424.81 FEET EAST OF THE NORTH 1/4 CORNER OF SAID SECTION 6; RUN THENCE S 00°09'00" W. 402.00 FEET TO A POINT ON THE NORTH LINE OF WINTER PARK-SANFORD ROAD; THENCE S 45°30'00" E. ALONG SAID ROAD 41.26 FEET THENCE N 00°09'00" E. 290.60 FEET; THENCE EAST PARALLEL WITH AND 139.80 FEET FROM THE AFORESAID NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 6, A DISTANCE OF 274 FEET, MORE OR LESS TO THE WATERS OF LAKE MATLAND; THENCE NORTHERLY ALONG THE WATERS OF LAKE MATLAND 115 FEET MORE OR LESS TO THE NORTH BOUNDARY OF SAID SECTION 6; THENCE WEST 261 FEET MORE OR LESS TO THE POINT OF BEGINNING.

LEGEND:

- ⊙ BPP BACKFLOW PREVENTOR
- CALCULATED
- CANNY CABLE TV RISER
- COR CORRUGATED METAL PIPE
- CUP CLEAN OUT
- COL COLLUM
- CONC CONCRETE
- D DESCRIBED
- DI DRAINAGE INLET
- EL ELEVATION
- ID IDENTIFICATION
- INV INVERT
- IR IRON ROD AND CAP
- IRC LICENSED BUSINESS
- M MEASURED
- O.R.B. OFFICIAL RECORDS BOOK
- P.C. POLYVINYL CHLORIDE
- REC RECORDING
- TELN TELEPHONE RISER
- TRANS TRANSFORMER
- W/ WATER METER
- WM WITH
- X 00.0 SPOT ELEVATION
- ☆ LIGHT POLE
- ⊙ STORM MANHOLE

CERTIFIED TO:

MARK J. DALEY AND CHLOE L. DALEY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
JOHN L. THOMAS, II, ATTORNEY AT LAW

SHEET 1 OF 1

BOUNDARY AND
TOPOGRAPHIC SURVEY
OF
1190 N PARK AVE
FOR
CHARLES CLAYTON CONSTRUCTION

HLSM
Hatch-Hill-Swiggerty-Morris, LLC
Professional Surveyors & Mappers
Licensed Business No. 7276
302 Live Oaks Boulevard
Casselberry, Florida 32716
Tel: (407) 646-7246

REVISIONS

Rev.	Date:
Rev.	Date:
Rev.	Date:
Rev.	Date:

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR.

Job No:	N-389	No. LS5625
Field Date:	8/22/23	
Drawn By:	JJR	
Field By:	ME/JR	
Scale:	1"=30'	



Planning & Zoning Board

agenda item 5.b

item type

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

meeting date

June 11, 2024

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

SPR #24-09. Request of Z Properties for approval to construct a 1,375 square-foot addition to the existing single-family home located at 1290 N. Park Avenue on Lake Maitland, zoned R-1AAA.

motion | recommendation

Staff recommendation is for approval of the request subject to the following condition(s):

(1) that the proposed additions be approved for architectural integrity matching that of the existing historic structure by the Historic Preservation Board.

background

The applicant, Z Properties, on behalf of the homeowners, is requesting approval to add a 1,375 square-foot addition to the existing single-family home located at 1290 N. Park Avenue. The property is zoned R-1AAA and the unsubmerged portion of the property is 16,380 square feet in size. The proposed impervious lot coverage of 7,340 square feet is 45%, 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 total 4,393 square-foot home, which is under the 5,733 allowable square footage, meeting this requirement.

This proposal follows the lot split request at the same address that came before the Board at the May 2024 meeting. That request, which was recommended for approval by the Planning and Zoning Board and approved by the City Commission, split the existing parcel into one lakefront lot and one non-lakefront lot in exchange for designation of the existing structure, which may be the first James Gamble Rogers house designed and constructed within the City, to the City's Register of Historic Places. As part of the approval, the applicant proposed two additions to the existing single-family home, which included an attached two-car garage and a detached guest house.

Continuing the process, the applicant is now proceeding with lakefront review for these

additions, which will also be reviewed by the Historic Preservation Board at the June 12th Historic Preservation Board meeting. The requested additions were provided to the Board at the May 2024 meeting and have not changed for this request. The same variances being proposed for these additions are the same approved per the lot split request. This request is merely looking at the additions as they relate to the lakefront review criteria.

	R-1AAA/Lakefront Lot Requirements	Proposed
Floor Area Ratio	Max 35% / 5,733 square feet	27% / 4,393 square feet
Impervious Lot Coverage	Max 50% / 8,190 square feet	45% / 7,340 square feet
Lakefront Setback	75 ft. (average) / 50 ft. minimum	94 ft.

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 requested for removal as part of this request.

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 three feet in height. This plan complies with that provision as no such component is being proposed as part of this request.

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 proposed structure's setback is behind the average and behind the neighbor to the west. The detached guest suite, which is replacing the current detached carport, is located further towards the lake and, due to the curvature of the shoreline, is in front of the neighbor to the east. However, it is screened by the existing bamboo along the eastern lot line. Further, beyond the proposed structure sits the neighboring home as opposed to the lake. Therefore, because the vegetative buffer is already existing and there is no view of the lake beyond the proposed structure, no traditional view of the neighbor to the east is affected by the proposal.

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 throughout the property to meet the required stormwater storage.

Summary

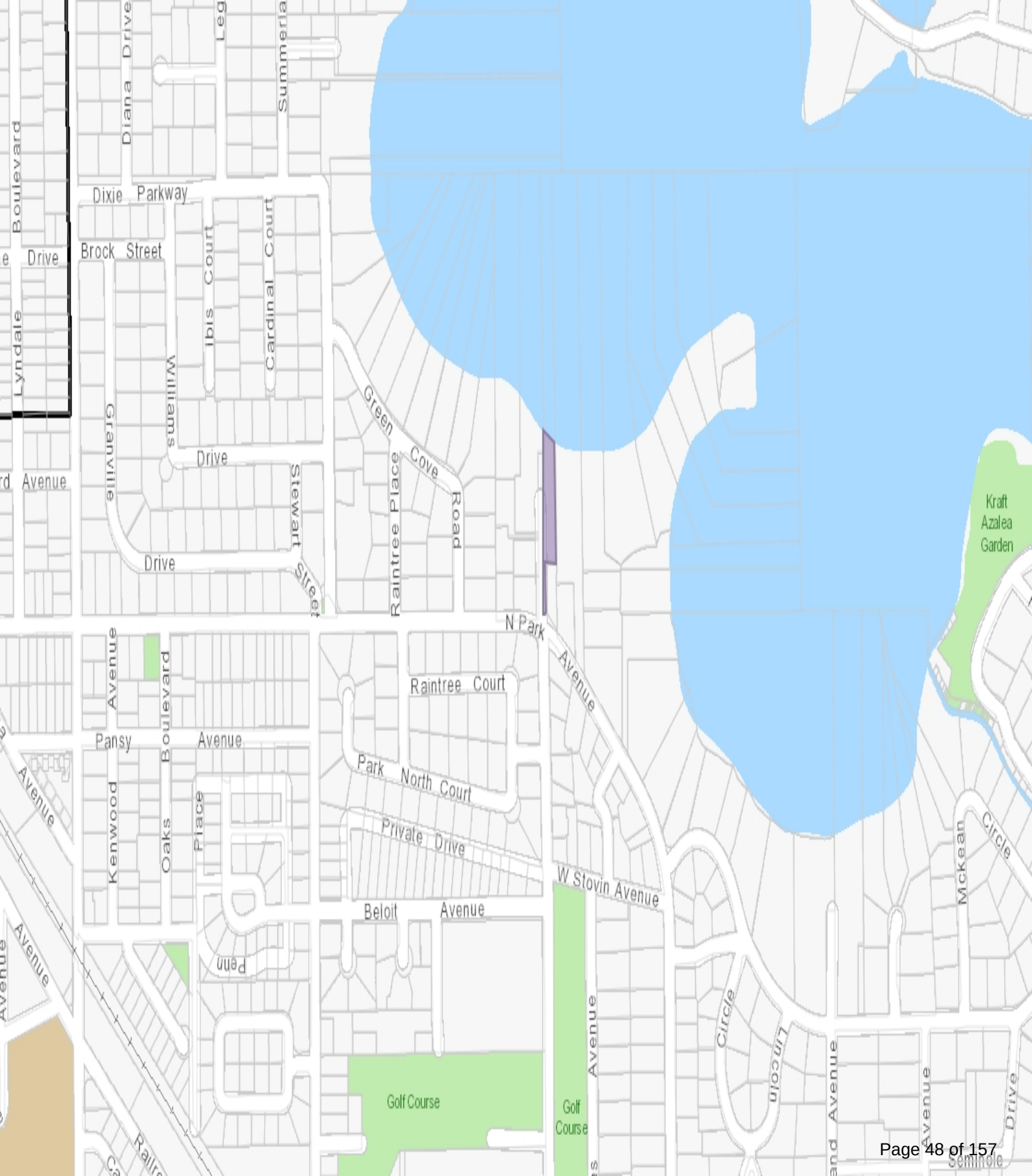
Overall, the plans meet the intent of the lakefront review criteria. The proposed additions and their associated variances, previously approved as part of the lot split request, do not run afoul of the four lakefront review criteria.

alternatives | other considerations

fiscal impact

attachments

1. 1290 N Park Ave - Area Map
2. 1290 N Park Ave - Aerial Map
3. 1290 N Park Ave - Plan Set





Winter Park

NEW YORK AVENUE

LOT SPLIT REMODEL & DESIGN PROPOSAL

1290 N PARK AVE, WINTER PARK, 32789



PRELIMINARY ARCH SET



Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

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**
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Structure:
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Address Orlando, FL 32804
Tel: (407) 421-4866
Email dsouter@alba-eng.com

Trusses:
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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

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Date 4.15.2024

Scale
Cover

A000

Sheet No.

PROJECT DATA

PARCEL ID 31-21-30-0000-00-005
CITY WINTER PARK
ACREAGE 1.81

PROPERTY DESCRIPTION

BEG 142.5 FT W OF SE COR OF SW1/4 RUN N 750 FT TO PT IN LAKE MAITLAND 142.5FT W OF E LINE OF SAID SW1/4TH N 1 DEG W TO 40 ACRE LINE E 60.5 FT S 1 DEG E 1166.8 FT M/L W 60.4 FT S 1 DEG E 142.7 FT S 46 DEG W 9.5 FT TH W 11.8 FT TO POB & BEG 63.9 FT W & 32 FT N OF SE COR OF SW1/4 RUN N 1 DEG W 1285 FT M/L E 3 FT S 1 DEG E 1288 FT M/L TH W 3 FT TO BEG (LESS N 35 FT OF S 118.2 FT OF SAID 3 FT STRIP) IN SEC 31-21-30

ZONING

R-1AAA

TOTAL LOT LAND

78,863 SQFT (+/-) | 1.81 ACRES (+/-)

PROPOSED LOT LAND

16,380 SF

R-1AAA

ZONING

FUTURE LAND USE

LOT WIDTH

LOT DEPTH

LOT AREA

FLOOR AREA RATIO

IMPERVIOUS

FRONT SETBACK

SIDE SETBACK

REAR SETBACK

REQUIREMENTS

35% (5,733 SF)

MAX 50% (8,190 SF)

20% 26'-0"

N/A

50 FTAVR

EXISTING

R-1AAA

SFR

70'-0"FT AVR

239'-0"

N/A

2,868 SF

N/A

19'-1"

2'-0"

93'-3"

PROPOSED

R-1AAA

SFR

N/A

N/A

16,380 SF

27% (4,393 SF)

44% (7,340 SF)

16'-0"

2'-0" FT/ 1'-2" FT

94'-0" FT

TOTAL 4,393 SF 27%

FLOOR AREA RATIO

LOT LAND

ALLOWED

16,380 SF

5,733 SF (35%)

MAIN RESIDENCE

1st FLOOR

1500 SF

2nd FLOOR

1518 SF

3,018 SF

GUEST HOUSE

COVERED PORCH

420 SF

320 SF

GARAGES

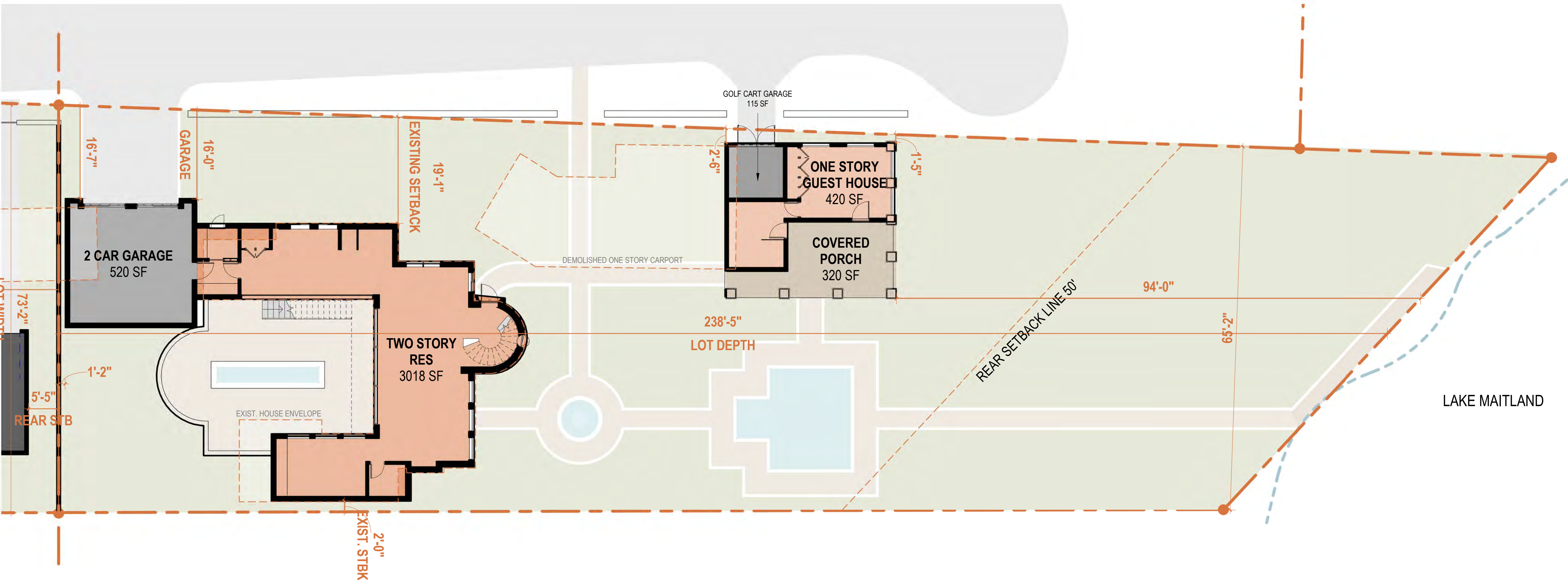
GOLF CART

2 CAR

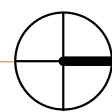
115 SF

520 SF

635 SF



1 MAIN RESIDENCE DIAGRAM
3/32" = 1'-0"



Z

Remodel & Lot Split

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Interior Design: NOT PART OF PERMIT SET
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Date 4.15.2024

Scale 3/32" = 1'-0"

Project Data Main Res

A001

Sheet No.

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CITY WINTER PARK
ACREAGE 1.81

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ZONING R-1AAA
TOTAL LOT LAND 78,863 SQFT (+/-) | 1.81 ACRES (+/-)

LOT SPLIT TOTAL LAND
12,680 SF

R-1AAA	REQUIREMENTS	EXISTING	PROPOSED
ZONING		R-1AAA	R-1AA
FUTURE LAND USE		SFR	SFR
LOT WIDTH		70'-0"FT AVR	N/A
LOT DEPTH		129'-9"	N/A
LOT AREA		N/A	12,680 SF
FLOOR AREA RATIO	35% (4,438 SF)	N/A	33% (4,185 SF)
IMPERVIOUS / PERVIOUS	50% (6,340 SF)	N/A	41% (5,235 SF)
FRONT SETBACK	20% 26'-0"	N/A	10'- 3" FT
SIDE SETBACKS			
1ST FLOOR	21 FT 10'-6" EA	N/A	10'-6" FT/ 10'-2" FT
REAR SETBACK	25 FT	N/A	5'-5" FT

FLOOR AREA RATIO

LOT LAND 12,680 SF
ALLOWED 4,438 SF (35%)

MAIN RESIDENCE 3,320 SF
GARAGE 415 SF
COVERED PORCH 450 SF
850 SF - 400 CREDIT

TOTAL 4,185 SF 33%

Remodel & Lot Split

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Civil:
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Address
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Email

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

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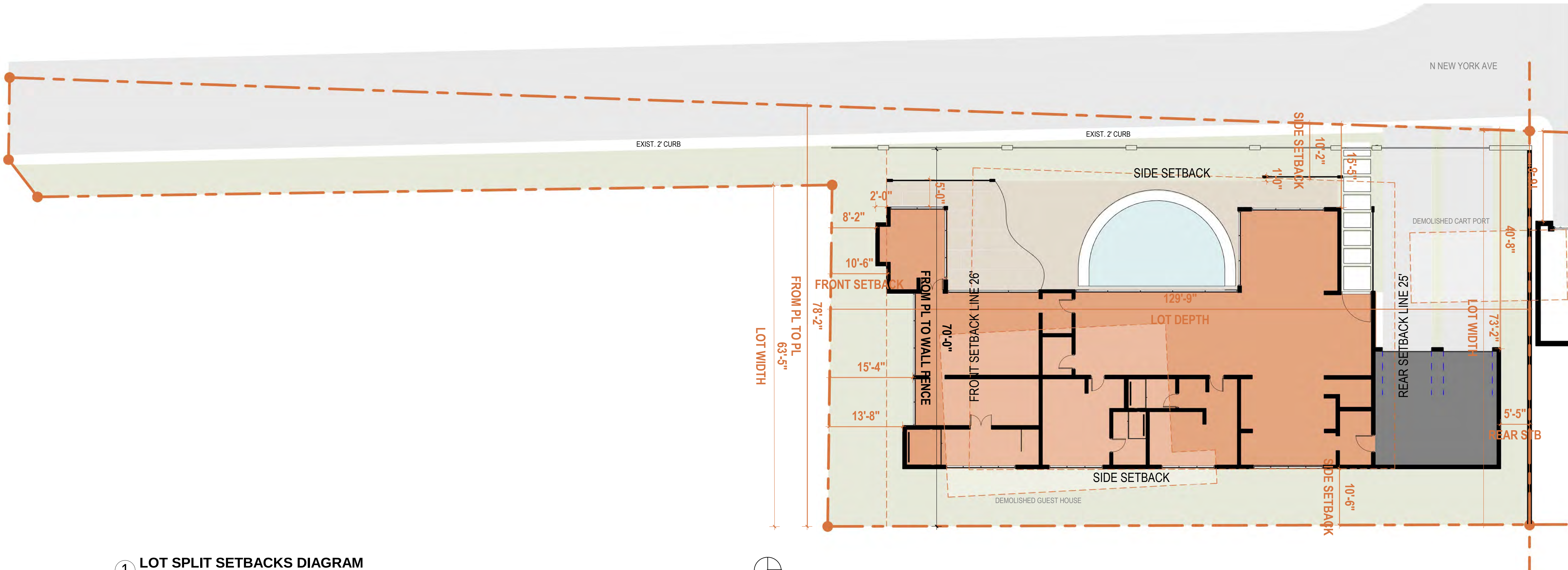
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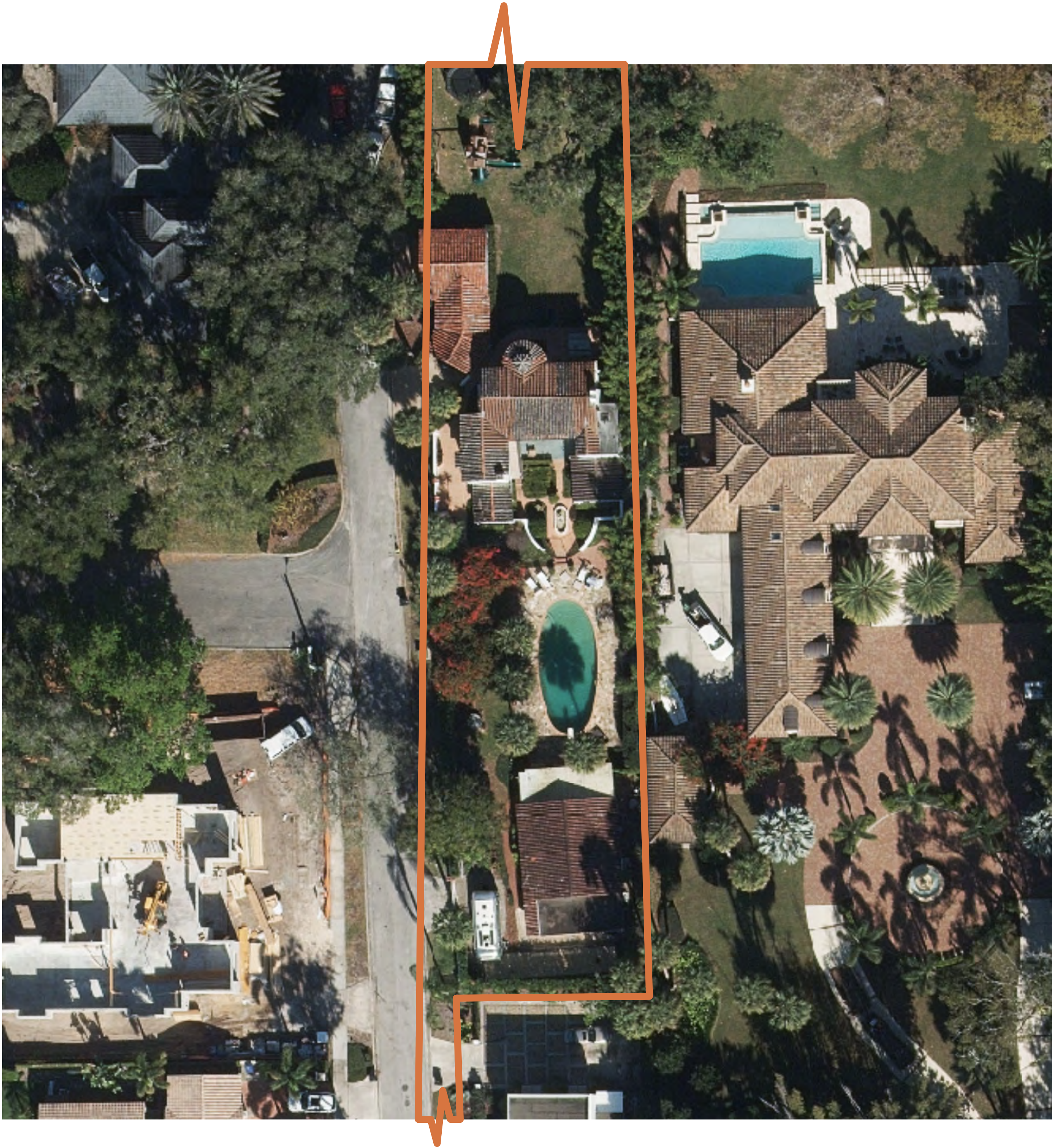
Project Data Lot Split

A002

Sheet No.

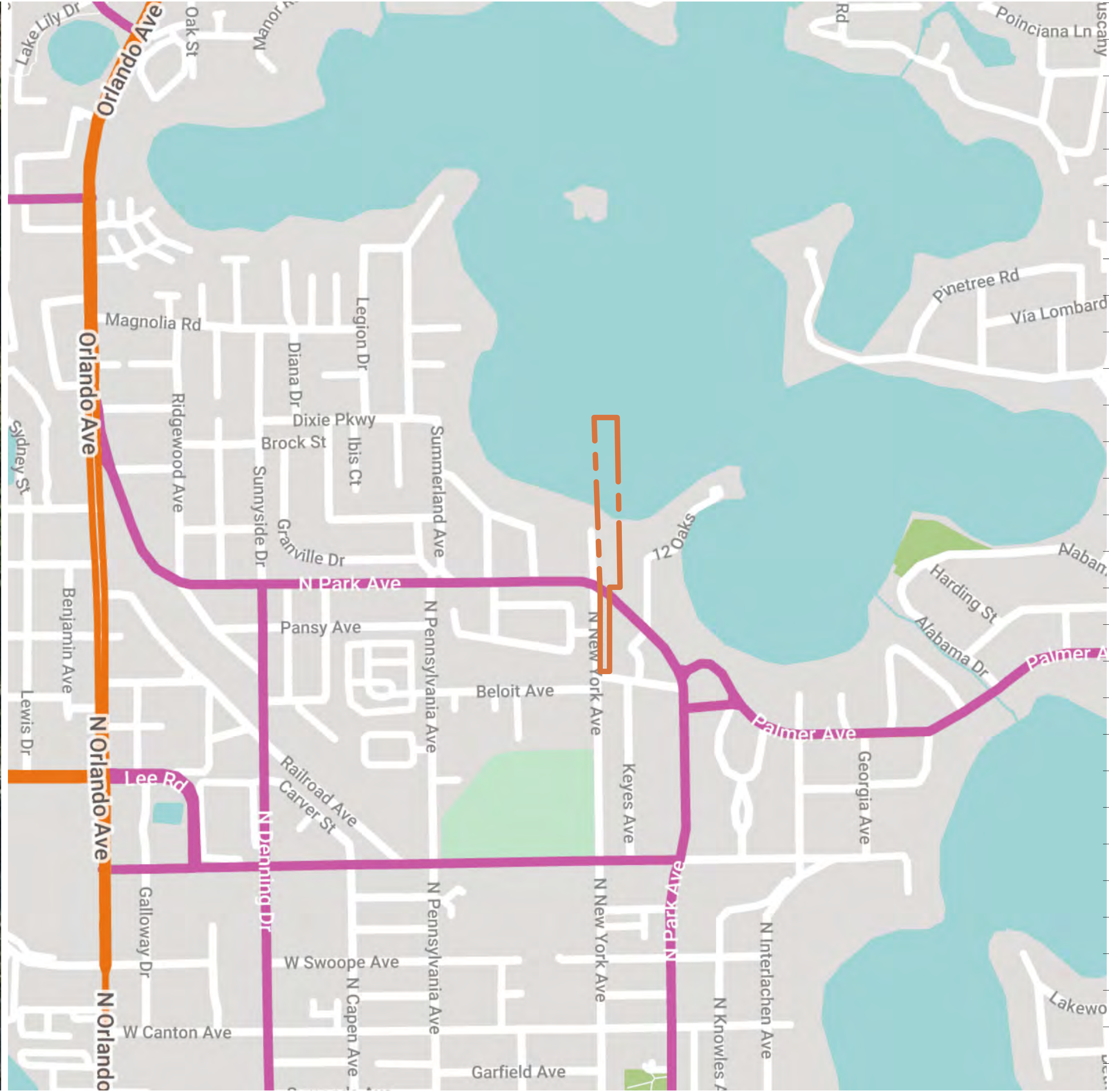
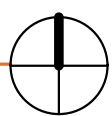


1 LOT SPLIT SETBACKS DIAGRAM
1" = 10'-0"



AERIAL VIEW

N.T.S. FOR REFERENCE ONLY



MAP

N.T.S. FOR REFERENCE ONLY



Remodel & Lot Split

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Email:

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Name:
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Tel:
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Interior Design: NOT PART OF PERMIT SET
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Date 4.15.2024

Scale

Location

A003

Sheet No.



Remodel & Lot Split

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Landscape Architect:
Name: [Redacted]
Address: [Redacted]
Tel: [Redacted]
Email: [Redacted]

Civil:
Name: [Redacted]
Address: [Redacted]
Tel: [Redacted]
Email: [Redacted]

Pools: NOT PART OF PERMIT SET
Name: [Redacted]
Address: [Redacted]
Tel: [Redacted]
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Interior Design: NOT PART OF PERMIT SET
Name: [Redacted]
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Rev.	Date

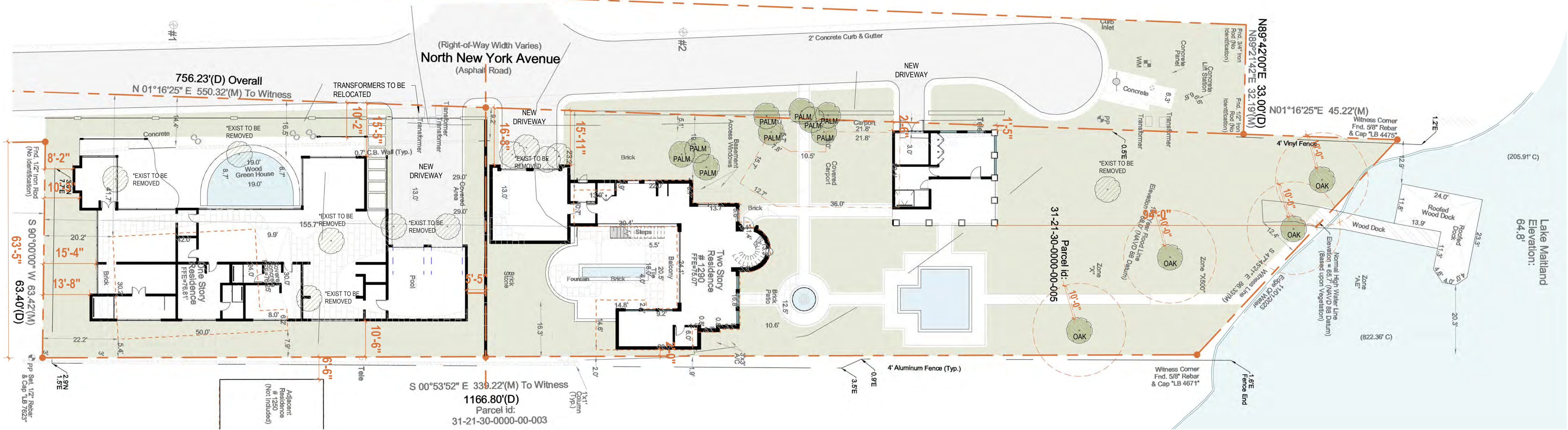
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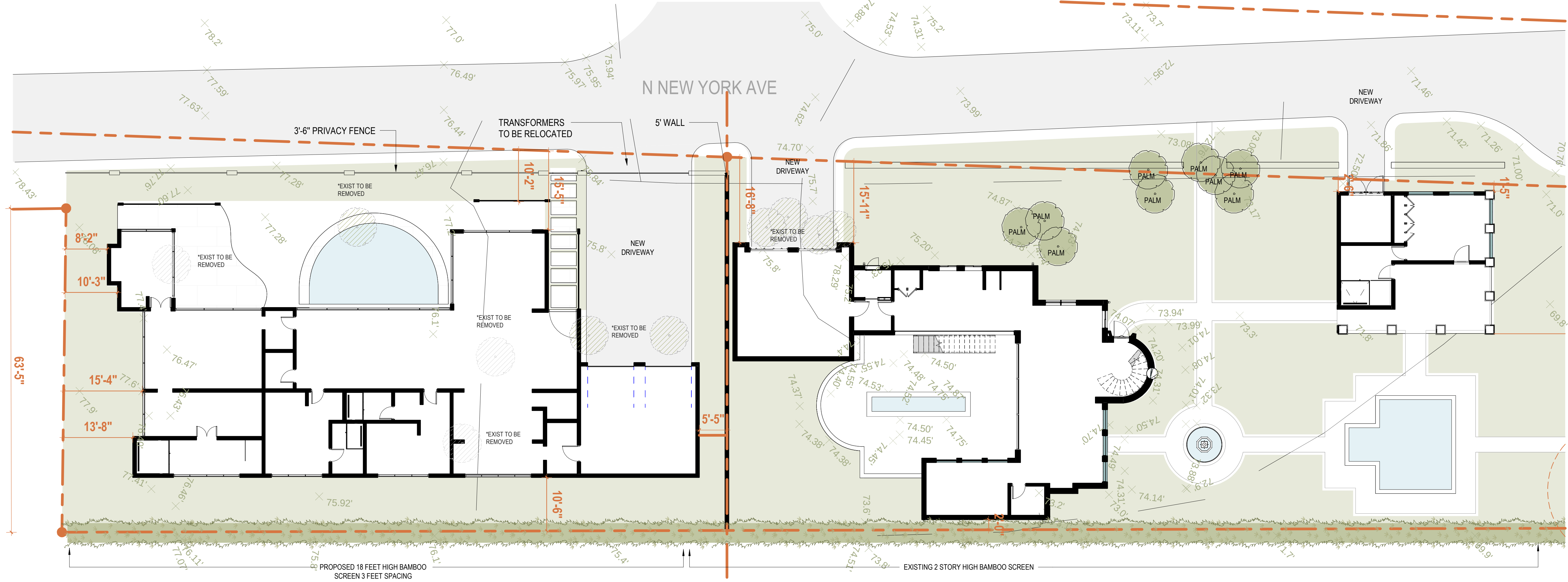
Scale As indicated

Site Plan

Sheet No. Page 55 of 157



1 OVERALL SITEPLAN
1/16" = 1'-0"



2 ENLARGED SITEPLAN
3/32" = 1'-0"

A100



Remodel & Lot Split

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Interior Design: NOT PART OF PERMIT SET
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Date 4.15.2024

Scale 1/16" = 1'-0"

Retention Plan

A101

Sheet No. Page 56 of 157

RETENTION POND CALCS

DRYLAND 26,182 SF
IMPERVIOUS ALLOWED 13,091 SF (50%)

BUILDINGS 6,440 SF

COVERED TERRACES 1,235 SF
SIDEWALKS 4,170 SF
DRIVEWAYS 1,150 SF
WALKWAY TO DOCK 110 SF

POOL AND PONDS 358 SF (50%)
100% 715 SF

TOTAL IMPERVIOUS 13,463 SF

OVERFLOW WATER CALCS
13,463 SF X 0.833" 1,121 CF

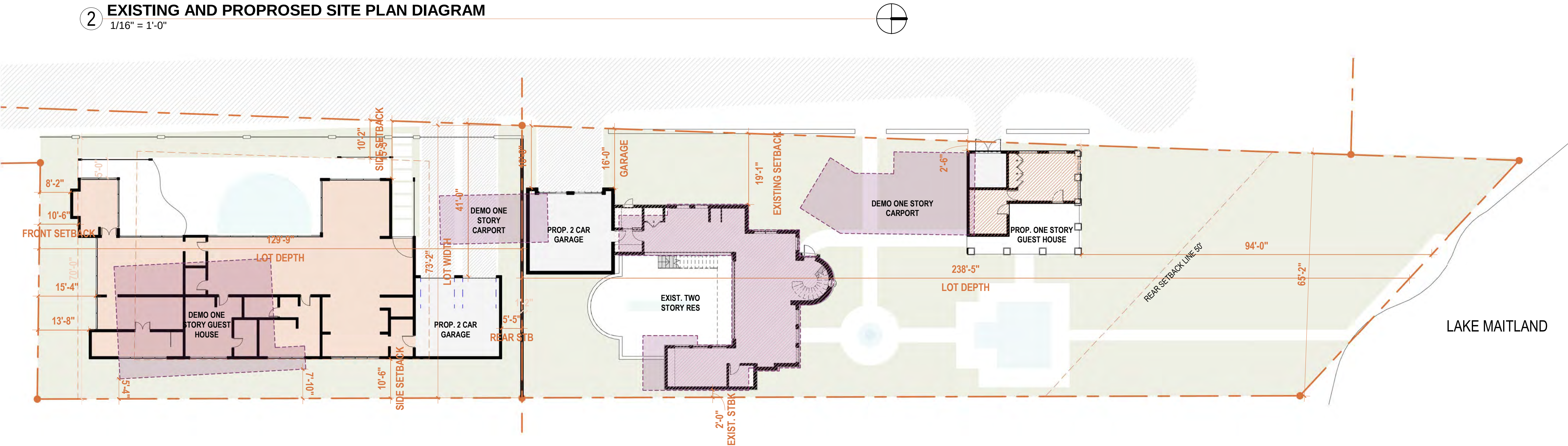
POND 1 967 CF
POND 2 117 CF
POND 3 150 CF
POND 4 313 CF

TOTAL 1,547 CF

1 RETENTION PLAN
1/16" = 1'-0"



2 EXISTING AND PROPOSED SITE PLAN DIAGRAM
1/16" = 1'-0"





Remodel & Lot Split

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Date 4.15.2024

Scale
Renders Main Residence

A200

Sheet No.



Remodel & Lot Split

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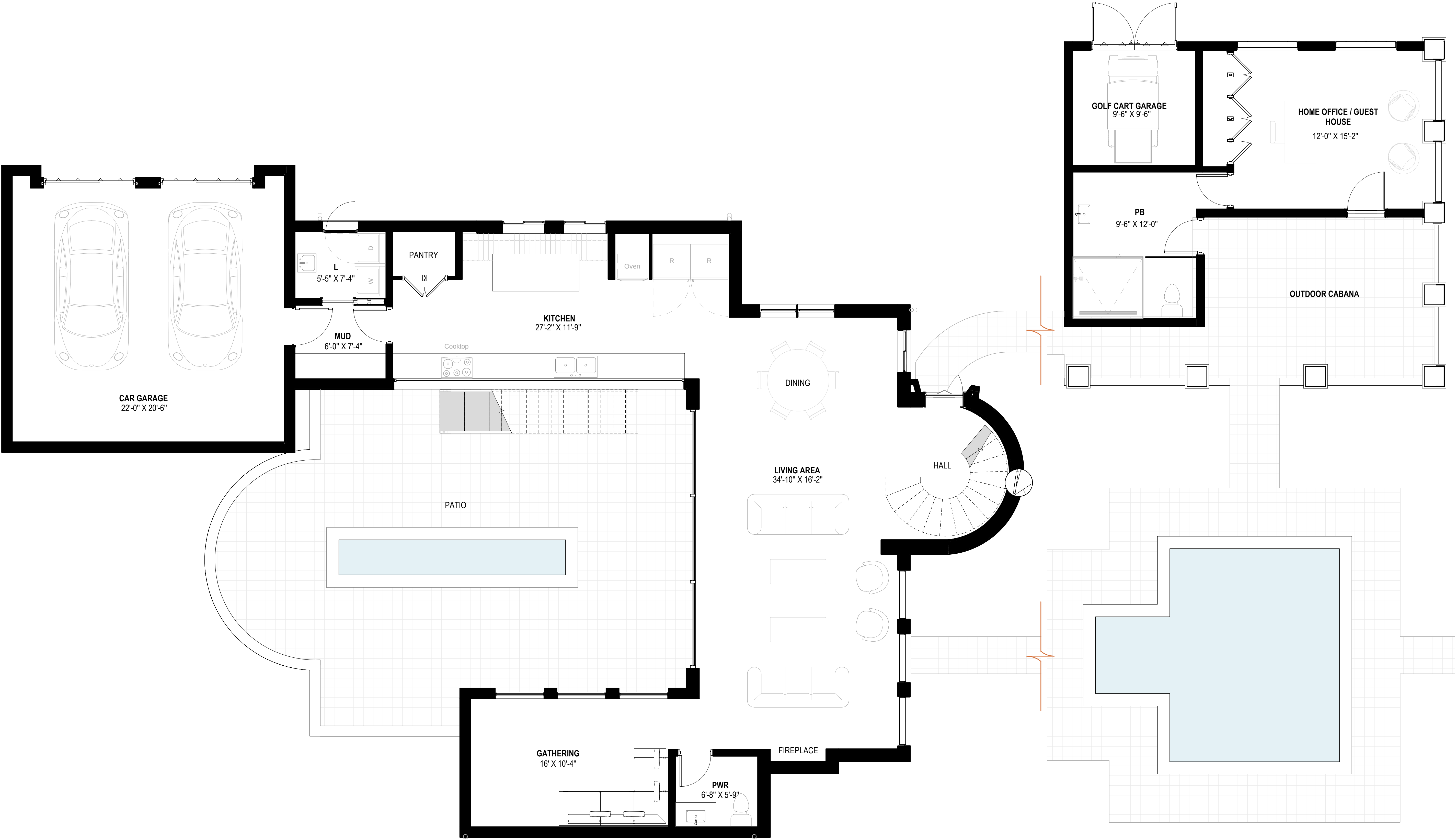
Date 4.15.2024

Scale 1/4" = 1'-0"

Remodel Presentation Floor Plan

A201

Sheet No. Page 58 of 157



1 PROPOSED REMODEL PRESENTATION PLAN 1ST FLR
1/4" = 1'-0"



Remodel & Lot Split

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Interior Design: NOT PART OF PERMIT SET
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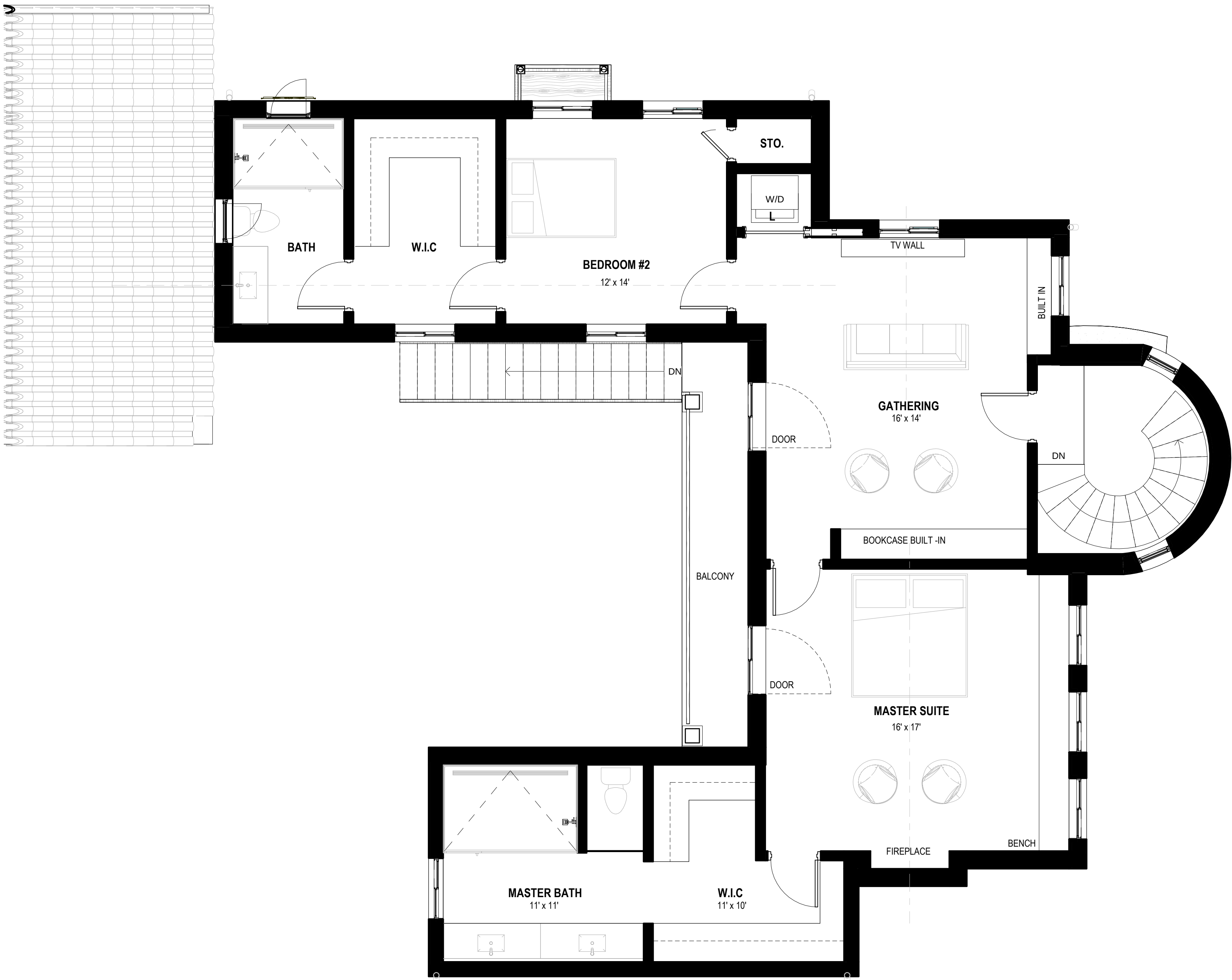
Date 4.15.2024

Scale 1/4" = 1'-0"

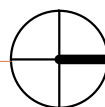
Presentation Plan - Second Floor

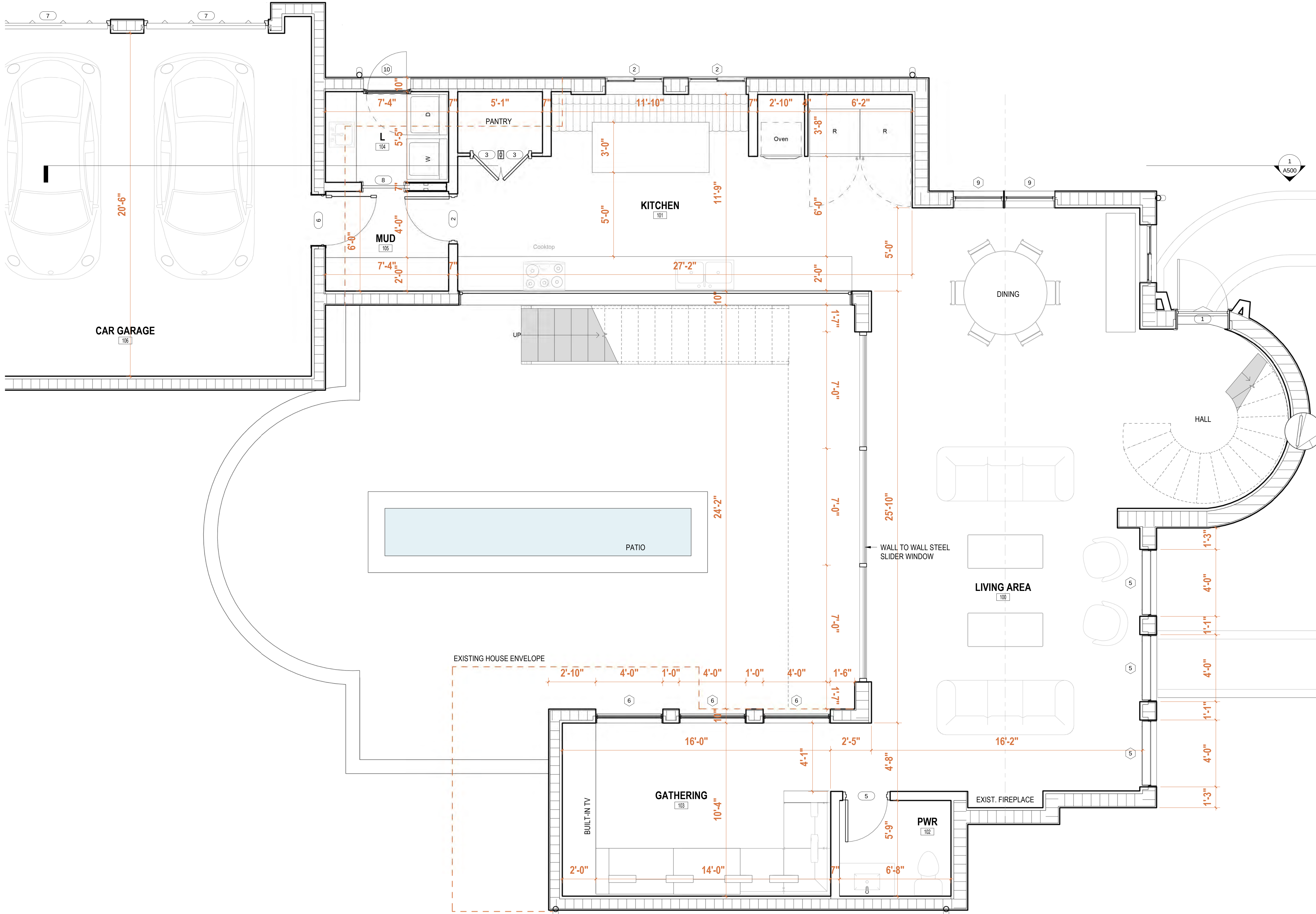
A202

Sheet No.



1 PROPOSED REMODEL PRESENTATION PLAN 2ND FLR
1/4" = 1'-0"





1 PROPOSED FIRST FLOOR
3/8" = 1'-0"



Remodel & Lot Split

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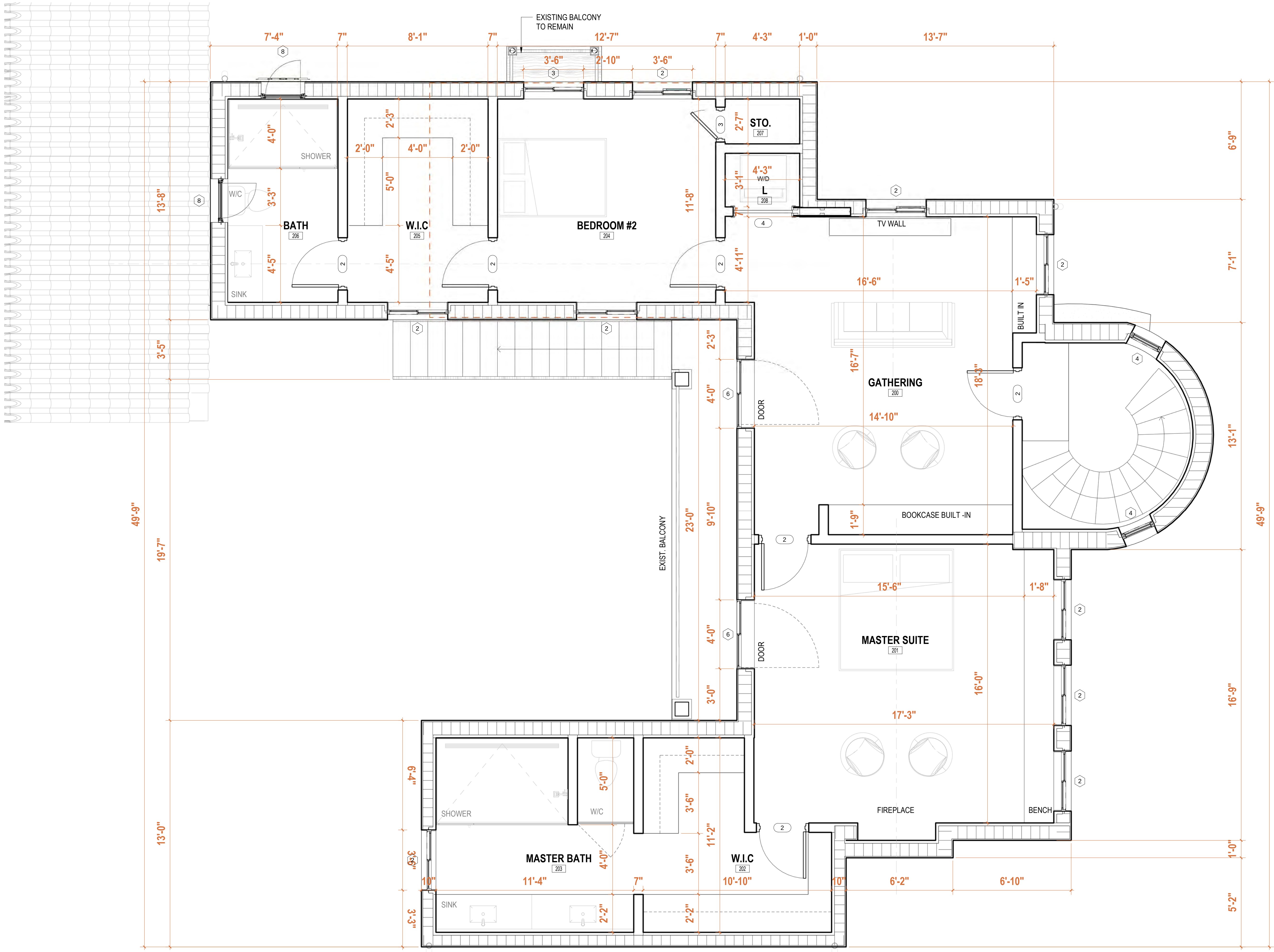
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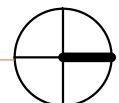
Proposed First Floor Plan

A300

Sheet No. Page 60 of 157



1 PROPOSED SECOND FLOOR PLAN
3/8" = 1'-0"



Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

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Interior Design: NOT PART OF PERMIT SET
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Date 4.15.2024

Scale 3/8" = 1'-0"

Proposed Second Floor Plan

A301

Sheet No. Page 61 of 157



Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

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

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

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

Trusses:
Name: K & M TRUSS INC
Address: 2928 N Orange Blossom Trail, 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

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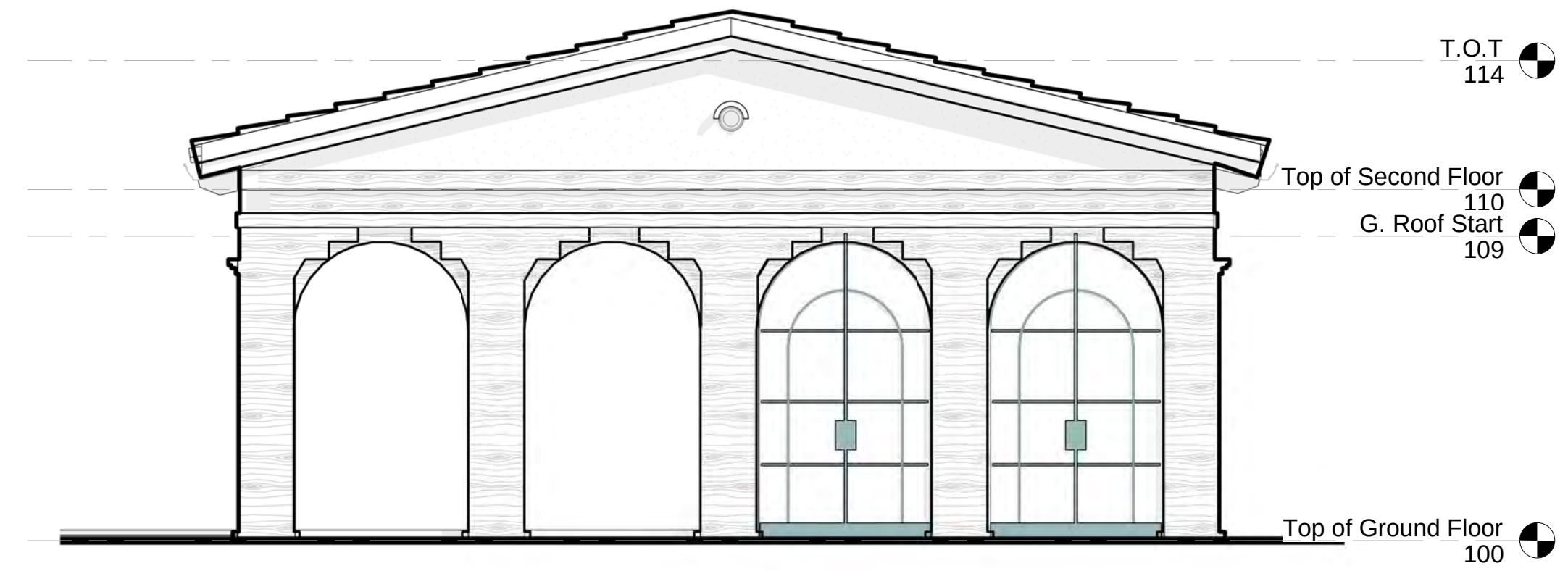
Date 4.15.2024

Scale As indicated

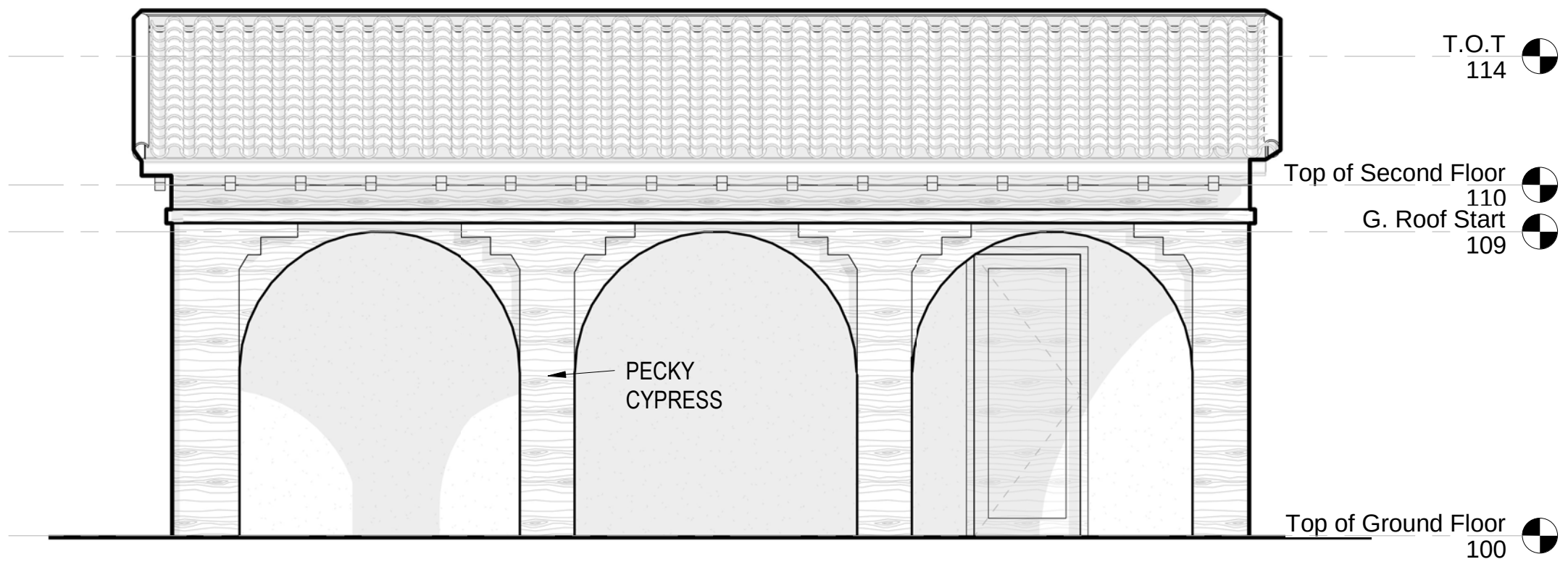
Guest / Pool House Details

A302

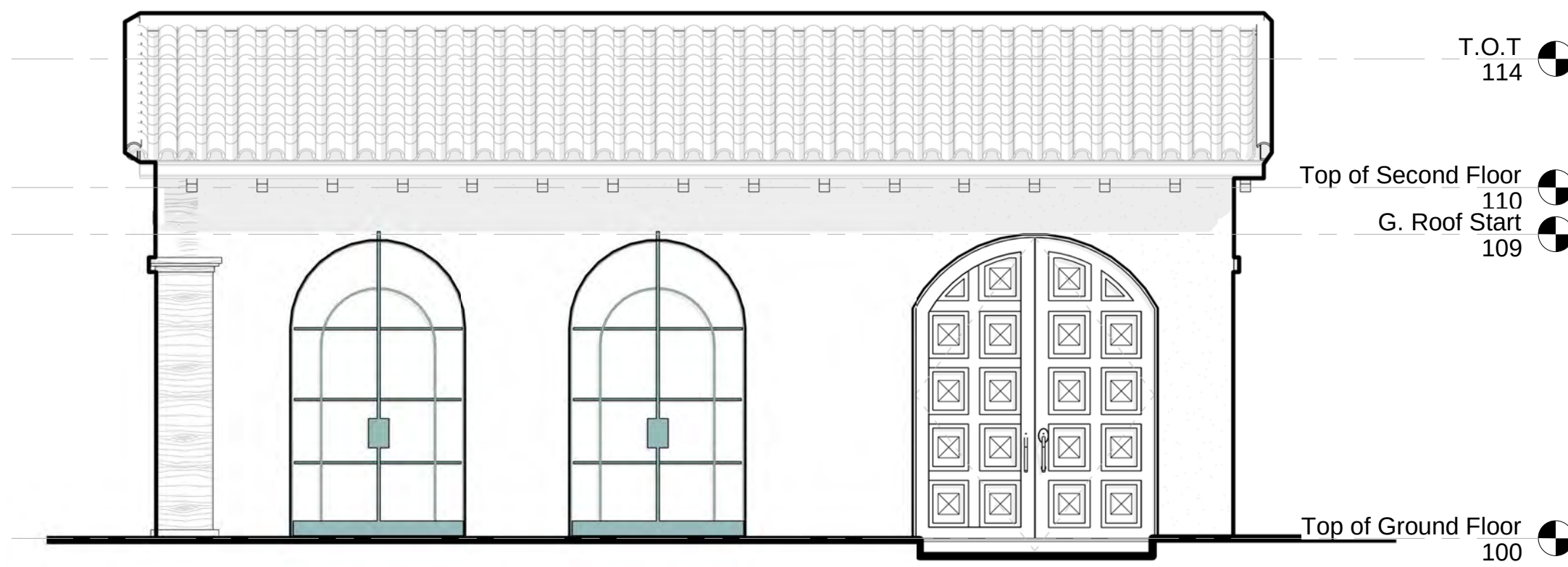
Sheet No. Page 62 of 157



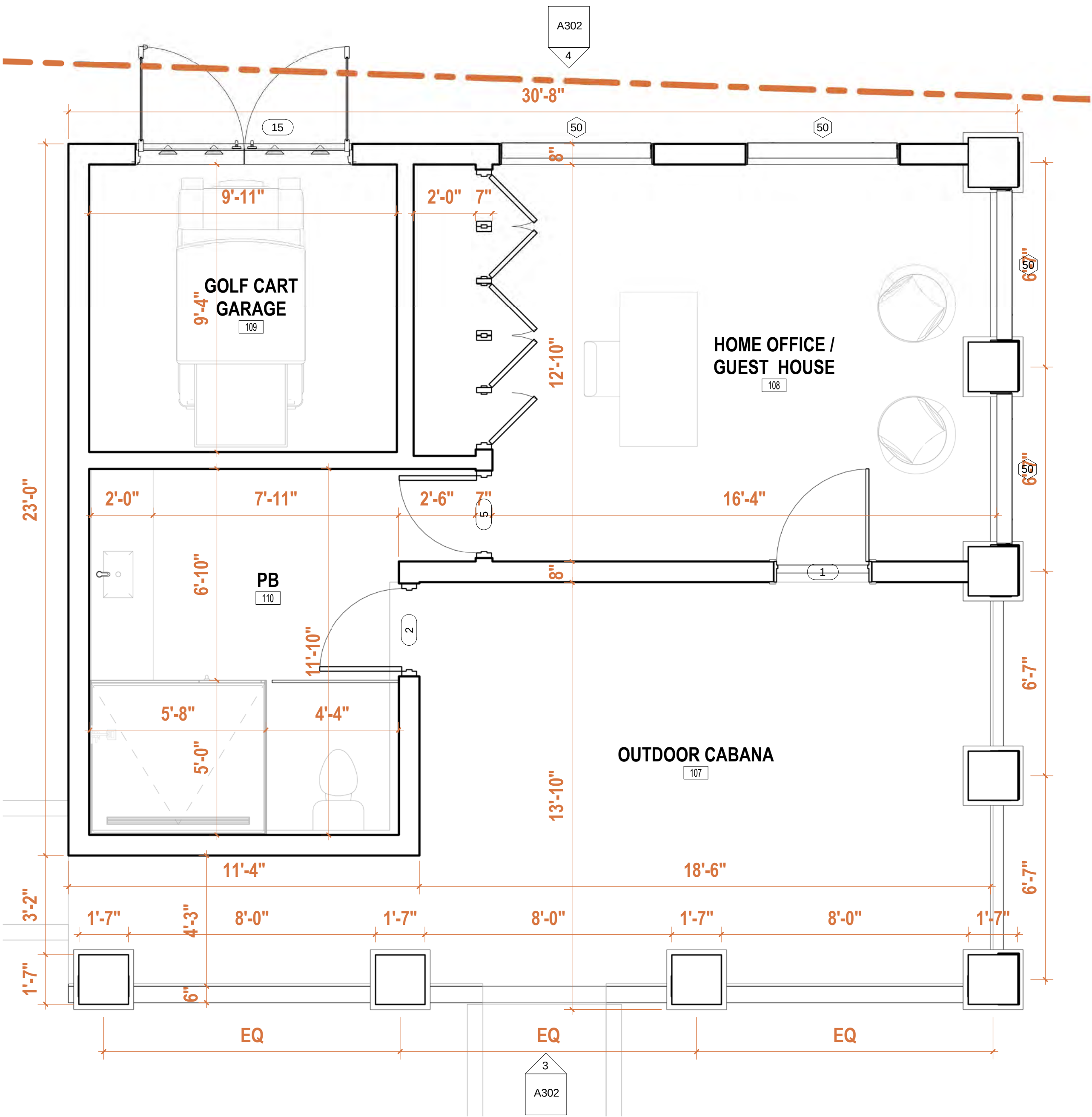
2 LAKE FRONT ELEVATION
1/4" = 1'-0"



3 SIDE ELEVATION
1/4" = 1'-0"



4 STREET SIDE ELEVATION
1/4" = 1'-0"



1 GUEST HOUSE / HOME OFFICE
3/8" = 1'-0"



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Date 4.15.2024

Scale 1/4" = 1'-0"

Elevations

A303

Sheet No. Page 63 of 157



1. DESIGN DOORS



2. WALNUT WOOD DOORS & DETAILS



3. NOVELTY WAVE WINDOWS



4. BARREL CLAY ROOF



5. WHITE STUCCO WALL FINISH



6. PECKY CYPRESS WOOD DETAILS



1 FRONT ELEVATION
1/4" = 1'-0"



2 LAKE FRONT ELEVATION
1/4" = 1'-0"



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Date 4.15.2024

Scale
New Residence Renderings

A400

Sheet No.



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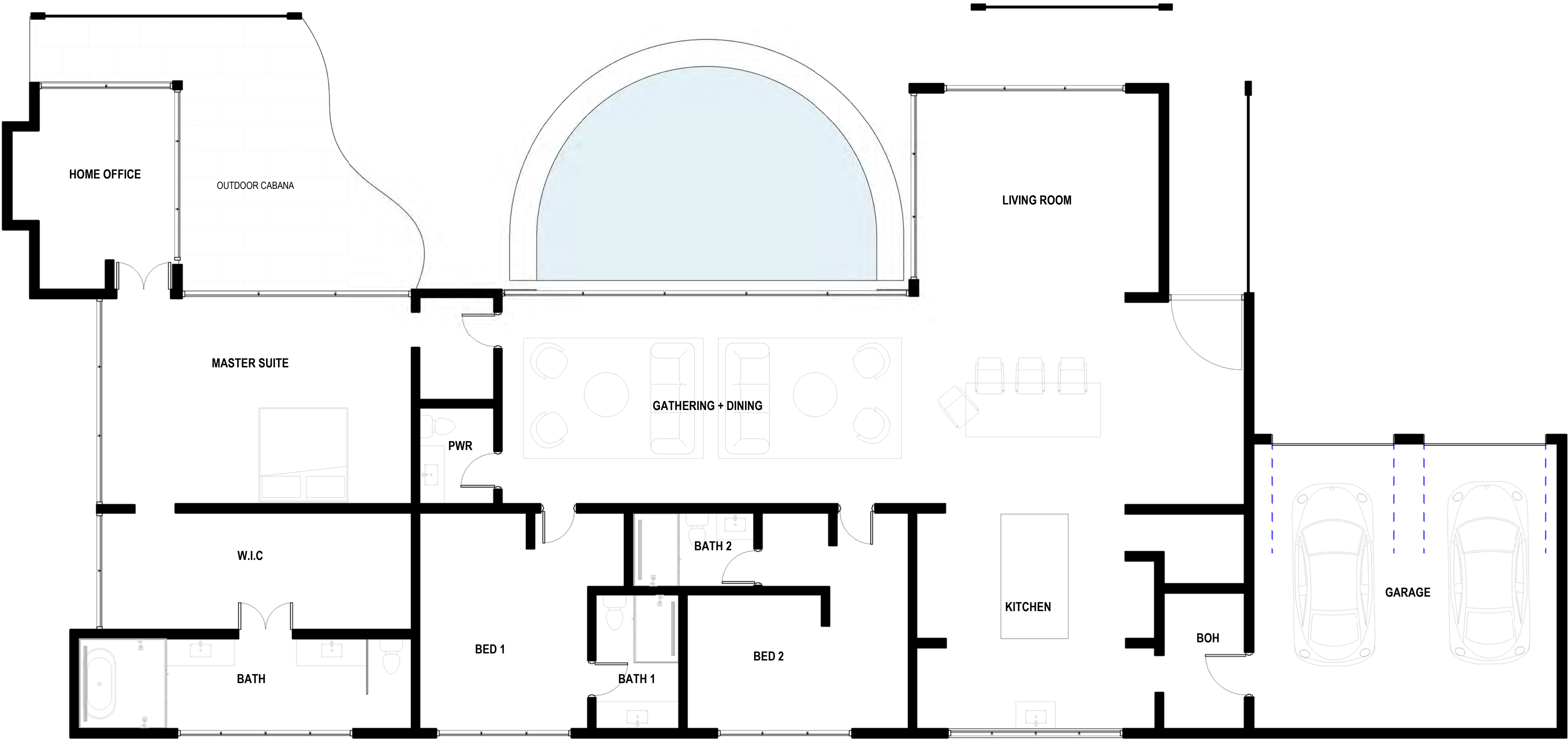
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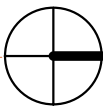
Presentation Floor Plan

A401

Sheet No.



1 NEW RESIDENCE PRESENTATION FLOOR PLAN
3/16" = 1'-0"





Remodel & Lot Split

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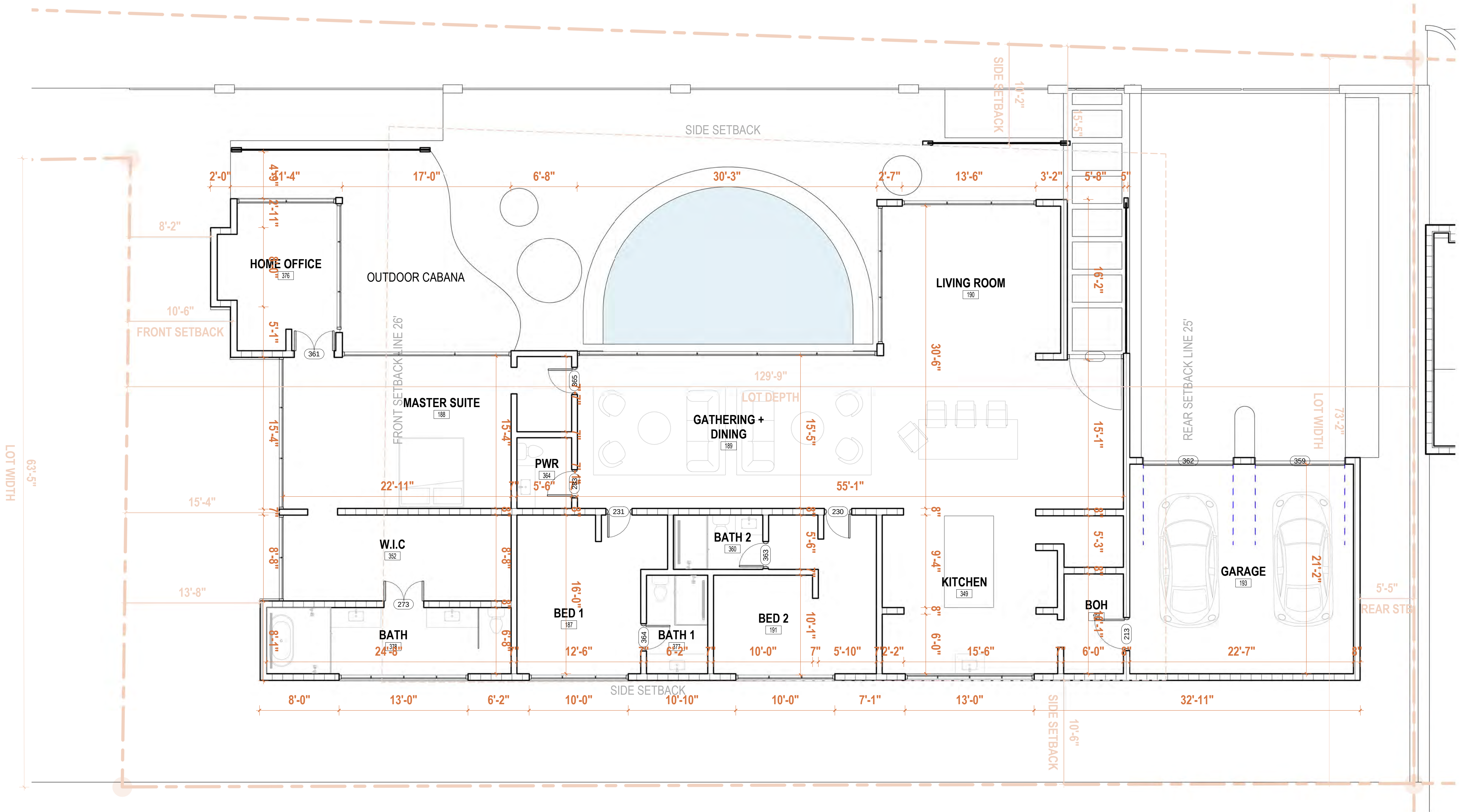
Date 4.15.2024

Scale 3/16" = 1'-0"

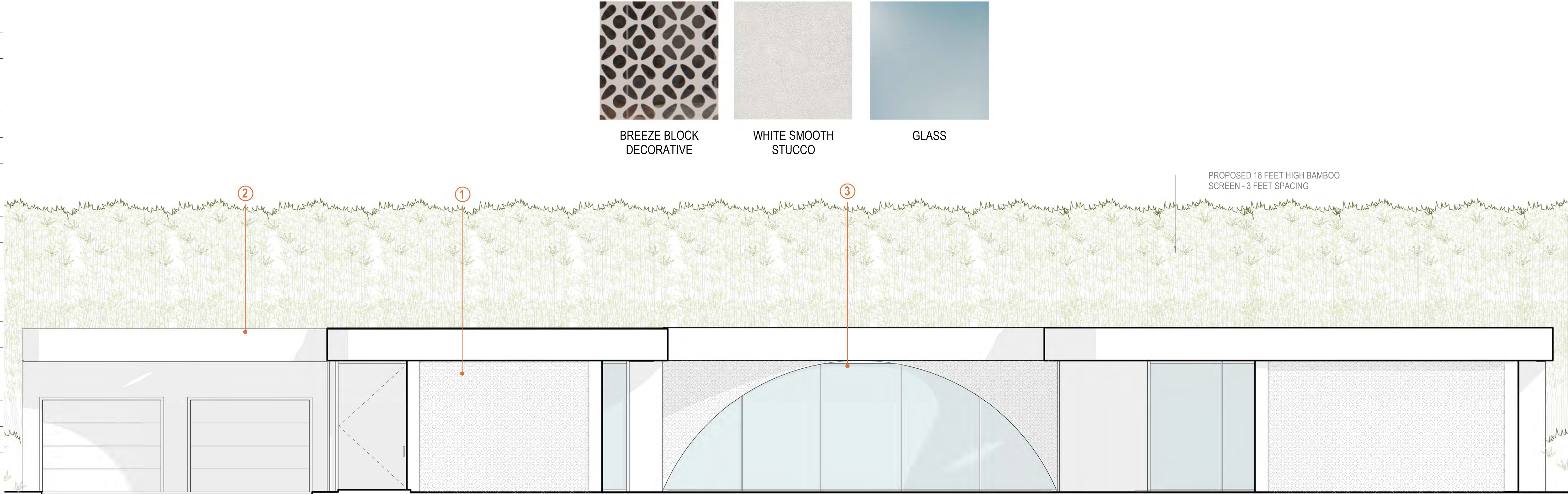
New Residence Floor Plan

A402

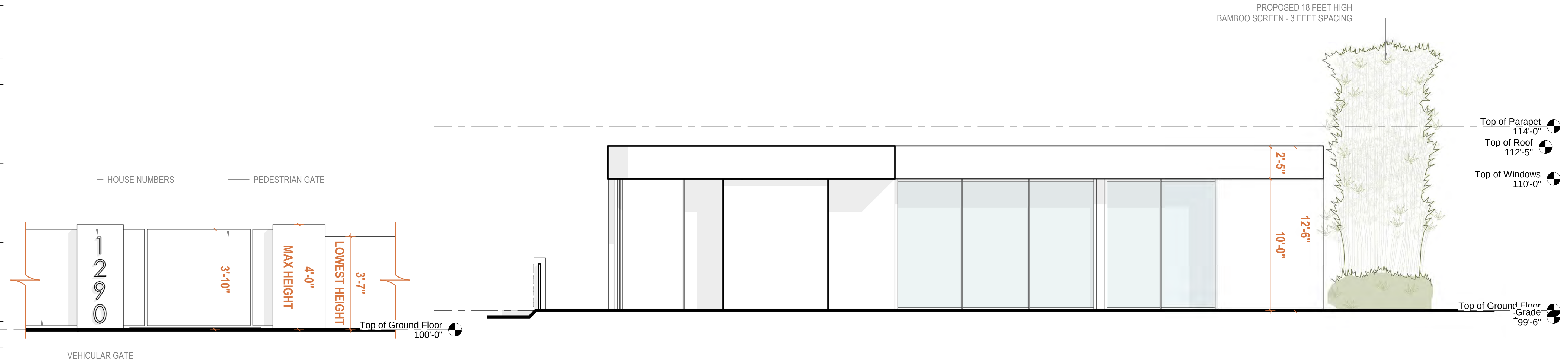
Sheet No.



1 NEW RESIDENCE FLOOR PLAN
3/16" = 1'-0"

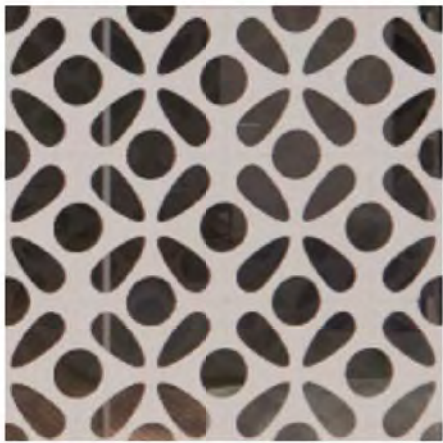


1 NEW RESIDENCE STREET ELEVATION
1/4" = 1'-0"

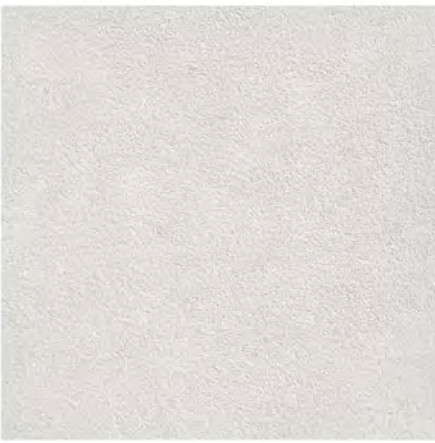


3 GATE AND FRONT FENCE WALL DETAILS
1/2" = 1'-0"

2 NEW RESIDENCE SIDE ELEVATION
1/4" = 1'-0"



BREEZE BLOCK
DECORATIVE



WHITE SMOOTH
STUCCO



GLASS

Z

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Date 4.15.2024

Scale As indicated
Elevations 2

A403

Sheet No. Page 67 of 157



Planning & Zoning Board

agenda item 5.c

item type

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

meeting date

June 11, 2024

prepared by

Jeffrey Briggs

approved by

Allison McGillis, Director of Planning and Zoning

subject

CU #24-08. Request of Rollins College for Conditional Use and Special Permit approval to build a 45,842 square foot Rollins Faculty & Staff housing building of 30 units that is a combination of two and three stories.

motion | recommendation

Staff recommendation is for approval of site plan Option 2 with the following conditions:

1. Rollins shall provide a 5-foot easement along the West Welbourne Ave for City to install on-street parking and street trees in bump-outs
2. Approval shall prohibit undergrad and grad housing and no classroom instruction space
3. Property to remain subject to ad valorem taxes unless otherwise permitted by FL statutes
4. Landscape plan approved by city staff with no drainage swales along the Welbourne Avenue frontage to inhibit the landscape design
5. Construction plans to indicate laydown area during construction
6. Lease of units by Rollins College shall be a minimum of 6 months; only plants and patio furniture on patios and balconies
7. Solar on roof (specs TBD)
8. Rollins and City to coordinate on undergrounding of powerlines

background

Rollins College is requesting Conditional Use and Special Permit approval to build a 45,842 square foot Rollins Faculty & Staff housing building of 30 units that is a combination of two and three stories on 1.34 acres (58,500 sq. ft.) fronting on Welbourne Avenue. This is a continuation and resubmittal of the previous request for a larger project that encompassed additional property that was withdrawn.

The previous submittal began with a proposal to build an 80,981 square foot, 48-unit faculty

and staff housing development that included property fronting on New England Avenue. That proposal was subsequently downsized to 72,933 square feet and 39 units before it was withdrawn for this revised application, which is now close to half of the square footage that the request started with.

The current site includes nine platted lots with frontage on Welbourne Avenue comprising of 58,500 sq. ft. of land that is zoned R-3. The two platted lots on the east end now hold 14 existing apartments referred to as the Dan Hunter apartments (named after the former owner/mayor). There is a Settlement Agreement for the three vacant lots at 316 W. Welbourne Avenue. This arose from a Bert Harris claim by the New England Partners LLC over the adoption of the 2010 Comprehensive Plan.

The Settlement Agreement allows a density of up to 25 units/acre. The entitled density for these properties is outlined below:

4 Regular lots (210 Va. 308/262 Welbourne) of	26,000 sf @ 17/acre	=	10 units
3 Settlement Agreement lots (316 Welbourne) of	19,500 sf @ 25/acre	=	11 units
2 Dan Hunter Apt. lots fronting on Welbourne of	13,000 sf @ 17/acre	=	5 units
			26 units (total)

The unique feature of this site is the 14 small (550 sf) garden apartments built in 1959, Dan Hunter Apartments, on the eastern two lots. Since there are more apartments than current code would allow, the property is a "non-conforming use" meaning it is now "used" for more units than the zoning code allows. However, the zoning code, provides that the City may allow the demolition and redevelopment of a "non-conforming use" to the existing density, if such use is deemed a community benefit. As a result, the two lots upon which the 14 units of the Dan Hunter apartments are now situated, is where the Special Permit portion of this new project is proposed to contain nine (9) new apartments. That is four (4) units more than the entitlements allow, but can be permitted via the City Commission approval of a "special permit" as outlined in Sec 58-64 (f).

Rollins College has previously provided a project narrative outlining the need for faculty and staff housing for the college. One of the goals of the City Commission and the Chamber of Commerce is to find ways to promote 'attainable' housing in the city. The City has been a leader amongst cities in Florida in promoting 'attainable' housing by assisting non-profit partners of the Winter Park Housing Authority, the Hannibal Square Community Land Trust, and Habitat for Humanity with financial support for the creation of such housing.

Zoning Code Compliance

Floor Area Ratio: While this project may have four (4) units more than the entitlements allow, the building size in total square feet does not exceed the 110% floor area ratio (FAR) permitted by the R-3 Zoning. The proposed total building size is 45,842 sq. ft. which is a floor area ratio of 78%. The maximum building size could be up to 64,350 sq. ft. (110% FAR).

Front Setback: The project complies with the Virginia Avenue setback and exceeds the setback requirements along Welbourne Avenue, providing ample space for planting new oak

trees and enhancing the street frontage. Most of the building is set back 29 feet, with sections setback 35 feet, exceeding the required 20 feet. Additionally, there are 4.5-foot bump-outs for porches. These variations in setback create a more visually appealing street frontage with ample articulation, resulting in an overall improved project design from what was previously submitted.

Building Heights: The project now features a combination of two- and three-story buildings. Within the Central Business District and along the New England Avenue corridor, the Comprehensive Plan and Zoning Code permit three-story structures with flat roofs, as seen to the west on New England Avenue. However, outside these areas, buildings must employ a sloped third-floor roof with dormers to reduce the visual impact, making the structure appear as 2.5 stories.

For this project, lots fronting Welbourne Avenue must adhere to the 2.5-story design requirement. The two-story section at the northwest corner complies with this code. Some sections of the three-story portion use an alternative method to align with the policy's intent of reducing third-floor massing. These third story sections are set back an additional nine feet beyond the front setback, maintaining a 30-foot height limit with a flat roof and five-foot parapet, thus achieving the policy's goal of minimizing street-level massing with the additional setback.

Furthermore, sections of the building with a 6:12 roof slope—typical for Mediterranean architecture—are also set back on the third floor, aligning with the theoretical 2.5-story height (a 12:12 or 45-degree angle of sight) to reduce massing. The architect has provided the attached cut sheet to illustrate how this alternate compliance method eliminates three-story vertical walls at the front setback.

The prominent features on the cut sheet are the flat roof sections, which showcase the setback of the third floor from the balcony below. The blue dashed lines delineate the 6:12 roof slope sections, also illustrating the third-floor setback from the roof line below. Additionally, the green dashed line highlights the section described further below.

The code permits architectural features to extend up to 8 feet above the 35-foot height limit. The design includes a taller central tower element extending to this maximum height that is at the 20-foot setback, but this section of the building is not habitable space and is part of the main entrance to the building. The other sections of the building extending up to this height maximum setback are shown in the cut sheet.

Staff feels that the proposed building height is compatible with the surroundings, especially since the building will face the four-story Douglas Grande building and is adjacent to two- and three-story apartments. None of the surrounding buildings offer any type of third-story relief.

Parking Compliance: The Code requires 2½ spaces per unit (75 spaces) for the 30 apartments. Historically, via Conditional Use approvals for the other apartments on New England Avenue, the City has required 2 spaces per unit, recognizing that on-street parking is available. The College also does not believe that their occupants will need the full amount of 2½ spaces per unit.

As was discussed at previous public hearings, there is an opportunity to also create more on-street parking along Welbourne Avenue and to make traffic travel safer on that street section.

The Welbourne Avenue roadway could be expanded to create indented on-street parking (that does not block the travel lanes) with the sidewalk moved 5 feet onto the project property, as well as designing the layout to allow for bump-outs for new street trees. The added separation distance for those oak trees from the new building would allow for a fuller canopy spread. With the Douglas Grande building located about 10 feet from the street curb the minimally reduced front landscaped yard setback area would not be out of context. Rollins has agreed to provide an easement for this improvement and the City will work with their contractor to have that implemented at the same time this project is constructed.

Furthermore, during the creation of the Orange Avenue Overlay (OAO) there was comfort among the OAO Steering Committee and the Commission to reduce the parking spaces from 2.5 per unit to a per-bedroom analysis for the OAO – 1.25 spaces for a one-bedroom unit, 2 spaces for a two-bedroom unit, and 2.5 spaces for a three-bedroom unit. This request follows that same methodology by providing a total of 66 spaces on their site plan Option 1, which is an extra eight (8) spaces over this calculation based on the proposed bedroom counts. They have also provided Option 2, which proposes the 58 spaces needed following the bedroom count methodology and provides enough extra space at the northwest corner of the site to provide a pocket park amenity.

Staff believes that Option 2, which provides 58 parking spaces for the 30 units, is sufficient, given that the majority of the units are one- and two-bedrooms. This takes into account the available on-street parking and the additional on-street parking previously discussed. Although Option 2 offers fewer parking spaces than Option 1, it allows for the creation of a pocket park and additional landscaping and tree canopy at the Welbourne/Virginia corner, enhancing the overall project.

Tree Preservation: There are two trees in the middle of the open field are in poor condition and not worthy of preservation. There are other camphor and wild weed trees along the eastern property line with the Wells Fargo Bank that will be removed. There is one live oak tree in the courtyard of the existing apartment buildings that cannot be saved.

Storm Water Retention: A preliminary storm water retention design has been provided to indicate how underground exfiltration chambers will be used under a portion of the parking lot to provide the required retention that satisfies the City and St. Johns Water Management District criteria. The design does not anticipate bringing in any fill (as we have seen in other instances) to achieve the installation which would be a challenge regardless as that would raise the height of the building above the 35-foot allowance. Overflow from this property is carried by storm pipes ultimately to the large retention pond area behind the Ninth Grade Center so overflow here does not contribute to drainage issues at MLK Jr. Park.

Conditional Use Criteria: As discussed with previous applications for conditional use approval, there are 12 standards or criteria for approval in Sec. 58-90 that are deemed to be satisfied with any approval. The criteria that is often the basis for discussion is that “the project is compatible with the scale and character of the neighborhood”. This was the catalyst for the

architectural design change to the current version versus the more contemporary or modern design styling of the previous submittal. The building also now includes a section that is two-stories at the corner of Welbourne and Virginia. The new proposed architectural style mimics the College's Mediterranean style and is more compatible with the surroundings.

Implementation of Conditions of Approval: The previous submittal proposed a Community Benefit Agreement to impose conditions of approval. This request no longer includes a formal Community Benefit Agreement, at this time, the project would move forward as is typically done with conditions of approval made as part of the Conditional Use. What is missing from this list of conditions outlined below from the previous public hearings is that Rollins is not voluntarily making any commitment to maintain this project as faculty and staff housing for any period of time. As a result, at any time of choosing for the College, they can rent the apartments as market rate housing to other than faculty/staff or alternatively sell the units as condominiums to others. If not used for an educational purpose, this would then ensure that the property would be on the tax rolls. Otherwise, those recommended conditions of approval are as follows:

1. Rollins shall provide a 5-foot easement along the West Welbourne Ave for City to install on-street parking and street trees in bump-outs
2. Approval shall prohibit undergrad and grad housing and no classroom instruction space
3. Property to remain subject to ad valorem taxes unless otherwise permitted by FL statutes
4. Landscape plan approved by city staff with no drainage swales along the Welbourne Avenue frontage to inhibit the landscape design
5. Construction plans to indicate laydown area during construction
6. Lease of units by Rollins College shall be a minimum of 6 months; only plants and patio furniture on patios and balconies
7. Solar on roof (specs TBD)
8. Rollins and City to coordinate on undergrounding of powerlines

Staff Evaluation and Recommendation: This Rollins Faculty and Staff housing project is important to the College and also the City at-large in providing attainable housing in close proximity to their employment. Winter Park's most successful affordable/attainable housing to-date has been done in conjunction with non-profit partners. This project conforms to the maximum building size (FAR) permitted under the existing zoning. This project will be of benefit to the College and to the benefit to the City.

Staff recommendation is for approval of site plan Option 2 with the following conditions:

1. Rollins shall provide a 5-foot easement along the West Welbourne Ave for City to install on-street parking and street trees in bump-outs
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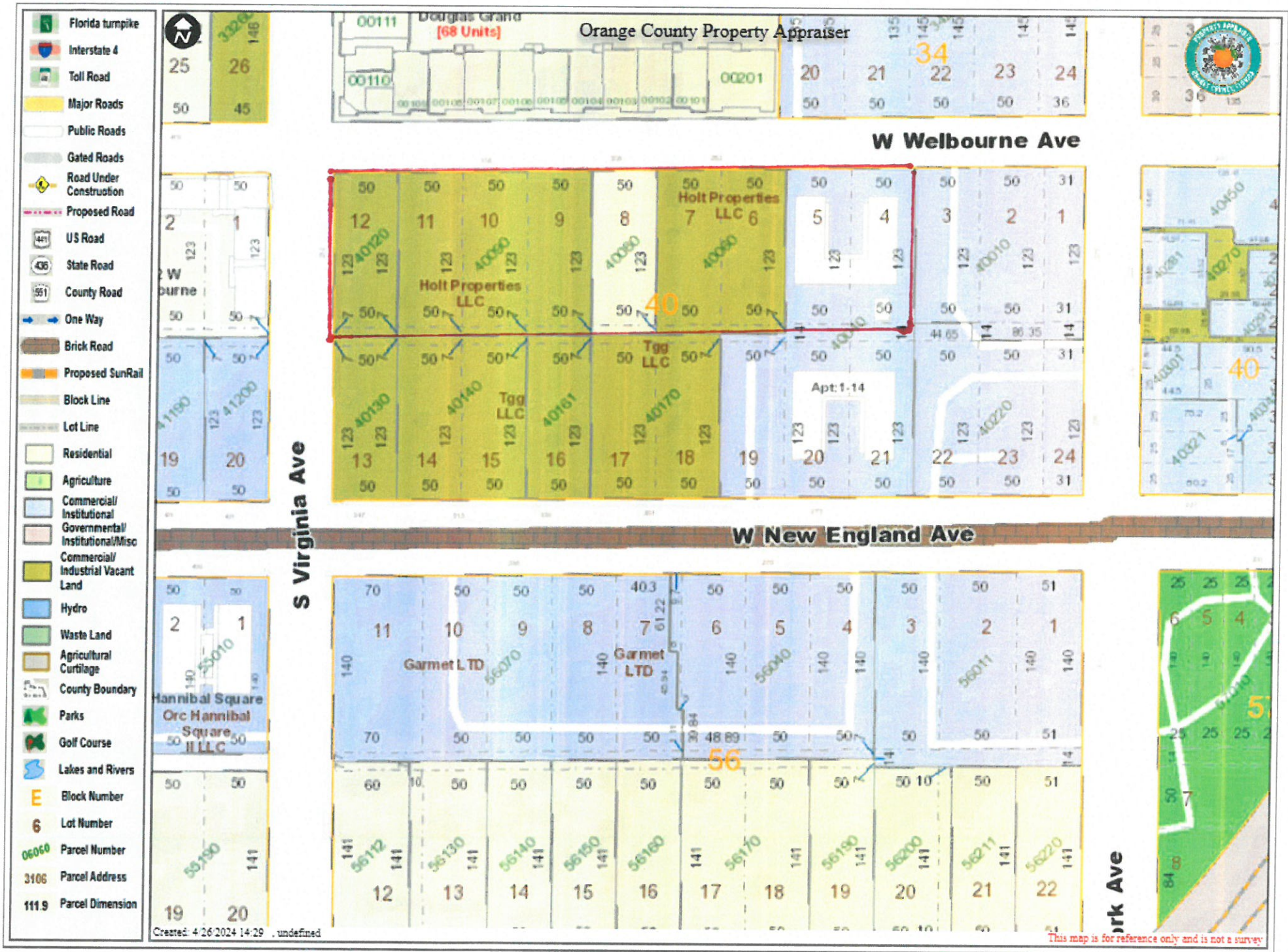
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alternatives | other considerations

fiscal impact

attachments

1. Map and aerial
2. Faculty and Staff Housing Project Narrative
3. A1.1 SITE PLAN OPT 1
4. A1.1 SITE PLAN OPT 2
5. A3.0 SECTION - CUT SHEET
6. A6.1 ELEVATIONS
7. A1.0a RENDERING
8. Preliminary Drainage Analysis 4-23-2024
9. New England Partners, LLC - Settlement Agreement
10. Agreement of Transferee - Holt Properties







STAFF AND FACULTY HOUSING

OCTOBER 2023

Staff and Faculty Housing

In Rollins College's Winter Park and metropolitan Orlando area, as in many cities across the United States, buying or renting housing near to where they work is becoming increasingly difficult for middle-income workers such as many Rollins employees. This is due in part to wages not keeping up with increasing costs of living but is due also to the limited supply of housing affordable to these workers. In response to limited affordable housing options in the areas where they work, many middle-income workers move to the outer fringes of a region, leading to longer commute times for the worker, higher levels of traffic, and other negative externalities for the surrounding area (Parlow, Matthew J. "Whither Workforce Housing?" *Journal of Affordable Housing & Community Development Law*; Chicago, Vol. 23, Iss 3/4 (2015): 373-391).

Access to stable and affordable housing options allows households to prioritize other important household expenses, grow their savings, and engage in long-term financial planning. It can also increase employee availability and reliability and support better job performance and career advancement opportunities. In today's economy, where competition for workers is strong, access to housing near one's place of work provides a competitive advantage for employers (*Economic Benefits of Affordable and Workforce Housing Options*, Ulster County (NY) Housing Smart Communities Initiative, July 2022).

Recognizing the challenges and benefits, several years ago Rollins College established a faculty housing program (<https://www.rollins.edu/property-management/faculty-housing/>). However, to date the challenges have outpaced the College's ability to meet them. "We have struggled in my tenure at Rollins to find enough availability (of staff and faculty housing) to meet the needs of incoming tenure track faculty," said Edward Kania, Vice President for Business & Finance and Treasurer. Dr. Donald Davison, Vice President for Academic Affairs and Provost, added, "It is becoming increasingly difficult to hire faculty, for many reasons, and the cost of living/housing is prominent among those reasons. Affordable housing close to campus contributes to faculty being able to attend campus events."

Students and their families choose Rollins because they value living and learning in a community grounded in close relationships between students, faculty, and staff. Faculty and student-facing staff having to live further and further away from campus is coming increasingly closer to constituting an existential threat to the College. The proposed staff and faculty housing project will situate several dozen faculty or student-facing staff

members within walking or bicycling distance from campus, not only connecting them with students (and one another) more closely and more frequently but also taking their motor vehicles largely off the local roads and aiding the economy in Winter Park's central business district.

A Strategy that Meets Multiple Needs

Rollins College has begun pursuing approval from the City of Winter Park to construct a staff and faculty housing apartment complex on vacant property the College owns three blocks north and two and one-half blocks west of the Rollins campus, in downtown Winter Park's Hannibal Square shopping and dining district, which also is only two blocks west of downtown Winter Park's Park Avenue shopping and dining district. The property is bounded on the north by West Welbourne Avenue, on the west by South Virginia Avenue, and on the south by West New England Avenue.

Rollins plans to direct net leasing revenue from the housing to support scholarships to Rollins students with demonstrated financial need, and thereby execute on a second College strategic effort: filling a critical need to fund more of our unfunded financial aid. Doing that secures the economic viability of Rollins' core business plan.

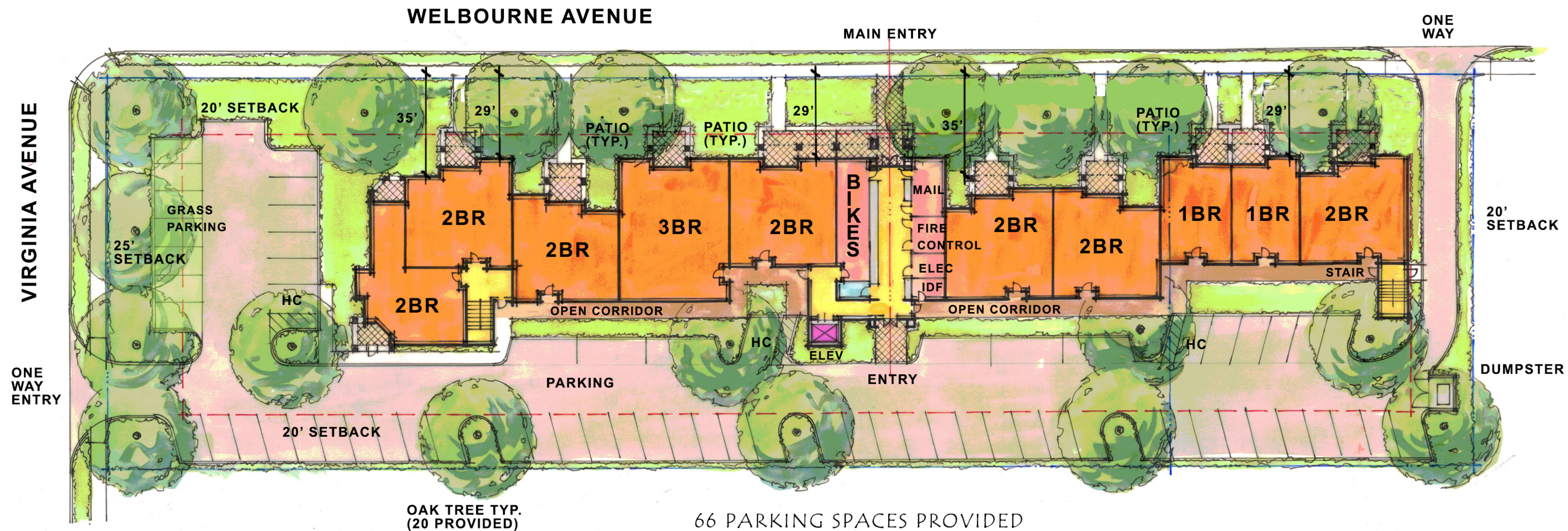
Meeting the Moment

While momentum in academic and mission reputation and market position makes Rollins College an increasingly attractive place to teach, mentor, or otherwise serve, there is no denying or escaping "the other side" of Rollins' being situated near the epicenter of the dynamic Greater Orlando/Winter Park economy/milieu. The other side: unaffordable housing costs relative to one's income. The price per square foot for a single family home in Rollins College's ZIP code in Winter Park (32789) is 44% higher than in the rest of Rollins' county (Orange County, Florida). Most of the rental product that both is near the Rollins campus and would appeal to Rollins employees rents for a minimum of \$1,800 to \$2,000 per month for a one-bedroom, one-bathroom unit, or for \$2,300+ per month for a two-bedroom, one-bathroom unit.

Although the high cost prevents most middle- and lower-income Rollins employees from living near the College, demand for staff and faculty housing near campus remains high. Students and their families choose Rollins because they value the students' living and Additionally, many of those who have been able to avail themselves of Rollins' faculty housing program extoll the virtues of living near campus.

Dr. Walter Mswaka, Associate Professor of Social Entrepreneurship, who currently is living in Rollins faculty housing, explained that his being able to move into a furnished apartment near campus upon his entry into this country from England for work "was great, because it made everything seamless and so much more convenient." Dr. Mswaka also said that being neighbors with some faculty members from different departments throughout the College has been not only wonderful for social purposes but also useful for building special connections; it even has helped those faculty members become more comfortable reaching

across academic disciplinary boundaries for ideas and partnerships in their teaching, service, and research. Dr. Victoria Machado, Visiting Assistant Professor of Environmental Studies, another current tenant in faculty housing, cited the availability of it as “one of the main reasons that I decided to accept a position at Rollins. I have found friendships there, and I really appreciate how close it is to campus.” Other tenants of the housing have also emphasized that living so close to campus facilitated their ability to engage more in the Rollins community beyond their teaching and advising. “Connection” has become a real thing for several faculty members who otherwise might never have assimilated so well into our living learning community.



SITE PLAN - OPTION ONE

BUILDING SUMMARY

	APTS.	BEDS	UNIT AREA	SUB TOTAL
1 BEDROOM	6	6	904 GSF	5,424 GSF
2 BEDROOM	19	38	1,252 GSF	12,520 GSF
3 BEDROOM	5	15	1,216 GSF	17,024 GSF
TOTAL	30	59	AVG = 1,243 GSF	37,292 GSF

BUILDINGS GROSS AREA

UNITS, APARTMENTS	37,292 GSF
PUBLIC SPACES	1,800 GSF
CORRIDORS/ STAIRS	6,750 GSF
TOTAL =	45,842 GSF

REVISIONS
PERMIT SET
XX-XX-XX

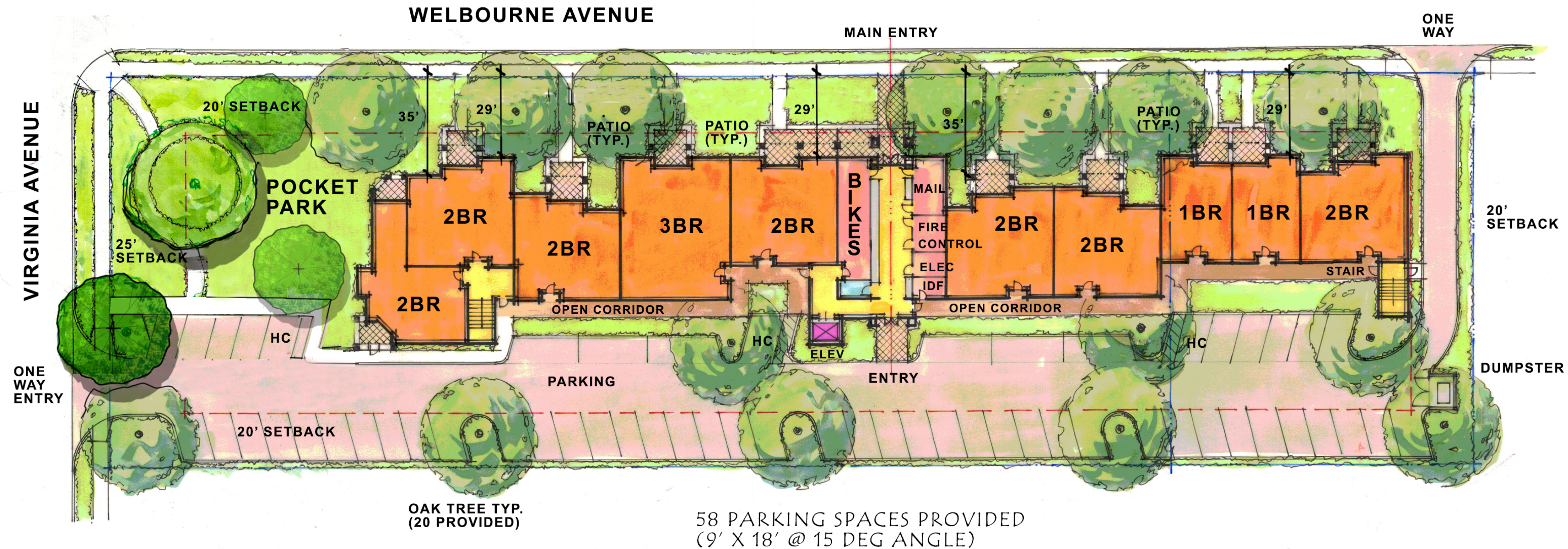
SLOCUM PLATTS
ARCHITECTS, P.A.
RANDALL J. SLOCUM AR 13350 WILLIAM P. PLATTS AR 13262
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
TEL (407) 645-3019 FAX (407) 645-2771
WWW.SLOCUMPLATTS.COM



SITE PLAN
ROLLINS FACULTY
APARTMENTS
FLORIDA
WINTER PARK

DRAWN
WTEJr
CHECKED
WPP
DATE
05-02-2024
SCALE
AS NOTED
JOB NO.
23-013
SHEET

A1.1



SITE PLAN - OPTION TWO

BUILDING SUMMARY

	APTS.	BEDS	UNIT AREA	SUB TOTAL
1 BEDROOM	6	6	904 GSF	5,424 GSF
2 BEDROOM	19	38	1,252 GSF	12,520 GSF
3 BEDROOM	5	15	1,216 GSF	17,024 GSF
TOTAL	30	59	AVG = 1,243 GSF	37,292 GSF

BUILDINGS GROSS AREA

UNITS, APARTMENTS	37,292 GSF
PUBLIC SPACES	1,800 GSF
CORRIDORS/ STAIRS	6,750 GSF
TOTAL = 45,842 GSF	

REVISIONS
PERMIT SET
XX-XX-XX

SLOCUM PLATTS
ARCHITECTS, P.A.
RANDALL J. SLOCUM AR 13350 WILLIAM P. PLATTS AR 13262
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
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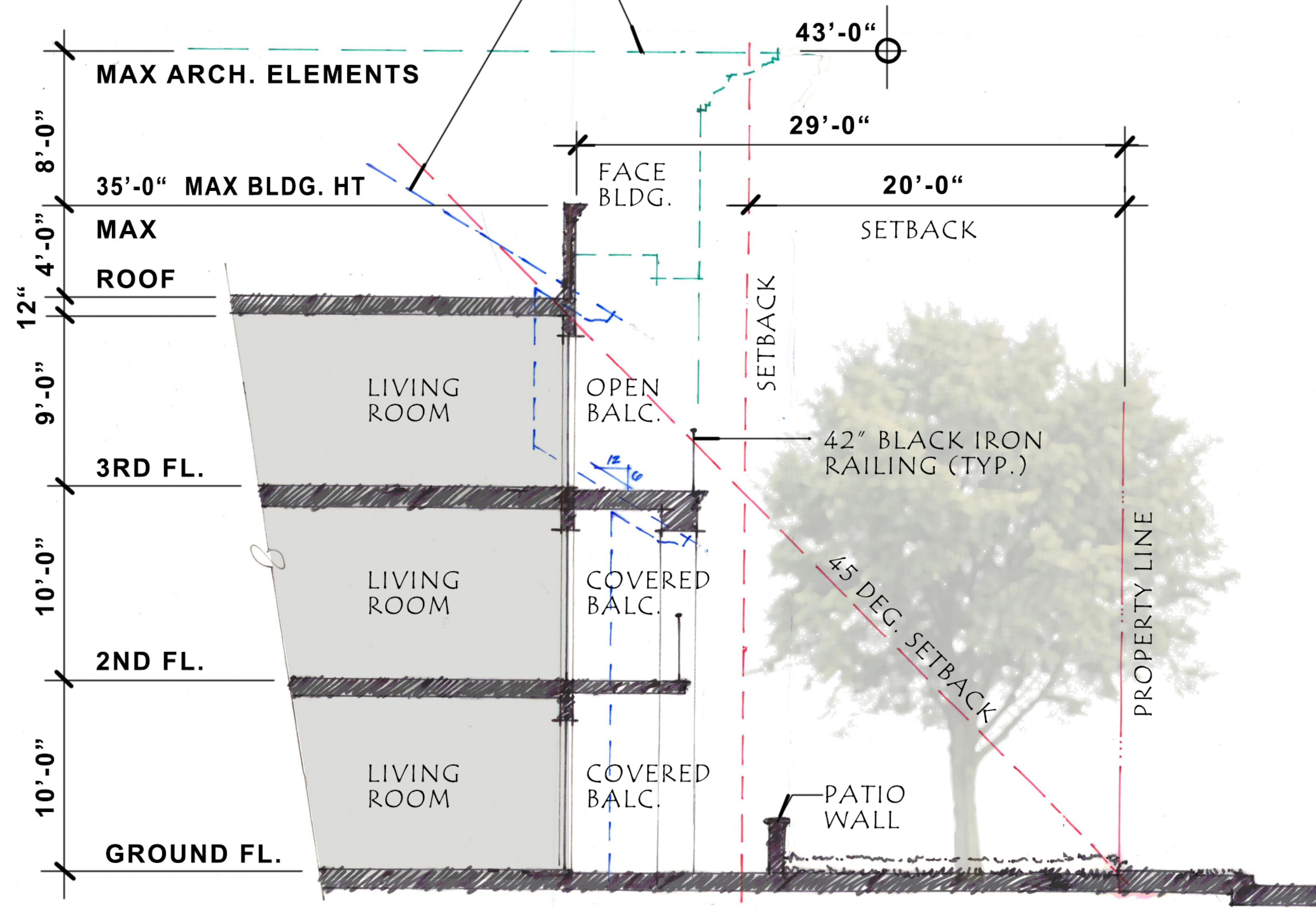
SITE PLAN
ROLLINS FACULTY
APARTMENTS
FLORIDA
WINTER PARK

DRAWN	WTEJr
CHECKED	WPP
DATE	05-02-2024
SCALE	AS NOTED
JOB NO.	23-013
SHEET	

A1.1

GREEN - TOWER AT MAIN ENTRANCE
ARCHITECTURAL FEATURE

BLUE - CONDITION AT BEDROOM BEYOND



ROLLINS FACULTY HOUSING - SECTION @ THREE BEDROOM

REVISIONS
PERMIT SET
XX-XX-XX

SLOCUM PLATTS
ARCHITECTS, P.A.

RANDALL J. SLOCUM AR 13350 WILLIAM P. PLATTS AR 13262
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
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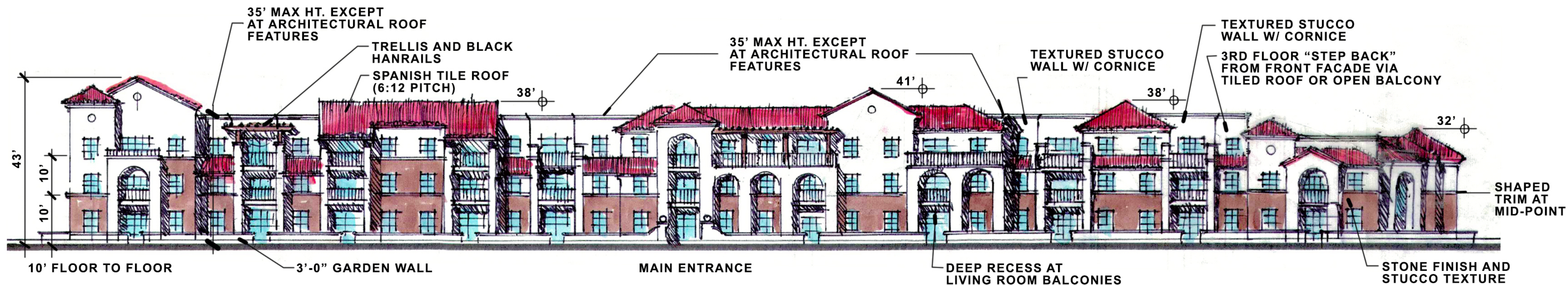
BUILDING SECTION

ROLLINS FACULTY
APARTMENTS

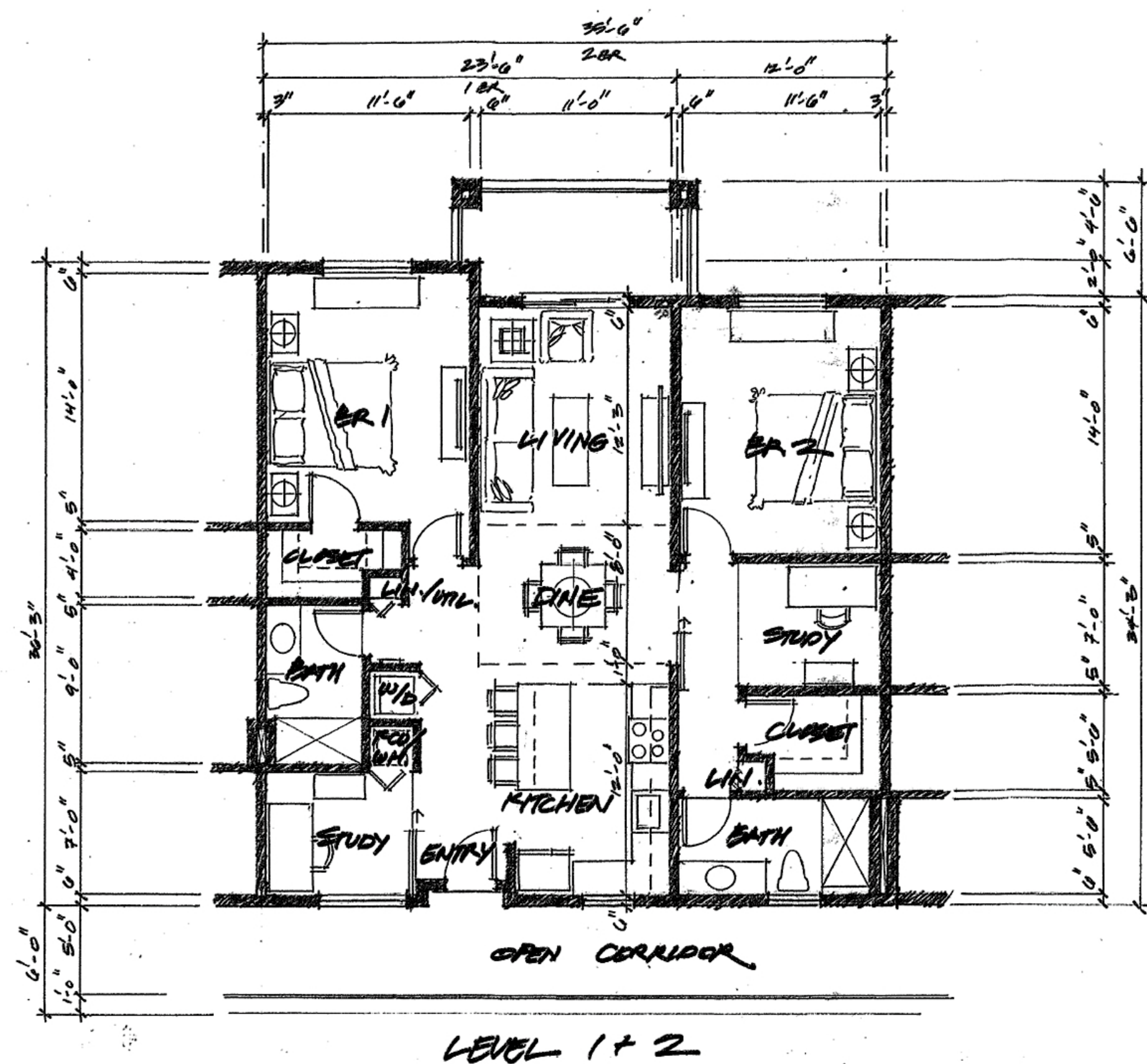
WINTER PARK FLORIDA

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JOB NO.
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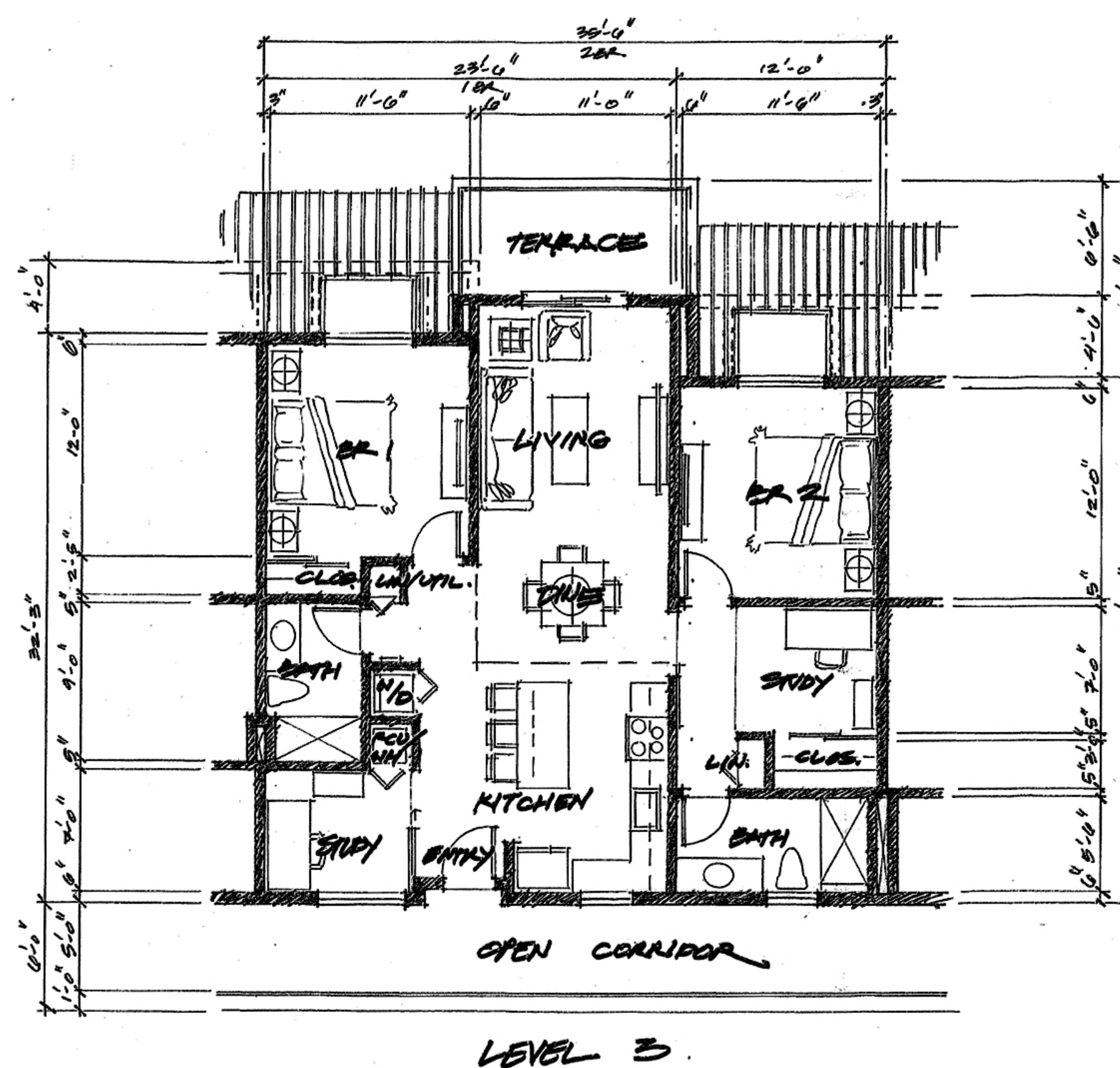
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WELBOURNE AVENUE ELEVATION



A2 - TWO BEDROOM UNIT



A3 - TWO BEDROOM UNIT

REVISIONS
PERMIT SET
XX-XX-XX

SLOCUM PLATTS
ARCHITECTS, P.A.
RANDALL J. SLOCUM AR 13350 WILLIAM P. PLATTS AR 13262
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
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WWW.SLOCUMPLATTS.COM



EXTERIOR ELEVATIONS
ROLLINS FACULTY
APARTMENTS
WINTER PARK
FLORIDA

DRAWN
WTEJr
CHECKED
WPP
DATE
05-02-2024
SCALE
A5 NOTED
JOB NO.
23-013
SHEET

A6.1



VIEW FROM WELBOURNE

REVISIONS	
PERMIT SET	XX-XX-XX



SLOCUM PLATTS
ARCHITECTS, P.A.

RANDALL J. SLOCUM AR 13350 WILLIAM P. PLATTS AR 13262
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
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WWW.SLOCUMPLATTS.COM

VIEW FROM WELBOURNE

**ROLLINS FACULTY
APARTMENTS**

FLORIDA
WINTER PARK

DRAWN
WTEJr
CHECKED
WPP
DATE
05-02-2024
SCALE
AS NOTED
JOB NO.
23-013
SHEET
A1.0a

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April 23, 2024

City of Winter Park
401 Park Avenue South
Winter Park, FL 32789

Mr. John Harbilas:

A preliminary drainage analysis has been conducted for the proposed Rollins Faculty Apartments project located at 262 W Welbourne Ave, Winter Park to determine an approximate size for a dry detention stormwater vault storage system. This would be in the form of a stormwater exfiltration vault such as a StormTrap vault system. The vault system would provide the storage necessary for water attenuation and water quality treatment.

The site consists of 1.34 acres with type A soils throughout. The seasonal high groundwater table is assumed to be roughly at an 84' elevation or 8' deep, based on geotechnical borings done on the site. The approximate percent impervious area existing on site is 14.77% with a curve number of 47.7. It is assumed that the entire site drains to an existing storm inlet on the North-West corner of the property along S Virginia Ave. Based on Google Earth elevations, the site ranges from 91' to 93' in elevation with the relative slope draining from East to West.

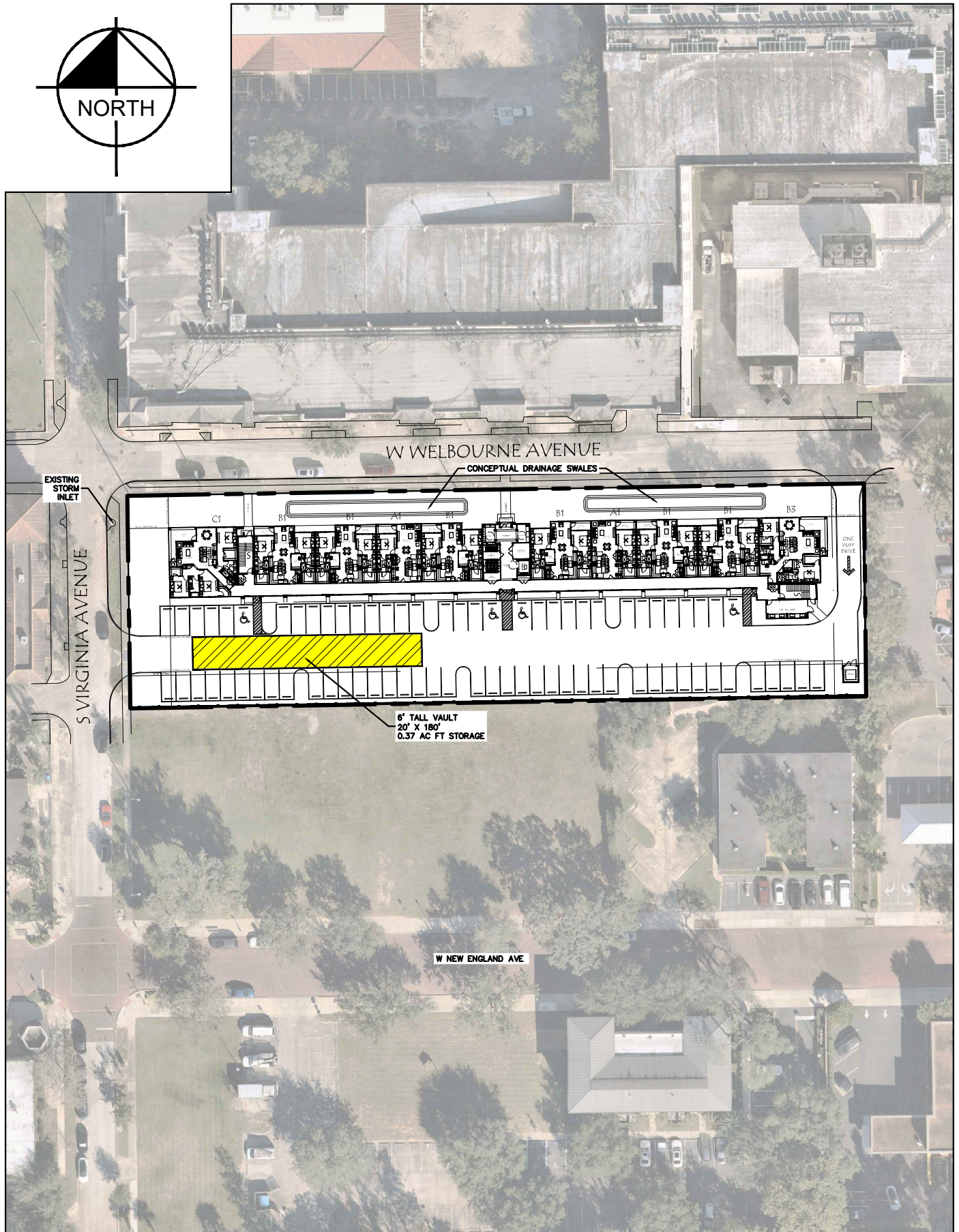
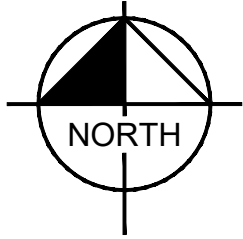
Per the City of Winter Park, Section 58 – Land Development Code, Article V, Division 1 – Stormwater Management, all City of Winter Park underground stormwater systems must meet the following requirements:

1. Two inches of runoff for all contributing impervious area.
2. Bottom of stormwater treatment system shall be constructed a minimum of one foot above the estimated seasonal high ground water elevation.
3. Proposed design shall now allow or permit the grade of the site to be elevated above two feet from the existing grade of the adjoining properties along right-of-ways.

Per the above requirements, a vault storage system has been preliminarily designed to treat and store the additional runoff from the post development. The proposed site has an approximate percent impervious area of 69.88% (or 0.94 Ac) with a curve number of 80.4. A treatment volume size of 0.16 Ac-Ft (0.94 total impervious area x 2") was determined to meet City requirements. The bottom of the vault is set at an elevation of 85' to provide one foot of clearance above the estimated seasonal high water table. In addition to storing the 2" of runoff from the City's requirement, the vault would also need to be sized to discharge equal to or less than the pre-development condition per the St. John's River Water Management District. Therefore, the vault would be sized appropriately to handle the limiting discharge rate. A 0.37 Ac-Ft storage vault size would provide enough storage to limit the discharge rate to match the existing discharge rate conditions for the design storm event defined by the Water Management District. This would be a 6' tall by 180' long by 20' wide concrete vault system that would sit on a rock layer. This all would need to be discussed and approved with the St. John's River Water Management District, but a preliminary analysis has determined that the site can handle the underground vault system and would allow this development to be constructed on this property.

Furthermore, swales around the proposed trees would be implemented along the northern property line to add some above ground dry detention storage in addition to the vault.

Please see **Exhibit A** attached for the approximate size and location of the stormwater vault system.



SCALE	N.T.S.
DESIGNED BY	VNT
DRAWN BY	VNT
CHECKED BY	JRS

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

DATE	04/22/2024
PROJECT NO.	249517000

**ROLLINS FACULTY
APARTMENTS
PRELIMINARY DRAINAGE**

DESIGN ENGINEER:	JEFFREY R. SWISHER
FLORIDA P.E. LICENSE NUMBER:	60275

SHEET NUMBER	EX-A
--------------	------

If you have any further questions, please do not hesitate to contact our office, or email me at jeff.swisher@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Jeff Swisher".

Jeffrey Swisher, P.E.
Project Manager

Prepared by and return to:
Catherine D. Reichmann, Esq.
Brown, Garganese, Weiss & D'Agresta, P.A.
P.O. Box 2873
Orlando, FL 32802-2873

DOC# 20110106240 B 10178 P 8948
03/01/2011 08 36 10 AM Page 1 of 16
Rec Fee \$137 50
Deed Doc Tax \$0 00
DOR Admin Fee \$0 00
Intangible Tax \$0 00
Mortgage Stamp \$0 00
Martha O. Haynie, Comptroller
Orange County, FL
SA - Ret To BROWN GARGANESE WEISS & D
SA

SETTLEMENT AGREEMENT

This Settlement Agreement ("Agreement") is entered into this 14th day of February, 2011, between the **City of Winter Park, Florida**, a municipality, 401 Park Avenue South, Winter Park, FL 32789, ("City"), and **New England Partners, LLC**, a Florida limited liability company, P.O. Box 2456, Winter Park, FL 32790, ("New England"), as follows

WITNESSETH

WHEREAS, New England is the owner of certain real property (the "Property") on Welbourne Avenue and New England Avenue in the City, being more particularly described in Exhibit "A" attached hereto

WHEREAS, for purposes of this Agreement, the Property will be referred to as the property at 316 W Welbourne Ave. (the "Welbourne Property"), and the property abutting New England Ave. (the "New England Property")

WHEREAS, in the 1991 Comprehensive Plan, the Welbourne Property was designated Multi-Family Residential with R-3 zoning, and this Comprehensive Plan designation allowed either R-3 or R-4 zoning, and had no limitation on the location of parking garages. If New England had requested and received approval for rezoning the Welbourne Property to R-4 before the 2009

Comprehensive Plan amendments then up to 25 units/acre would have been allowed

WHEREAS in the 2009 Comprehensive Plan and the 2010 Land Development Code the Welbourne Property was designated Medium Density Residential and zoned R 3 which allows a maximum of 110% FAR and a maximum of 17 units/acre The only compatible zoning is R-3

WHEREAS in 2010 the City adopted Land Development Code Sections 58-71(jj) and 58-84(bb) which provide that any above grade parking garage or parking deck shall be setback at least 100 feet from any property used for single family or low density residential

WHEREAS in a 1995 amendment to the Comprehensive Plan the New England Property was designated Commerce as the future land use designation and under the 1991 Comprehensive Plan this designation allowed 45% FAR

WHEREAS in the 2009 Comprehensive Plan the New England Property was designated Commercial which now allows up to 17 units/acre and up to 100% FAR and C 3 is the only compatible zoning district

WHEREAS for the New England Property in the 2010 Land Development Code the third floor must be residential

WHEREAS the City is unable to determine the actual impact on New England of any of the changes to the Comprehensive Plan and the Land Development Code without the benefit of an actual development application which demonstrates the actual achievable density for the Property

WHEREAS on May 10 2010 the parties entered into a Tolling Agreement tolling New England's claim under Fla Stat 70 001 the Bert Harris claim to allow the parties time to discuss possible settlement of the matter

WHEREAS New England seeks damages as a result of a burden New England has alleged on its ability to develop the Property as originally contemplated prior to the City's 2009 Comprehensive Plan and 2010 Land Development Code changes The City denies both the existence of a valid Bert Harris Claim and all liability that may arise from any Bert Harris claims raised by New England

WHEREAS the parties desiring to amicably resolve the issues in the Bert Harris claim have engaged in settlement negotiations relative to same

WHEREAS after having consulted with attorneys and consultants of their choice the parties desire to amicably resolve their differences to avoid expensive and protracted litigation

WHEREAS New England and the City agree to enter into this Agreement as full and complete resolution of all issues regarding the Bert Harris claim and to provide for the mutually acceptable redevelopment of the Property

WHEREAS this Agreement is authorized by the Charter and code of the City and by Fla Stat 70 001 even though suit has not yet been filed *Charlotte County Park of Commerce LLC v Charlotte County* 927 So 2d 236 (Fla 2d DCA 2006)

WHEREAS the City has determined with New England's agreement that the terms of this Agreement protect the public interest served by the City's

Comprehensive Plan and Land Development Code and this Agreement allows the City to avoid protracted expensive litigation and the possibility of a large judgment including the payment of New England's attorneys' fees the cost of which would be a burden on all taxpayers in the City

WHEREAS the City has determined with New England's agreement that the terms of this Agreement constitute the appropriate relief necessary to prevent the 2009 Comprehensive Plan and the 2010 Land Development Code amendments from inordinately burdening the Property

NOW, THEREFORE, in consideration of the terms and conditions set forth herein the parties agree as follows

1 **Incorporation of Recitals** The recitals set forth above are true and accurate and are hereby incorporated herein

2 **New England Property Land Use** Regarding the New England Property the City agrees to process New England's application to change the future land use to CBD and the zoning to C-2 The parties agree that the application shall follow the standard notice and hearing procedures The future land use shall be processed first The City agrees to waive all application fees The City acknowledges that C-2 is the only zoning category consistent with CBD land use per Table 2 Chapter 1 of the City's Comprehensive Plan

3 **Welbourne Property Land Use** Regarding the Welbourne Property the City agrees to an interpretation of Sections 58-71(jj) and 58-84(bb) of the City's Land Development Code That Section's reference to parking garage shall mean a multi-level parking garage structure designed for

commercial use and not a parking garage that is one level and part of a residential dwelling

4 **Welbourne Property Intensity** Regarding the Welbourne Property in light of New England's expenditures toward development of the Property prior to the recent Comprehensive Plan Change the City Agrees in order to settle the claim to allow maximum density of 25 units per acre so long as the R 3 zoning standards are met in all other respects In other words the Welbourne Property may develop with R-4 density (25 units/acre) subject to R 3 development standards

5 **Conditions of Effectiveness of Agreement** If approval of the Comprehensive Plan amendment and rezoning for the New England Property is not granted by the City or is challenged by an independent third party then this Agreement will be null and void and of no force and effect and the parties shall return to their former positions under the Tolling Agreement Further the parties rights positions defenses and claims in the Bert Harris Claim shall not be affected by having entered into this Agreement or by the Agreement having been voided pursuant to the provisions of this paragraph

6 **Tolling Agreement** The Tolling Agreement shall remain in effect during the pendency of the approval process for the New England Property If the approval is not granted the Tolling Agreement shall continue in accordance with its terms

7 **Release and Waiver** As a material inducement for the City to execute this Agreement New England for and on behalf of themselves and their

respective existing past and/or future partners managers employees and independent agents shareholders members officers directors including their respective successors and assigns do hereby now and forever jointly and severally release relinquish waive discharge acquit satisfy and forever discharge the City from any and all claims actions causes of action damages and costs and liability whatsoever in law or in equity whether presently known or hereafter discovered absolute or contingent which New England ever had now has or hereafter may have against the City based upon pertaining to relating to or arising out of the City's 2009 Comprehensive Plan or the 2010 amendments to the Land Development Code the application of the plan and code changes to New England's Property or the validity constitutionality or enforceability of the City's 2009 Comprehensive Plan or the 2010 amendments to the Land Development Code New England acknowledges that it is signing this Agreement with full knowledge of any and all rights it may have and that it is not relying upon any representations or warranties made by the City and New England hereby assumes the risk of any mistake of fact now known or unknown to New England

8 **Effective Date** This Agreement shall become effective as of the date it is approved by the City Commission of the City and is executed by the appropriate official of the City and New England Properties (the Effective Date)

9 **Enforcement** In the event of a default of this Agreement and as a condition of any party exercising any enforcement remedies the non defaulting party shall provide written notice of the default to the defaulting party The

defaulting party shall have ninety (90) days from receipt of such notice to cure such default. If the defaulting party fails to cure within ninety (90) days, then the non defaulting party shall be entitled to seek specific performance and injunctive relief and shall be entitled to an order of the court to enforce this Agreement and other equitable relief as the court may deem just.

10 **Notices** All notices and other communication as required or permitted to be given hereunder shall be in writing and shall be mailed by certified or registered mail, postage prepaid, or by Federal Express Airborne Express or similar overnight delivery service, addressed as follows:

If to City
City of Winter Park
401 Park Avenue South
Winter Park, FL 32789
Attn: City Manager
Telephone: 407-599-3245

With copies to
Brown, Garganese, Weiss & D'Agresta, P.A.
111 N. Orange Ave., Suite 2000
Orlando, FL 32801
Attn: City Attorney
Telephone: 407-425-9566

If to New England
New England Partners, LLC
P.O. Box 2456
Winter Park, FL 32790
Attn: Managing Member

With copies to
Rebecca Furman, Esq.
215 North Eola Drive
Orlando, FL 32801

11 **Further Representations and Warranties** New England hereby represents and warrants that (a) New England and its general partners are each

in good standing under the laws of the State of their formation (b) New England is duly authorized to transact business in the State of Florida and (c) New England and its general partners have taken corporate and partnership action necessary to authorize this Agreement The City hereby represents and warrants that the City has the power to enter into this Agreement The parties mutually represent and warrant that this Agreement has been duly authorized by the City pursuant to the City Charter City Code and is in accord with Florida law in effect as of the Effective Date

12 **Miscellaneous**

a **Construction and Governing Law** This Agreement was drafted by all parties and therefore any ambiguity shall not be construed against any party In addition this Agreement has been executed and delivered in and should be interpreted construed and enforced pursuant to and in accordance with the laws of the State of Florida

b **Counterparts** If multiple counterparts of this Agreement are executed each shall be deemed an original but all counterparts together shall constitute one and the same instrument

c **Headings** The section and paragraph headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement

d **Entire Agreement** This Agreement sets forth all the promises agreements conditions and understandings among the parties hereto as to the subject matters referenced herein and supersedes all

prior and contemporaneous agreements understandings inducements or conditions expressed or implied oral or written except as herein contained

e **Assignments/Binding Nature** This Agreement will be binding upon and shall inure to the benefit of the City and New England and each party's subsidiaries affiliates successors and assigns Further the parties agree that they will not challenge the adoption of or the validity constitutionality or enforceability of the provisions contained within this Agreement New England shall have a right of assignment of rights and obligations under this Agreement but New England agrees not to assign its rights and obligations under this Agreement unless the transferee shall execute and deliver to the City a consent to be bound by the terms and conditions of this Agreement which consent shall be in substantially the form attached hereto as Exhibit B

f **Amendments** No change in or addition to this Agreement shall be enforceable unless evidenced by a writing executed by the parties Any such enforceable amendment(s) shall become effective on the date stipulated therein

g **Release and Waiver** Any condition to a party's obligation hereunder may be waived by that party provided such waiver is in writing However the waiver by any party of a breach or violation of any provision of this Agreement shall not operate as or be construed to be a waiver of any subsequent breach of the same or any other provision hereof The

failure by any party to timely enforce any of the provisions of this Agreement shall not be deemed a waiver thereof

h **Invalidity** If any section phrase or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction such portion shall be deemed a separate distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof In the event this Agreement is invalidated by a third party then the parties hereto shall be returned to their respective legal positions as such existed on the date on day prior to the Effective Date of this Agreement

i **Integrated Agreement** Each party's obligations hereunder are dependent upon performance of the material obligations of the other party

j **Third Party Challenges** In the event that this Agreement is invalidated by a court of competent jurisdiction as a result of a challenge instituted by a third party all the rights of obligations of the parties hereto shall terminate and be of no further force and effect including without limitation any claim by New England for vested rights arising under this Agreement Further in the event this Agreement is terminated under this provision the parties hereto shall then be returned to their respective legal positions as existing on the Effective Date

k **Compromise of Disputed Claims** The parties acknowledge that this Agreement is a compromise and resolution of the

disputed claims and agree that neither this Agreement nor any action taken in furtherance of this Agreement shall ever be treated as an admission or evidence of liability by any of them for any purpose whatsoever nor shall it be admissible in Court

l **No Third Party Beneficiaries** This Agreement is intended for the sole benefit of the parties and their subsidiaries affiliates successors or assigns No other person or entity shall have any right of action hereunder or be deemed to be a third party beneficiary of any provision contained herein

m **Attorneys' Fees and Costs** Each party agrees to bear the expense of its own attorneys fees and costs in connection with the settlement of New England's Bert Harris claim and with the negotiation and preparation of this Agreement In the event a dispute or litigation arises in connection with this Agreement neither party shall be entitled to the recovery of attorneys fees or costs incurred in connection therewith whether suit be brought or not It is the specific intent of both the City and New England that each party to this Agreement bear its own attorneys fees and costs Should this Agreement become null and void under Paragraph 4 then Fla Stat §70.001 shall govern the award of attorneys fees

n **No Precedent** This Agreement does not create a precedent obligating the City to enter any other contract as to settle any other matter consistent with subsection l hereinabove

IN WITNESS WHEREOF, the parties hereto have executed this Agreement
this 15th day of FEBRUARY 2011

WITNESSES

Troy Stevens
Printed name Troy Stevens

NEW ENGLAND PARTNERS, LLC
a Florida limited liability company

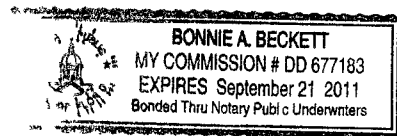
By Robert P. Hold
Printed name ROBERT P HOLD
Title MANAGING MEMBER

Jean Ferland
Printed name Jean Ferland

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15th day
of FEBRUARY 2011 by ROBERT P HOLD the
MANAGING MEMBER of NEW ENGLAND PARTNERS LLC a Florida limited
liability company (check one) ☒ who is personally known to me or ☐ who
produced _____ as identification

Bonnie A. Beckett
Notary Public – State of Florida
Print Name BONNIE A BECKETT
My Commission expires 09/21/2011



CITY OF WINTER PARK

Kenneth W. Bradley
Kenneth W Bradley Mayor

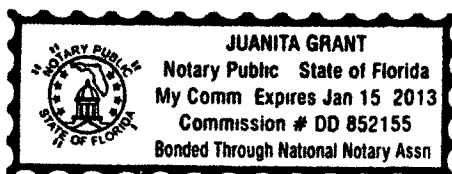
ATTEST

Cynthia Bonham
Cynthia Bonham
City Clerk

Date 2-15-11

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15th day of FEBRUARY 2011 by Kenneth W Bradley Mayor of the CITY OF WINTER PARK a Florida municipal corporation (check one) ☒ who is personally known to me or ☐ who produced _____ as identification



Juanita Grant
Notary Public – State of Florida
Print Name JUANITA GRANT
My Commission expires _____

G:\D ICty fW t P kLa d Development\Legal Challenge to La d D l pme tCode & Comp Plan\Tolling Agr em t W w E gl d Part s\Settlement Agreement 2 10 11 clean d

LEGAL DESCRIPTION

Lots 9 10 11 and 16 Block 40 REVISED MAP OF THE TOWN OF WINTER PARK according to the plat thereof as recorded in Plat Book A Pages 67 through 72 inclusive Public Records of Orange County Florida together with the North half of the alley vacated by the City of Winter Park by instrument recorded in Official Records Book 3663 Pages 2787 and 2788 abutting the South lot line of Lots 9 10 11 and 16

EXHIBIT "A"

EXHIBIT B
[Proposed Consent by Transferee]

AGREEMENT OF TRANSFeree

Under this Agreement of Transferee made this _____ day of _____

(Transferee) acknowledges and agrees as follows

1 Transferee acknowledges that _____
[New England Partners LLC or identity of New England Partners LLC successor in interest who owns the property at the time of this agreement of Transferee] is transferring the property located at 316 W Welbourne Avenue Winter Park Florida ('Property ') to Transferee as reflected in Exhibit _____

2 Transferee acknowledges that New England Partners LLC and the City of Winter Park have entered into an Settlement Agreement dated as of _____ (copy attached) and recorded in O R Book _____ Page _____ Public Records of Orange County Florida which related to the settlement of a Bert Harris claim concerning the Property Transferee acknowledges having received a copy of said Settlement Agreement and understands all of the terms provisions conditions and limitations of that Settlement Agreement

3 In consideration for receiving the benefits of the transfer of the Property and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged Transferee agrees to be bound by all of the terms provisions conditions and limitations of that Settlement Agreement as the same may apply to the Property owned by me or in which I have an interest including the condition that the undersigned Transferee obtain this same agreement from any subsequent transferee

(print name)

EXHIBIT B
[Proposed Consent by Transferee]

AGREEMENT OF TRANSFeree

Under this Agreement of Transferee made this 2nd day of May
Holt Properties LLC / Rollins College
(Transferee) acknowledges and agrees as follows

1 Transferee acknowledges that New England Partners LLC
[New England Partners LLC or identity of New England Partners LLC successor in
interest who owns the property at the time of this agreement of Transferee] is transferring
the property located at 316 W Welbourne Avenue Winter Park Florida ('Property ') to
Transferee as reflected in Exhibit 1

2 Transferee acknowledges that New England Partners LLC and the City
of Winter Park have entered into an Settlement Agreement dated as of February 14, 2011
(copy attached) and recorded in O R Book 10178 Page 8948 Public Records of
Orange County Florida which related to the settlement of a Bert Harris claim concerning
the Property Transferee acknowledges having received a copy of said Settlement
Agreement and understands all of the terms provisions conditions and limitations of
that Settlement Agreement

3 In consideration for receiving the benefits of the transfer of the Property
and for other good and valuable consideration the receipt and sufficiency of which is
hereby acknowledged Transferee agrees to be bound by all of the terms provisions
conditions and limitations of that Settlement Agreement as the same may apply to the
Property owned by me or in which I have an interest including the condition that the
undersigned Transferee obtain this same agreement from any subsequent transferee

Edward A. Kania, Vice President
Edward A Kania
(print name)



Planning & Zoning Board

agenda item 5.d

item type

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

meeting date

June 11, 2024

prepared by

Jeffrey Briggs

approved by

Allison McGillis, Director of Planning and Zoning

subject

CU #24-06. Request of Verax Lakemont, LLC for Conditional Use approval to construct a two-story, 17,626-square foot medical office building on the vacant 1.213 acres of properties at the northwest corner of Aloma and Lakemont Avenue including the properties listed as 1851/1861/1871 Aloma Avenue and 443/453 N. Lakemont Avenue, zoned Office (O-2) and Parking Lot (PL) districts.

motion | recommendation

Staff recommendation is for approval subject to conditions of approval:

1. That the parking spaces along the western edge of the building be shortened in length from 20 feet to 18 feet (18 feet is code) in order to shift the building 2-feet to the west to allow 5-feet of landscape area up against the eastern wall of the building.
2. That the right-of-way dedications described above be made prior to a certificate of occupancy for the building and that the applicant landscape such areas in the interim with ground cover.
3. That the property owner will grant to the City, a cross-access easement, to ensure cross access to adjacent properties is available for future redevelopment to the west.
4. That there be a six-foot wall made of stone, concrete, or masonry along the northern property lines to provide an appropriate buffer to the residential properties.

background

Verax Lakemont LLC is requesting Conditional Use approval to build a new 2-story, 17,626-square-foot medical office building on the vacant 1.213 acres located at the northwest corner of Lakemont and Aloma Avenues. This property has been vacant for 20+ years in the ownership of Fifth Third Bank and has just recently been sold to Verax Lakemont LLC in February, 2024. The property is all zoned Office (O-1) except for a small parcel directly behind the adjoining three homes on Edwin Blvd. which is zoned Parking Lot (PL). This was done to guarantee that only a surface parking lot could be developed directly behind those homes and not an office building.

Development Proposal

The site plan shows the new office building up front at the street corner with the parking to the west and north. Initially the building was proposed right at the hard corner. However, the Urban Forestry staff surveyed the site and determined that the existing live oak tree directly at the corner of Lakemont and Aloma Avenues was in good health and should be saved. As a result, the site plan was modified to preserve that live oak tree and also another live oak on the property line adjacent to the home to the northwest corner of this site. The City Code provides a parking credit for these circumstances of tree preservation, which in this case is the difference of 4 spaces. Otherwise, the project meets the medical office parking requirement for one space for each 200 sq. ft. of gross building area.

Stormwater retention is via underground exfiltration designed to meet the City Code and St. Johns WMD to hold 2-inches of runoff and allow inspection and maintenance for continued effectiveness. Building and parking setbacks, floor area ratio, impervious coverage, and landscaping detail all meet code.

There is a site lighting plan with photometrics provided. The pole height with fixtures is a maximum 16 feet, per Code, with lighting fixtures that direct all of the light downward with no spread or glare onto the adjacent properties. The photometrics show no more than one-half foot candle of light at the property lines.

A landscape plan has also been provided to meet code that includes seven new live oak trees, three new magnolia trees, hedge material to screen parking, and significant plantings in the 10-foot landscape area between the parking spaces and adjacent residential properties to screen their views of the site.

There are already wood and vinyl fences along the northern property line of the site that belong to the residential properties. The applicant is proposing to construct a new vinyl fence in front of the wood sections of the shared property lines. Staff feels that a six-foot wall made of stone, concrete, or masonry is more appropriate to buffer the noise/cars/light/etc. from this proposed use, and is recommending a condition to this effect.

Traffic Circulation

The site plan shows a right turn in/right turn out for the driveway on Aloma Avenue which are the only movements possible due to the center line median on Aloma Avenue. The driveway on Lakemont Avenue is located as far north as possible for separation from the intersection and to allow left turns in and out of the property. There are times of the day however, when the queue of vehicles (especially in the Lakemont left turn lane) make it impossible to exit or enter that left turn lane or left turn into the site.

The long-term goal of the City to improve the intersection at Lakemont/Aloma by providing double left turn lanes from Lakemont Avenue (traveling south) onto Aloma Avenue (traveling eastbound). To make that happen, additional land for right-of-way is needed along Lakemont Avenue from this project. Along the eastern building length, this project is providing 9-feet of added right-of-way, north of the building 7-feet is being provided, and at the corner clip 13-feet, in order to have land for the travel lanes and wider sidewalks. Along the eastern building length, that leaves 3-feet for building edge landscaping. Staff is proposing a condition of approval to shorten the parking spaces along the western edge of the building from 20 feet to 18 feet (18 feet is code) in order to shift the building 2-feet to the west to allow 5-feet of landscape area up against that eastern wall of the building.

Architectural Design

The staff understands that this is at a very prominent gateway entrance location where architectural design is important. The developer is providing a variety of architectural elements and surfaces in order to achieve architectural interest. The applicant will explain these design features in more detail at our public hearing.

alternatives | other considerations

fiscal impact

attachments

1. Map and Aerial
2. Colored site plan and building elevations
3. Site Landscape plans 5-6-24
4. Site lighting plan 4-1-24
5. Site Plan showing road dedications
6. Civil Engineering Plans 5-5-24

OCA Web Map

- Florida Turnpike
- Interstate 4
- Toll Road

- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction

- Proposed Road
- Brick Road
- Block Line
- Lot Line

- Residential
- Agriculture
- Commercial/Institutional
- Governmental/Institutional/Misc

- Commercial/Industrial/Vacant Land
- Agricultural/Cutlidge
- Hydro
- Waste Land

- Parks
- Lakes and Rivers
- Building
- Block Number

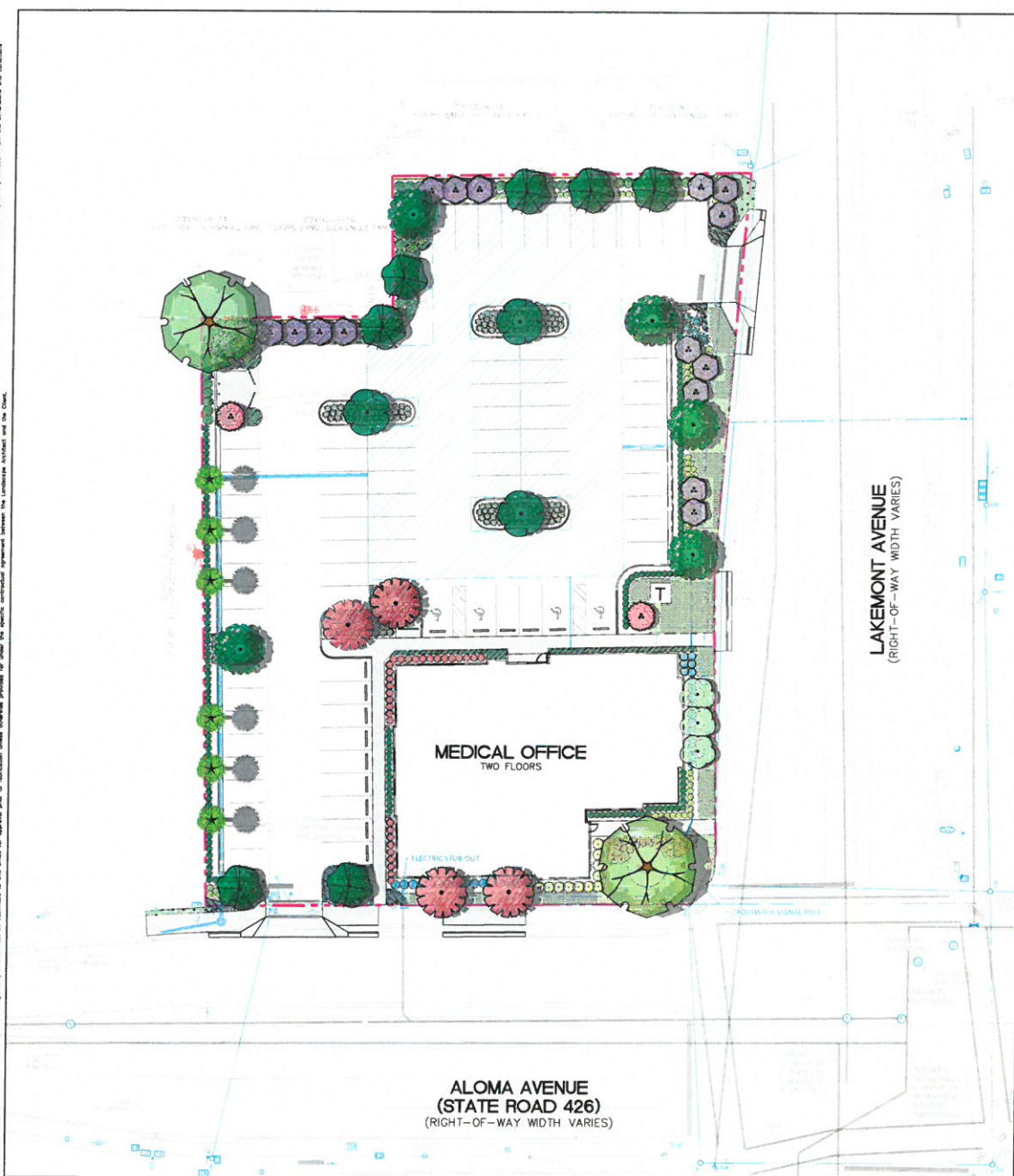
6 Lot Number

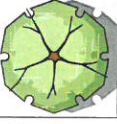
06060 Parcel Number

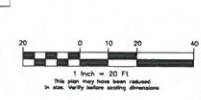
3106 Parcel Address

111.9 Parcel Dimension





PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
ACCENT TREES		
	CLU ROS	CLUSA ROSA PITCH APPLE
EXISTING TREES		
	EX TRE	QUERCUS VIRGINICA SOUTHERN LIVE OAK
SHADE TREES		
	MAG BLA	MAGNOLIA GRANDIFLORA "D.D. BLANCHARD" TH SOUTHERN MAGNOLIA
	QUE VIR	QUERCUS VIRGINICA SOUTHERN LIVE OAK
UNDERSTORY TREES		
	CAL VEN	CALLISTEMON VIMINALIS WEEPING BOTTLE BRUSH
	ELA DEC	ELAEAGARUS DECIPENS TH JAPANESE BLUEBERRY TREE
	HAN HEP	HANDBANTHUS HEPTAPHYLLUS PINK TRUMPET TREE
	LAG MUS	LAGERSTROEMIA "MUSKOGEE" LAVENDER CHAPE MYRTLE
	LAG NAT	LAGERSTROEMIA "NATCHEZ" WHITE CHAPE MYRTLE-STANDARD
PALM TREES		
	LIV CHI	LIVISTONA CHINENSIS CHINESE FAN PALM
SHRUBS		
	ALP VAR	ALPINA ZERUMBERT "VAREGATA" UNBEGGATED SNAIL GINGER
	BLE STD	BLENNHARTIA "STOKES DWARF" DWARF BURNING BUSH
	PLU IMP	PLUMBAGO AUSTRALICA "IMPERIAL BLUE" PLUMBAGO
	POD PEI	PODOCARPUS MACROPHYLLUS "PEINGLES" PEINGLES DWARF VEW PODOCARPUS
	POD MAK	PODOCARPUS MACROPHYLLUS "MAK" SHURBRY VEW
	RHO PAS	RHOICODENDRON OBTUSUM "FASHION" SASHIERA AZALEA
	SCR TRE	SCHERERERA ASBOECCEA "TRIUNFET" SCHERERERA
	STR REG	STREUTZIIA REGINAE BIRD OF PARADISE
	VIB ODO	VIBURNUM ODOCATISTEUM "SWIFT" VIBURNUM
	ZAM PUM	ZAMIA PUMILA COONTIE
VINE		
	PEC CRE	PECUNIA CREeping FIG
GROUND COVERS		
	LIR GDD	LIRIOPE MUSCARI "EMERALD GODESS" EMERALD GODESS LILYTURF
	TRA ASI	TRACHELOPERNUM ASIATICUM "PENEMA" DWARF ASIAN JASMINE
SOD		
	PAS APG	PASPALUM NOTATUM "ARGENTINE" BAHIA GRASS
	STE AUG	STENOTAPHRUM SECUNDATUM "FLORITAM" FLORITAM ST. AUGUSTINE SOD





Landscaping and Horticulture
Site Planning
Horticultural Management

10011 E. Highway 100, Suite 100, Aurora, IL 60018-0101 Tel: 630.491.1001

Seal

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

REVISIONS

NO.	DESCRIPTION	DATE

ISSUED

DATE	BY	REVISION

VERAX AT LAKEMONT
 1371 Abneno Ave, Winter Park, FL
 Dr. Jander Miller

**CONCEPTUAL
PLANTING PLAN**

CONSTRUCTION PLANS

PROJECT NUMBER:	FEBRUARY 20, 2014	MSF 2011
DATE:		
DRAWN BY:		MD
CHECKED BY:		MD

SCALE AS INDICATED

L1



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A Stratus Team Company

A.4



 **ZYSCOVICH**
A Stratus Team Company

A.4.5



 **ZYSCOVICH**
A Stratus Team Company

A.5



 **ZYSCOVICH**
A Stratus Team Company

A.5.5



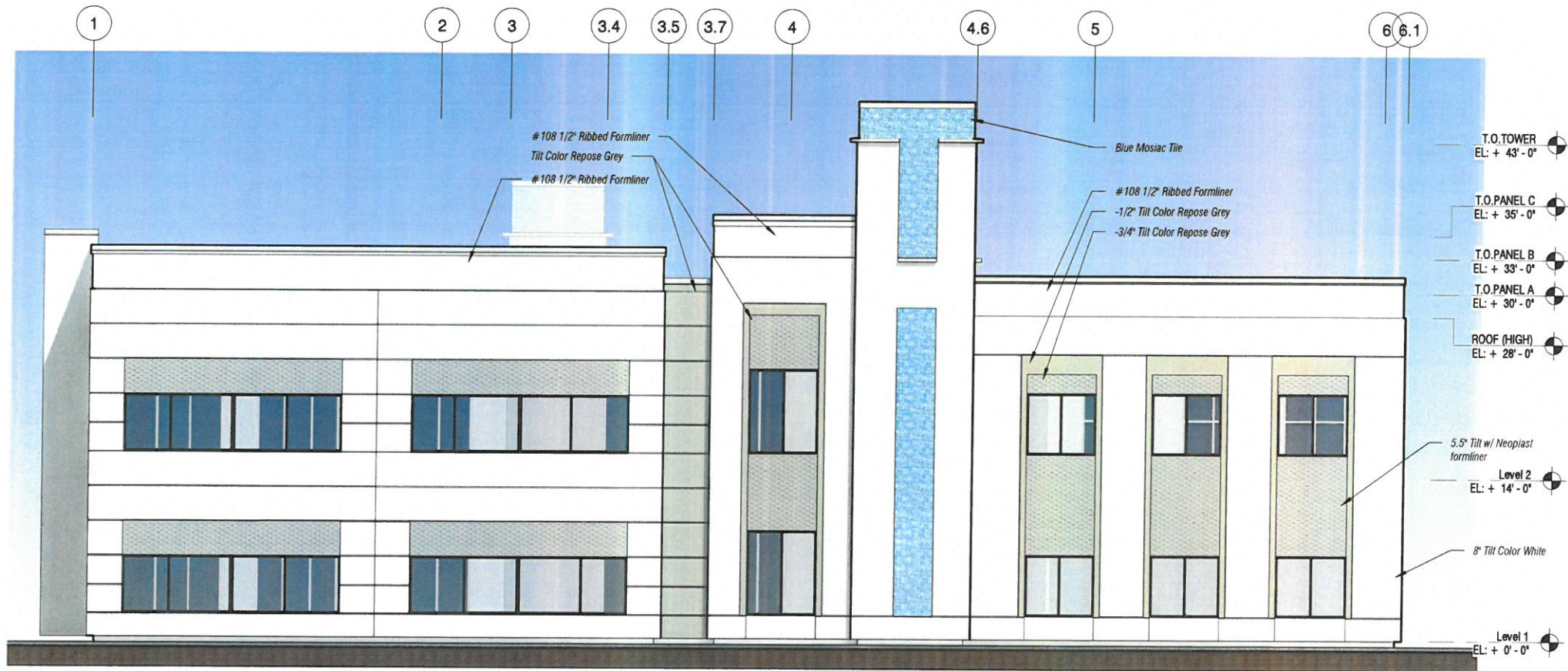
 **ZYSCOVICH**
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A.7



Aloma and Lakemont MOB

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SOUTH ELEVATION Opt 1

1/8" = 1'-0"

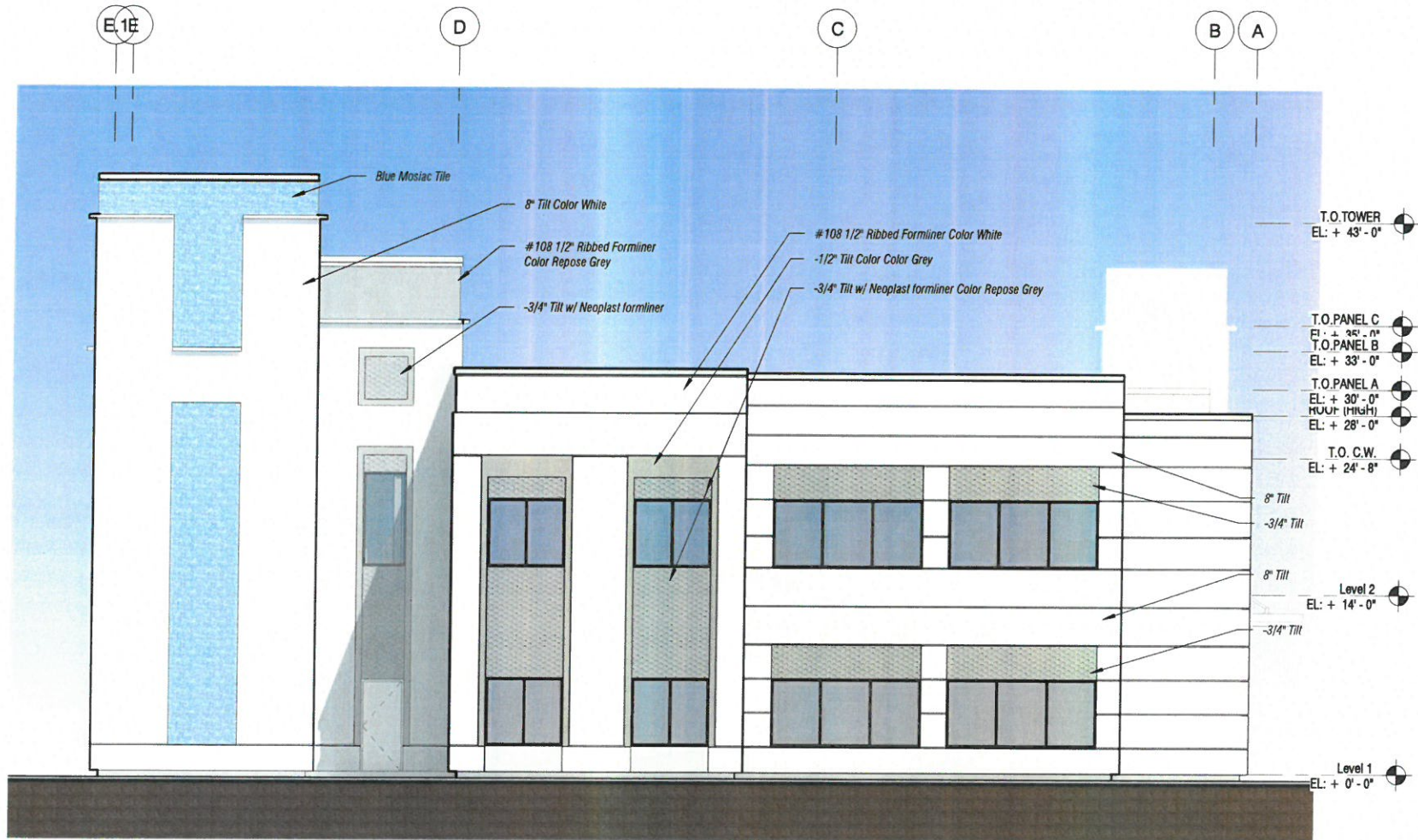
04/29/2024

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1 407.874.1959

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A8



Aloma and Lakemont MOB

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EAST ELEVATION Opt 1

1/8" = 1'-0"

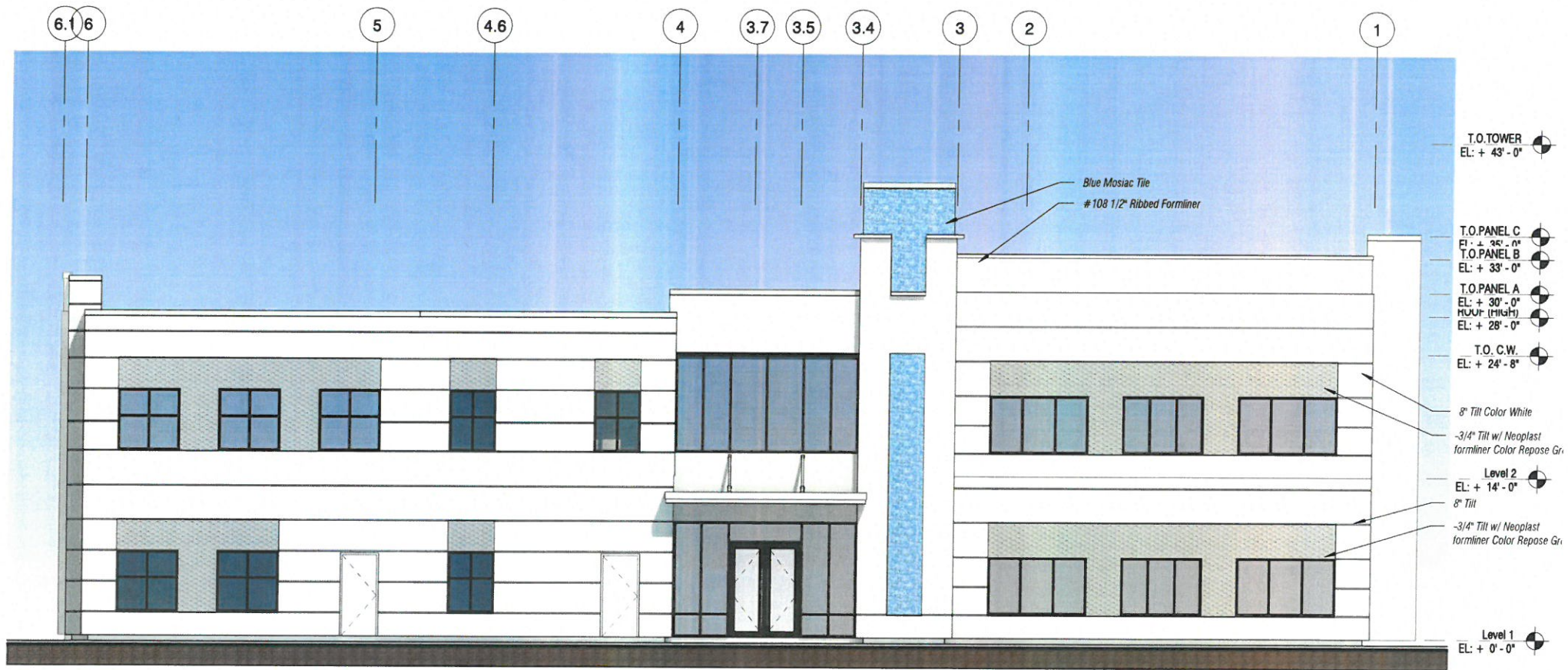
04/29/2024

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NORTH ELEVATION Opt 1

1/8" = 1'-0"

04/29/2024

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WEST ELEVATION Opt 1

1/8" = 1'-0"

04/29/2024

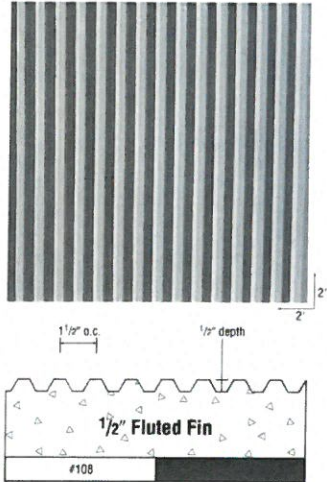
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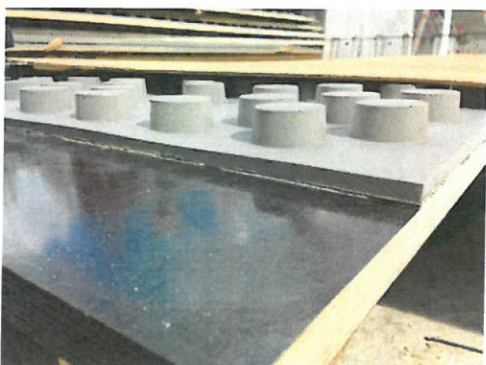
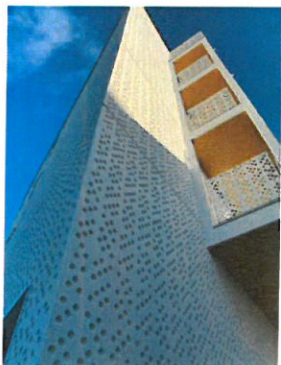
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A11

MATERIALS
FORM LINERS

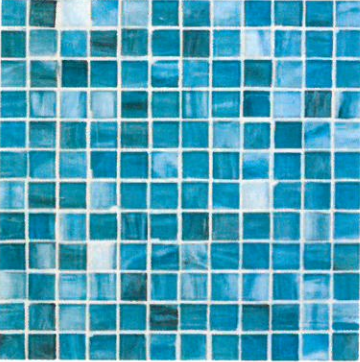


SCOTT #108 1/2" RIBBED LINER
<https://www.scottsystem.com/concrete-formliners/urethane/textures/flute/108-fluted-fin-1-2%E2%80%B3/>



NOE-Schaltechnik
<https://www.bft-international.com/en/artikel/details-make-the-difference-form-liners-in-comparison-3983217.html>

MOSIAC TILE



VIHARA 1 x 1 VINYASA SILK

Aloma and Lakemont MOB

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MATERIALS LEGEND

12" = 1'-0"

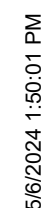
04/29/2024



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w www.zyscovich.com

A3



NOTES:

1. BARRIER SHALL BE ERECTED PRIOR TO ANY WORK IN GENERAL AREA OF TREES TO BE PROTECTED.
2. TREES AND CLUSTER OF TREES SHALL BE MARKED AND PHYSICALLY PROTECTED FROM PARKING, STORAGE OF MATERIALS AND SECONDARY UTILITY LINE LOCATIONS.
3. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM ALL CONSTRUCTION PROCESSES OF THE DEVELOPMENT.
4. BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA.

TREE PROTECTION BARRICADES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.

TREE BARRICADE TO BE PLACED AT LEAST 6' AWAY FROM THE BASE OF ANY TREE AND SHALL INCL. AT LEAST 50% OF THE AREA UNDER THE DRIPLINE.

SNOW FENCE, 4' HGT., ORANGE, 4"x1" MESH, HUTCHINSON, INC. PHONE: (800) 927-3620

WOOD POST 2"x2"

6'-0" MIN.

6'-0" MIN.

2'-0"

ATTACHED SNOW FENCE W/ 1-1/2" LATH STAPLES TO WOOD POSTS

TREE PROTECTION DETAIL

1
1/2" = 1'-0"

[illegible]

REVIEWS		
REVISION NUMBER	REVISION DESCRIPTION	REVISION DATE

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

VERAX AT LAKEMONT

1871 Aloma Ave. Winter Park, FL

Dr. Javier Miller

TREE MITIGATION PLAN

CONSTRUCTION PLANS

PROJECT NUMBER:	MD#2401
DATE:	FEBRUARY 20, 2024
DRAWN BY:	MD
CHECKED BY:	MKM

SCALE AS INDICATED

TM1

5/6/2024 1:50:05 PM



20 0 10 20 40

1 Inch = 20 Ft

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

Seal

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LA #0001375

Digitally signed by MARY K MAGLEY Date: 2024.05.06 04:06:32 State of Florida, U.S. No. LA #0001375

REVISIONS		
REVISION NUMBER	REVISION DESCRIPTION	REVISION DATE

ISSUED	
FEBRUARY 2024	CITY OF WINTER PARK

VERAX AT LAKEMONT
1871 Aloma Ave. Winter Park, FL
Dr. Javier Miller

CONCEPTUAL PLANTING PLAN

CONSTRUCTION PLANS

PROJECT NUMBER:	MD#2401
DATE:	FEBRUARY 20, 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 UTILITY 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 CONTRACTORS EXPENSE AND SHALL BE COORDINATED WITH THE OWNERS REPRESENTATIVE.
9. CONTRACTOR SHALL FIELD STATE 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 SHRUBS/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 OWNERS 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 COMPLETE SOIL TESTS FOR AT LEAST THREE AREAS UNDISTURBED BY PREVIOUS WORK AND TWO AREAS DISTURBED AND/OR REFINED. 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 COSTS FOR ERIAL, 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 OF THE ITEMS LISTED IN THE "PLANT LIST".
19. CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN BY MEANS APPROVED BY THE OWNER/OWNERS REPRESENTATIVE AND AS DETAILED IN THE DRAWINGS.
20. CONTRACTOR SHALL CLEAN, PRUNE, AND SHAPE EDGES OF EXISTING VEGETATION AS DIRECTED BY OWNERS REPRESENTATIVE. CREATE SMOOTH BED LINES ALONG EXISTING VEGETATION.
21. CONTRACTOR AND EMPLOYEE VEHICLE PARKING SHALL BE COORDINATED WITH THE OWNER OR OWNERS 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 CONTRACTORS RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER OR OWNERS 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 top view of the tree pit with three stakes spaced 120 degrees apart.
- 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** (referring to the arbor tie)

Diagram illustrating a typical triangular on-center spacing for a plant legend. The diagram shows a cross-section of a planting bed with a 6" minimum depth. The spacing is defined by the center-to-center distance (X) and the spacing from the edge of the bed line (1.5 x X). The diagram also shows a set rootball 3/4" above finish grade and a 6" minimum depth for the planting bed.

Diagram illustrating the cross-section of a landscape bed with various layers and specifications:

- 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)
- NOTE: CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS/PITS PRIOR TO INSTALLATION.
- SPACING FROM EDGE OF BED LINE EQUAL TO 1.5" X"

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

The diagram illustrates the triangular spacing method for planting shrubs and ground cover masses. It shows a grid of circles, each containing a cross symbol, representing plants. The circles are arranged in a triangular pattern, with each row offset from the one above it. A dimension line indicates the spacing between different plant types, labeled '18" MIN.'. Another dimension line indicates the spacing between plants of the same type, labeled 'X' (plant spacing) and '(+ 2" in front of parking if no wheel stops are used)'. A line points to the bottom edge of the grid, labeled 'CURB OR EDGE OF PAVEMENT'.

SPACING BETWEEN
DIFFERENT PLANT TYPE
LARGEST SPACING ('X')

18" MIN.

= plant spacing
(+ 2" in front of parking if
no wheel stops are used)

CURB OR EDGE OF PAVEMENT.

TYPICAL PLANT SPACING DETAIL

[illegible]

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

VERAX AT LAKEMONT
1871 Aloma Ave. Winter Park, FL
Dr. Javier Miller

PLANTING NOTES, SCHEDULE, AND DETAILS

CONSTRUCTION PLANS

PROJECT NUMBER:	MD#2401
DATE:	FEBRUARY 20, 2024
DRAWN BY:	MD
CHECKED BY:	MKM

SCALE AS INDICATED

L2

[illegible][illegible]

- VI. GROUNDING:**
- A. ALL SECTION DETAILS SHALL SHOW THE GROUNDING OF SERVICE EQUIPMENT, TRANSFORMERS, ELECTRICAL PANELS, AND ALL EXPOSED CONDUCTIVE SURFACES OF EQUIPMENT, METAL BUILDING STRUCTURES AND ALL EQUIPMENT. MAXIMUM RESISTANCE SHALL NOT EXCEED 10 OHMS.
- B. ALL GROUNDING CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) LOCAL CODES. ALL GROUNDING SYSTEMS SHALL BE IDENTIFIED BY OHM CODES SHALL BE CONSIDERED. MINIMUM REQUIREMENTS AND THE INSTALLATION OF THE GROUNDING SYSTEM SHALL INSURE FREEDOM OF ACCESS TO THE GROUNDING SYSTEM FOR TESTING AND INSPECTION AND SHALL NOT BE A OBSTACLE TO PERMIT OPERATION OF OVERCURRENT AND GROUND FAULT PROTECTIVE DEVICES.
- C. ALL SERVICE AND EQUIPMENT GROUNDING CONDUCTORS, AND BONDING JUMPERS SHALL BE IDENTIFIED BY OHM CODES. (UNLESS NOTED OTHERWISE, ALL GROUNDING SHALL BE IDENTIFIED BY OHM CODES) SHALL BE SIZED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF ARTICLES 250 AND 517 OF THE NATIONAL ELECTRICAL CODE. GROUNDING CONDUCTORS #4 AWG AND SMALLER SHALL HAVE A GREEN COLORED INSULATION. ALL GROUNDING CONDUCTORS #4 AWG AND LARGER SHALL BE IDENTIFIED BY GREEN AND WHITE STRIPES. ALL GROUNDING CONDUCTORS SHALL BE IDENTIFIED BY GREEN AND WHITE STRIPES AT EACH PULLBOX OR OTHER ACCESSIBLE LOCATION.
- D. THE SERVICE GROUNDING ELECTRODE SYSTEM SHALL CONSIST OF THE FOLLOWING ITEMS AND BE INSTALLED TOGETHER TO CLER THE GROUNDING SYSTEMS IN ACCORDANCE WITH NEC ARTICLE 250:
1. THE MAIN UNDERGROUND COLD WATER PIPE, NEC 250
 2. METAL FRAME OF BUILDING WHERE AVAILABLE, NEC 250
 3. CONCRETE ENCASED ELECTRODE, NEC 250-81(C)
 4. LIGHTNING PROTECTIVE SYSTEM, NEC 250-90
 5. THE NEUTRAL CONDUCTOR SHALL BE GROUNDABLE AT THE SERVICE ENTRANCE MAIN DISJUNCTION AND AT EACH SEPARATELY DERIVED SYSTEM ONLY PER NEC ARTICLE 250.
- E. ALL ELECTRICAL SYSTEMS SHALL BE GROUNDABLE TO THE SERVICE ENTRANCE MAIN DISJUNCTION SHALL BE CONNECTED FROM THE BUILDING GROUNDING ELECTRODE SYSTEM TO EACH BUILDING FIRE ALARM CONTROL CABINETS, CCTV SYSTEM CABINETS, EMS CABINETS, RELAY CABINETS, AND SECURITY SYSTEM CABINETS. ALL ELECTRICAL SYSTEMS SHALL BE GROUNDABLE TO THE MULTI-CONDUCTOR CONNECTION GROUNDING LUG LOCATED WITHIN CABINET OR ON TERMINAL BOARD.

DRAWING NO.	DESCRIPTION
E.0	ELECTRICAL FIXTURE SCHEDULES, NOTES, & SPECIFICATIONS
E.1	ELECTRICAL SITE LIGHTING PLAN
E.1P	ELECTRICAL SITE LIGHTING PLAN – PHOTOMETRICS
E.2	ELECTRICAL RISER DIAGRAM SCHEDULES AND DETAILS

■

John P. Adams, AIA
Jerome Bankovich, Jr., AIA, LEED
Ethan J. Hine, AIA
Jennifer Zaffuto, AIA, LEED, NCARB

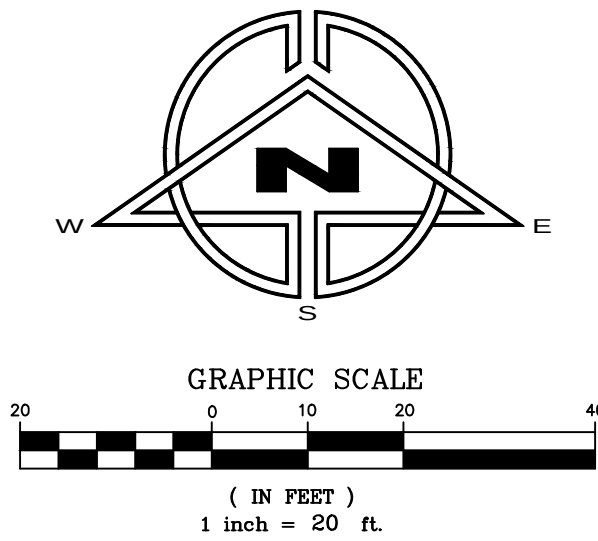
5 KTH ARCHITECTS KTH: 23103A

5
KTH- 23103A

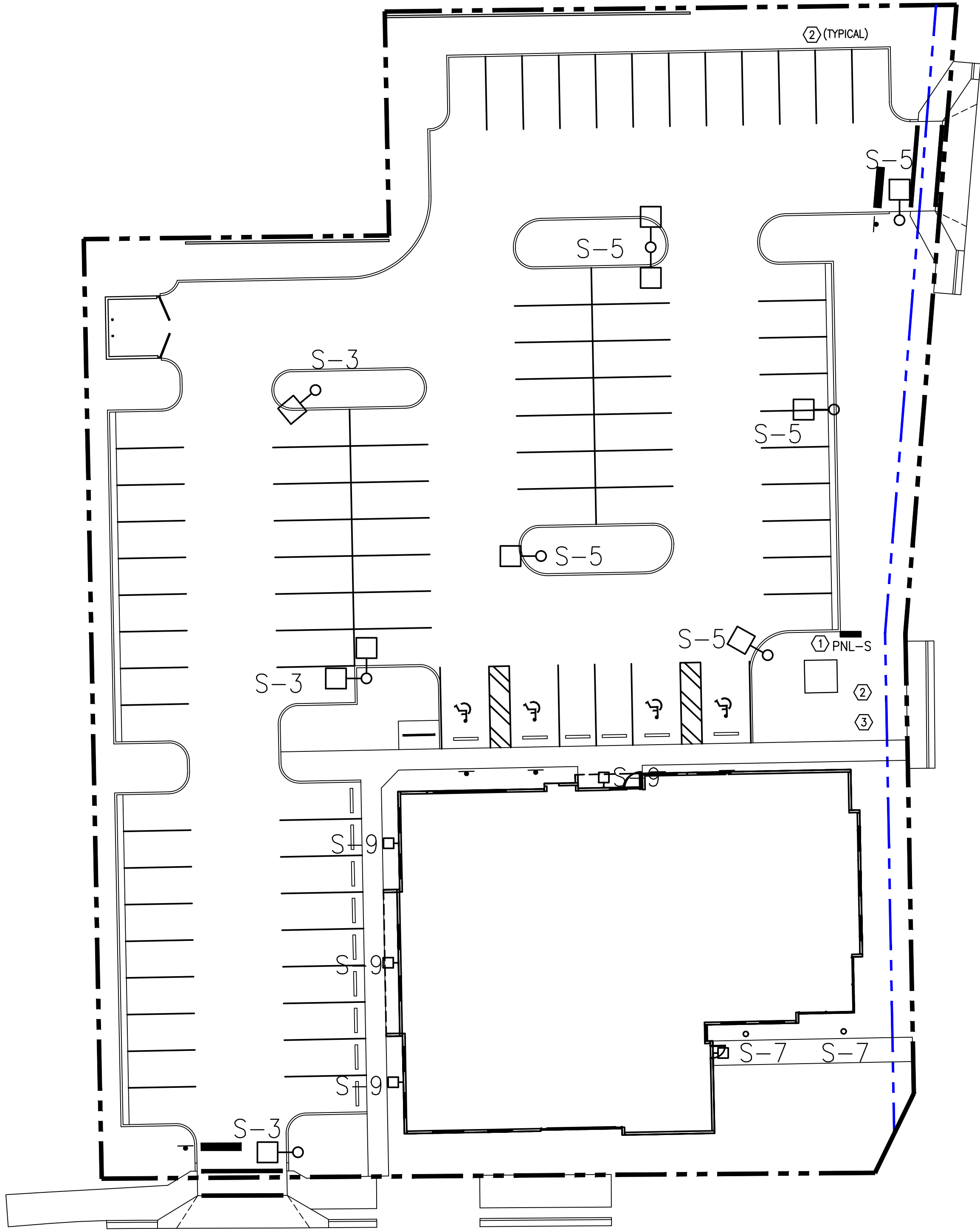
ALOMA-LAKEMONT MOB
ALOMA-LAKEMONT MOB
SCHEDULES, DETAILS, AND SPECIFICATIONS
871 ALOMA AVE WINTER PARK, FL 32789

03/11/2024

E.0



LUMINAIRE SCHEDULE								
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1
B1	◦	(1) LED, NICHIA 219B	KBA8 WITH 3 LIGHT BOARDS (12 LEDs), 350ma DRIVER, 4000K COLOR TEMP, AND ASYMMETRIC OPTIC	ELECTRONIC	CEILING	Lithonia Lighting, KBA8 LED 12C 350 40K ASY MVOLT	120V 1P 2W	AD 913701213402,
S1	○□	(1) 90W LED, PCBA LEM-30, 4000K 319A 70 CRI	DSX0 LED P5 40K BLC MVOLT	ELECTRONIC	POLE	Lithonia Lighting, DSX0 LED P5 40K BLC MVOLT	120V 1P 2W	LED Driver,
S2-90	□○□	(1) 90W LED, PCBA LEM-30, 4000K 319A 70 CRI	DSX0 LED P5 40K BLC MVOLT	ELECTRONIC	POLE	Lithonia Lighting, DSX0 LED P5 40K BLC MVOLT	120V 1P 2W	LED Driver,
S2-180	□○□□	(1) 90W LED, PCBA LEM-30, 4000K 319A 70 CRI	DSX0 LED P5 40K BLC MVOLT	ELECTRONIC	POLE	Lithonia Lighting, DSX0 LED P5 40K BLC MVOLT	120V 1P 2W	LED Driver,
W1	◻	(1) 11W	TWX1 LED WITH ALO - PERFORMANCE PACKAGE, 4000K	ELECTRONIC	CEILING	Lithonia Lighting, TWX1 LED ALO 40K	120V 1P 2W	



- PLAN NOTES
- ① ROUTE BRANCH CIRCUIT THROUGH LIGHTING CONTACTOR LC-1, SERVICE PANEL "S" LOCATION. SEE RISER DIAGRAM THIS SHEET. LIGHTING CONTACTOR "LC-1" ON RACK.
- ② PROVIDE 25-FOOT LIGHT POLES (MEASURED FROM FINISHED GRADE TO TOP OF POLE.) SUBMIT SHOP DRAWINGS OF POLE MATERIAL AND FOUNDATION FOR ENGINEER'S REVIEW AND APPROVAL PRIOR TO PURCHASE OF POLE. THE SYSTEM SHALL WITHSTAND 150 MPH WINDS.

① ELECTRICAL SITE LIGHTING PLAN

NO.	DESCRIPTION	DATE

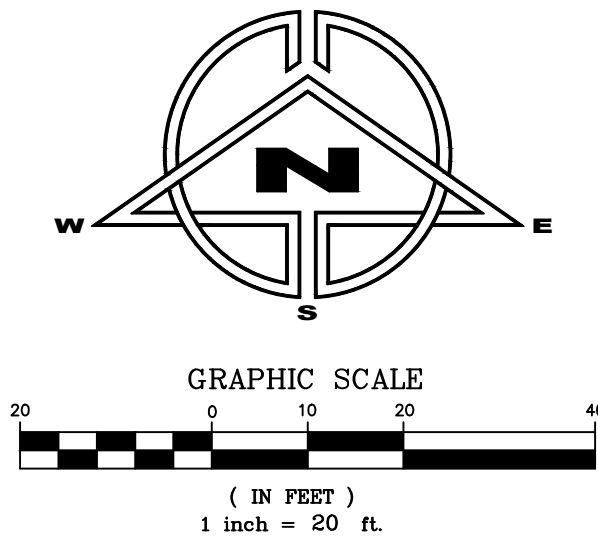
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Ethan J. Hine, AIA
Jennifer Zafuto, AIA, LEED, NCARB



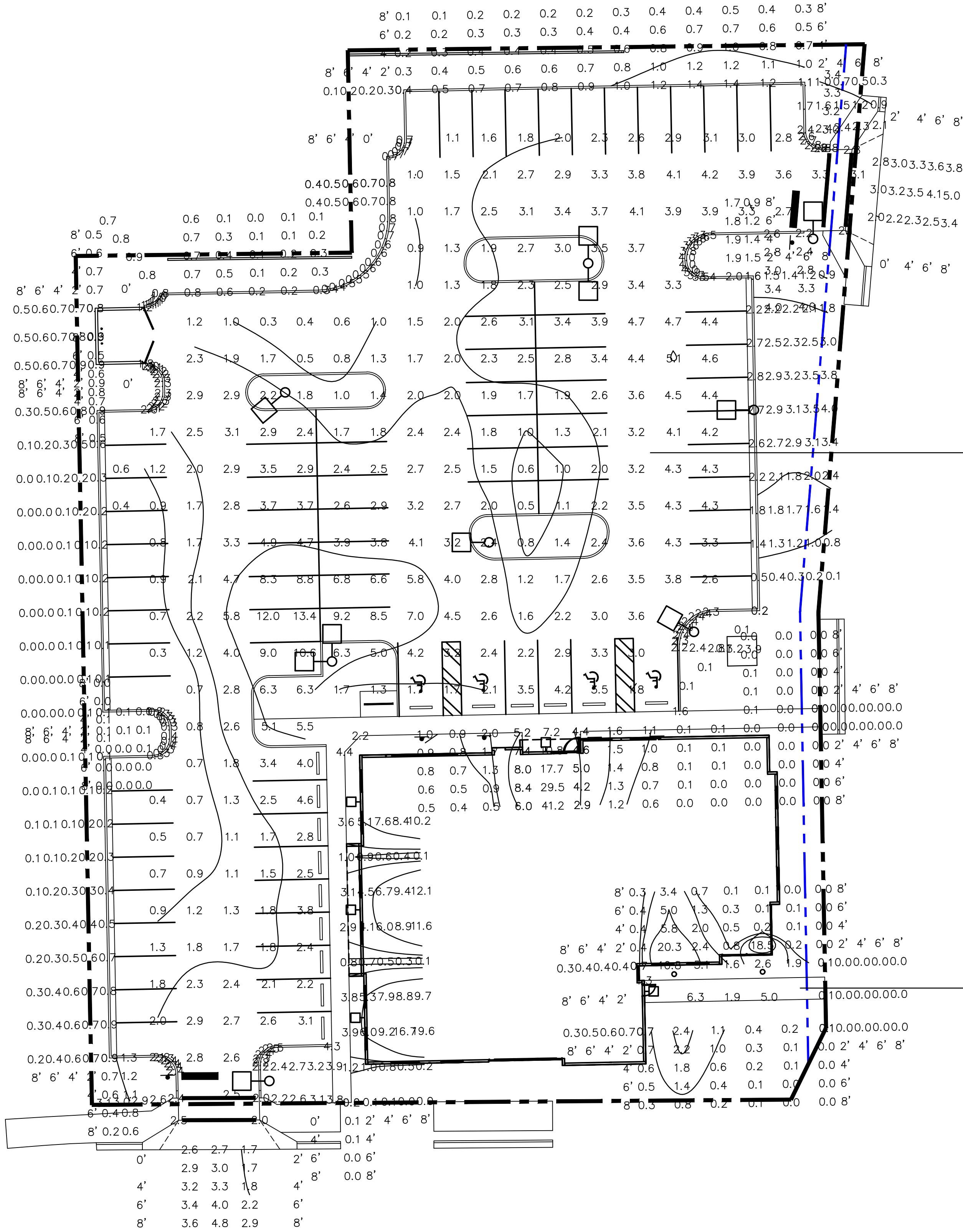
ALOMA - LAKEMONT MOB
ALOMA - LAKEMONT MOB
SCHEDULES, DETAILS, AND SPECIFICATIONS
871 ALOMA AVE., WINTER PARK, FL 32789

03/11/2024

E.1



LUMINAIRE SCHEDULE								
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1
B1	•	(1) LED, NICHIA 219B	KBA8 WITH 3 LIGHT BOARDS (12 LEDs), 350mA DRIVER, 4000K COLOR TEMP, AND ASYMMETRIC OPTIC	ELECTRONIC	CEILING	Lithonia Lighting, KBA8 LED 120 350 40K ASY MVOLT	120V 1P 2W	AD 913701213402.
S1	□	(1) 90W LED, PCBA LEM-30 4000K 319A 70 CRI	DSX0 LED P5 40K BLC MVOLT	ELECTRONIC	POLE	Lithonia Lighting, DSX0 LED P5 40K BLC MVOLT	120V 1P 2W	LED Driver.
S2-90	□	(1) 90W LED, PCBA LEM-30 4000K 319A 70 CRI	DSX0 LED P5 40K BLC MVOLT	ELECTRONIC	POLE	Lithonia Lighting, DSX0 LED P5 40K BLC MVOLT	120V 1P 2W	LED Driver.
S2-180	□	(1) 90W LED, PCBA LEM-30 4000K 319A 70 CRI	DSX0 LED P5 40K BLC MVOLT	ELECTRONIC	POLE	Lithonia Lighting, DSX0 LED P5 40K BLC MVOLT	120V 1P 2W	LED Driver.
W1	□	(1) 11W	TWX1 LED WITH ALO - PERFORMANCE PACKAGE, 4000K	ELECTRONIC	CEILING	Lithonia Lighting, TWX1 LED ALO 40K	120V 1P 2W	

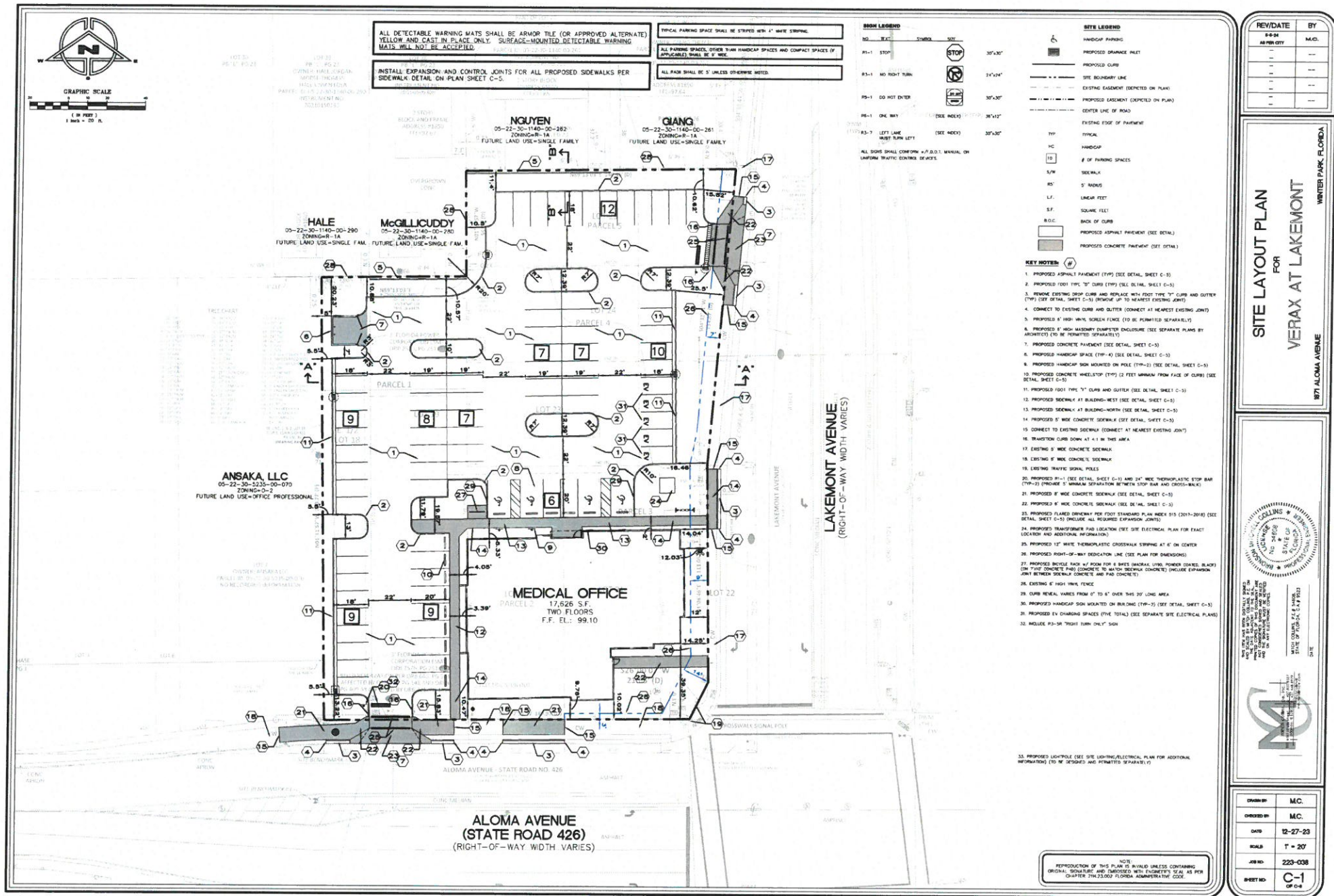




4 PANELBOARD SCHEDULE
NOT TO SCALE



2 LIGHT FIXTURE SPECIFICATIONS
NOT TO SCALE



CONSTRUCTION PLANS
FOR
VERAX AT LAKEMONT

05-22-30-1140-00-250, 05-22-30-1140-00-230, 05-22-30-1140-00-190, 05-22-30-1140-00-200, 05-22-30-1140-00-210

1871 ALOMA AVENUE
WINTER PARK, FLORIDA 32789



LOCATION MAP

NTS
SECTION 05, TOWNSHIP 22, RANGE 30

OWNER:
VERAX LAKEMONT, LLC
DR. JAVIER MILLER
1555 GLENCOE ROAD
WINTER PARK, FL 32789
(407) 895-2525

STATEMENT OF OWNERSHIP:

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

GENERAL STATEMENT:

THE CHARACTER AND INTENDED USE OF THIS DEVELOPMENT SHALL BE THE CONSTRUCTION OF A 17,626 MEDICAL OFFICE BUILDING ALONG WITH THE ASSOCIATED UTILITIES, PARKING, ACCESS ROADS AND WATER MANAGEMENT FACILITIES.

SITE DATA:

PROJECT NAME: VERAX AT LAKEMONT
ADDRESS: 1871 ALOMA AVENUE
WINTER PARK, FL 32789
OWNER ADDRESS: 1555 GLENCOE ROAD
WINTER PARK, FL 32789
TELEPHONE: (407) 895-2525

ZONING/LAND USE DATA:

ZONING: O-2 AND R-1A
FUTURE LAND USE: OFFICE PROFESSIONAL AND PARKING LOT
PROPOSED USE: 17,626 SF MEDICAL OFFICE
NUMBER OF STORIES: TWO
MAX. BUILDING HEIGHT: 33 FEET
FAR: 0.342 **
BUILDING COVERAGE: 16.92% *
PHASING: ONE PHASE
VEGETATION: GRASS WITH SOME TREES
WATER SERVICE: CITY OF WINTER PARK
WASTEWATER SERVICE: CITY OF WINTER PARK
TRASH COLLECTION SERVICE: WASTE PRO
SOILS: 48-TAVARES FINE SAND-URBAN LAND COMPLEX, 0 TO 5% SLOPES
STORMWATER MANAGEMENT: PROPOSED ON-SITE UNDERGROUND RETENTION SYSTEM
FIRE: CITY OF WINTER PARK FIRE STATION #62
SITE AREA: 51,579 SF=1.213 ACRES **
IMPERVIOUS: 40,177 SF=0.922 ACRES AT 77.89%
BUILDING: 8,729 SF=0.200 ACRES AT 16.92% ***
PAVEMENT/SIDEWALKS: 31,448 SF=0.722 ACRES AT 60.97%
OPEN SPACE: 11,402 SF=0.262 ACRES AT 22.11%

SETBACKS/BUFFERS:

FRONT (SOUTH) (ALOMA AVENUE): 10 FEET/10 FEET
REAR (NORTH): 50 FEET/10 FEET
SIDE (EAST) (LAKEMONT AVENUE): 10 FEET/10 FEET
SIDE (WEST): 5 FEET/5 FEET

PARKING REQUIREMENTS:

PARKING REQUIRED:
MEDICAL OFFICE: ONE SPACE PER 200 SF
17,626 SF/200=88 SPACES
TOTAL: 88 SPACES
REGULAR SPACES PROVIDED: 80
HANDICAPPED SPACES PROVIDED: 4
TOTAL SPACES PROVIDED: 84 SPACES

UTILITY COMPANIES:

POWER: WINTER PARK UTILITIES DEPARTMENT
401 SOUTH PARK AVENUE
WINTER PARK, FL 32789
(407) 599-3220
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) 420-6649

LEGAL DESCRIPTION:

PARCELS 1 THROUGH 5 (PARCEL 1: 05-22-30-1140-00-190 - LOT 19 & EAST 1/2 OF LOT 18; PARCEL 2: 05-22-30-1140-00-200 - LOT 20; PARCEL 3: 05-22-30-1140-00-210 - LOTS 21 & 22; PARCEL 4: 05-22-30-1140-00-230 - LOTS 23 & 24; PARCEL 5: 05-22-30-1140-00-250 - LOT 25):

THE EAST 1/2 OF LOT 18 AND ALL OF LOTS 19, 20, 21, 22, 23, 24, AND 25, CAMPO BELLO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK L, PAGE(S) 23, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN THOSE CERTAIN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 1453, PAGE 361 AND OFFICIAL RECORDS BOOK 2220, PAGE 107, AND LESS THAT PART TAKEN FOR ROAD RIGHT-OF-WAY BY ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2281, PAGE 164, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ENGINEER:

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

ARCHITECT:

KTH ARCHITECTS
800 HIGHLAND AVENUE
ORLANDO, FL 32803
(407) 203-8707

SURVEYOR:

ACCURIGHT SURVEYS OF ORLANDO, INC.
2012 E. ROBINSON STREET
ORLANDO, FL 32803
(407) 894-6314

LANDSCAPE ARCHITECT:

MAGLEY DESIGN
1917 EAST WASHINGTON STREET
ORLANDO, FL 32803
(407) 758-9456

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
	COVER SHEET
1	BOUNDARY AND TOPOGRAPHIC SURVEY
D-1	DEMOLITION PLAN
C-0	MOT 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
L1	PLANTING PLAN
L2	PLANTING SCHEDULE AND DIAGRAMS
L3	PLANTING NOTES AND DETAILS
I1	IRRIGATION PLAN
I2	IRRIGATION SCHEDULES
I3	IRRIGATION NOTES

* INCLUDES FIRST FLOOR FOOTPRINT ONLY
** AFTER RIGHT-OF-WAY DEDICATION
*** FIRST FLOOR ONLY (EXCLUDES OVERHANGS)

Digitally
signed by
bronson m
collins
Date:
2024.05.06
21:10:23
-04'00'



THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SIGNED BY MITCH COLLINS ON
THE DATE 05/06/2024. THE
PRINTED COPIES OF THIS DOCUMENT ARE
VALID. THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

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

The map shows the site location in the City of Edinburg, Texas. The site is located between N. Phelps Ave and N. Lakemont Ave, south of Aloma Ave. The map also shows the intersection of Harris Ave and Anzle Ave, and the intersection of N. Edinburg Dr and N. Lakemont Ave. A north arrow is present.

PARCELS 1 THROUGH 5 (PARCEL 1: 05-22-30-1140-00-190 - LOT 19 & EAST 1/2 OF LOT 18; PARCEL 2: 05-22-30-1140-00-200 - LOT 20; PARCEL 3: 05-22-30-1140-00-210 - LOTS 21 & 22; PARCEL 4: 05-22-30-1140-00-230 - LOTS 23 & 24; PARCEL 5: 05-22-30-1140-00-250 - LOT 25);

LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN THOSE CERTAIN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 1453, PAGE 361 AND OFFICIAL RECORDS BOOK 2220, PAGE 107, AND LESS THAT PART TAKEN FOR ROAD RIGHT-OF-WAY BY ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2281, PAGE 164, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

8. RESTRICTIONS, DEDICATIONS, RESERVATIONS, SETBACKS AND EASEMENTS, IF ANY, AS INDICATED AND/OR SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK "L", AT PAGE(S) 23, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. **(ON SUBJECT PROPERTY, BLANKET IN NATURE.)**

9. RESTRICTIONS, DEDICATIONS, RESERVATIONS, SETBACKS AND EASEMENTS, IF ANY, AS INDICATED AND/OR SHOWN ON THAT CERTAIN PLAT RECORDED IN DEED BOOK "J", AT PAGE(S) 167, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. **(ON SUBJECT PROPERTY, BLANKET IN NATURE.)**

10. EASEMENT(S) IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 2576, PAGE 251, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (AS TO PARCEL 1 - LOT 18) **(ON SUBJECT PROPERTY, SHOWN HEREON.)**

11. EASEMENT(S) IN FAVOR OF EXXON MOBIL CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 6268, PAGE 6642, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (PROPERTY SPECIFIC - AS TO ALL PARCELS) ***(ON SUBJECT PROPERTY, BLANKET IN NATURE.)***

12. ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2281, PAGE 164, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (**OFF SUBJECT PROPERTY, SHOWN HEREON.**)

SITE BENCHMARK #1	SITE BENCHMARK #2	SITE BENCHMARK #3
BENCHMARK N&D ELEVATION = 96.91 DATUM = NAVD 88	BENCHMARK N&D ELEVATION = 93.31 DATUM = NAVD 88	BENCHMARK N&D ELEVATION = 96.13 DATUM = NAVD 88

1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE EAST LINE OF LORING CHASE, AS RECORDED IN PLAT BOOK 100, PAGE 1, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING N01°11'57"W.

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

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

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

5. THIS SURVEY IS VALID ONLY FOR THE PARTIES TO WHOM IT IS CERTIFIED TO. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

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

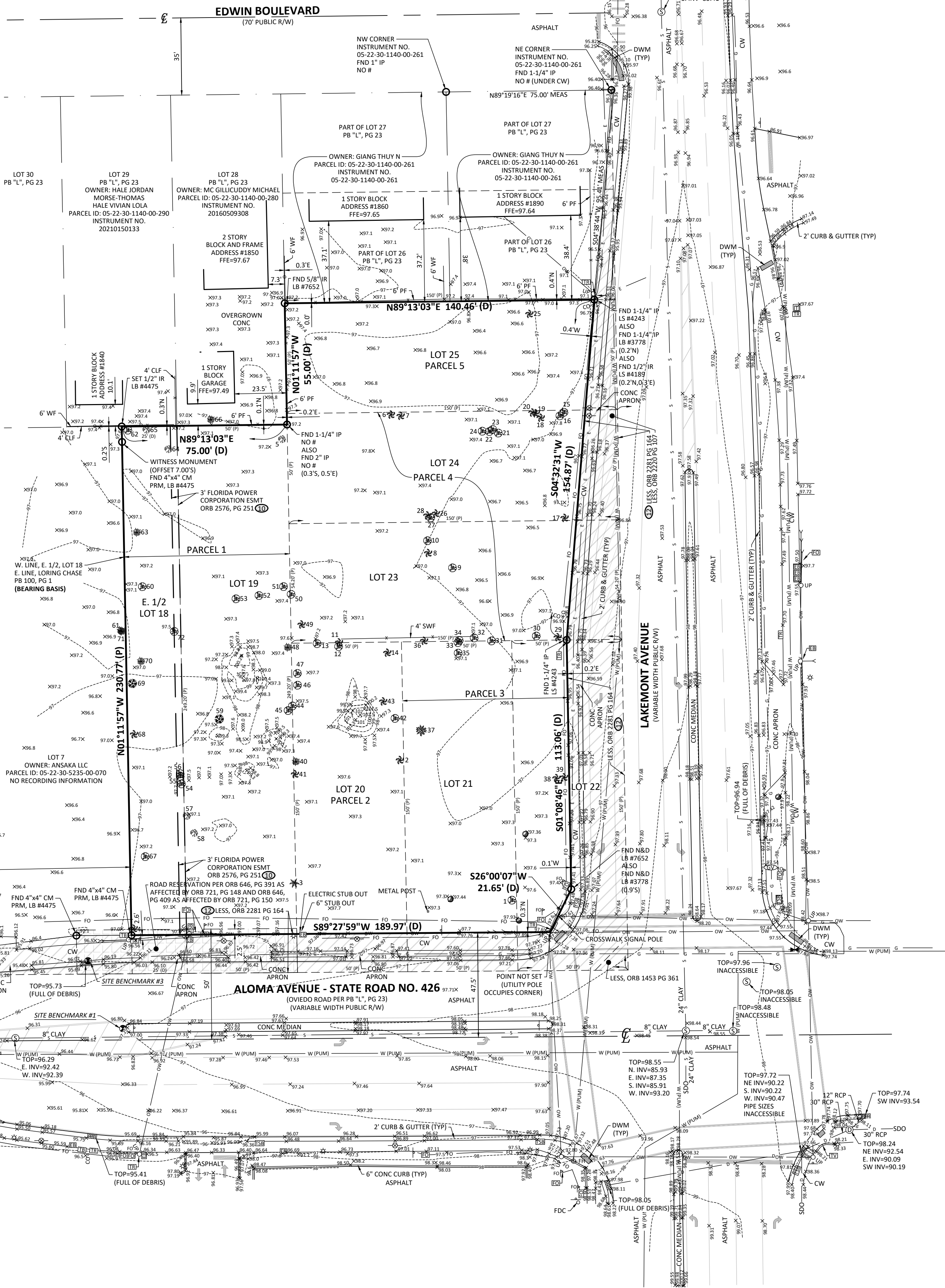
7. THIS SURVEY WAS MADE WITH BENEFIT OF WESTCOR LAND TITLE INSURANCE COMPANY'S PLANT FILE NO. 23-083390, EFFECTIVE: NOVEMBER 17, 2023.

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

TREE CHART

1 - 28" OAK	25 - 18" PALM	49 - 8" PALM
2 - 15" PALM	26 - 13" PALM	50 - 16" OAK
3 - 19" PINE	27 - 11" OAK	51 - 14" OAK
4 - 24" PALM	28 - 10" PALM	52 - 12" OAK
5 - 9" UNIDENTIFIED TREE	29 - 11" PALM	53 - 24" OAK
6 - 14" PALM	30 - 24" OAK	54 - 16" PALM
7 - 14" PALM	31 - 12" OAK	55 - 12" OAK
8 - 13" PALM	32 - 13" OAK	56 - 7" OAK
9 - 16" OAK	33 - 8" OAK	57 - 27" UNIDENTIFIED TREE
10 - 13" OAK	34 - 12" OAK	58 - 7" UNIDENTIFIED TREE
11 - 12" PALM	35 - 14" OAK	59 - 12" CHERRY LAUREL
12 - 15" OAK	36 - 12" PALM	60 - 36" OAK
13 - 10" OAK	37 - 15" PALM (DEAD)	61 - 12" CAMPHOR
14 - 12" PALM	38 - 12" PALM	62 - 21" OAK
15 - 13" OAK	39 - 12" PALM	63 - 27" CAMPHOR
16 - 13" OAK	40 - 10" CAMPHOR	64 - 9" UNIDENTIFIED TREE
17 - 13" PALM	41 - 12" PALM	65 - 9" UNIDENTIFIED TREE
18 - 15" PALM	42 - 18" OAK	66 - 27" CHINA BERRY
19 - 12" PALM	43 - 13" PALM	67 - 33" OAK
20 - 8" PALM	44 - 10" PALM	68 - 14" PALM
21 - 12" OAK	45 - 28" OAK	69 - 9" CHERRY LAUREL
22 - 12" OAK	46 - 18" OAK	70 - 10" CHINA BERRY
23 - 12" OAK	47 - 12" CAMPHOR	71 - 10" CAMPHOR
24 - 12" OAK	48 - 2-10" CAMPHOR	72 - 13" OAK

A north arrow pointing upwards, labeled 'N' at the top, 'E' at the right, 'S' at the bottom, and 'W' at the left. Below the north arrow is a graphic scale bar with alternating black and white segments. The scale is labeled 'GRAPHIC SCALE' above the bar and '1" = 30'' below it. The bar has markings at 0', 15', 30', 60', and 90'.



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SCALE: 1" = 30'	JOB #57597	SHEET 1 OF 1

PREPARED FOR:
VERAX HOLDINGS, LLC

SUBDIVISION NAME: CAMPO BELLO

LOCATION:
443 N. LAKEMONT AVE
WINTER PARK, FL 32792

[illegible]

SURVEY DATE: 12/26/23

[illegible]

BOUNDARY AND TOPOGRAPHIC SURVEY

CERTIFIED TO: VERAX LAKEMONT, LLC; FAIRWINDS CREDIT UNION
WESTCOR LAND TITLE INSURANCE COMPANY; WILLIAM P.
WEATHERFORD, JR., P.A.; ZIMMERMAN, KISER & SUTCLIFFE, P.A.

TERRENCE W. RUTTER, JR., PSM 7371

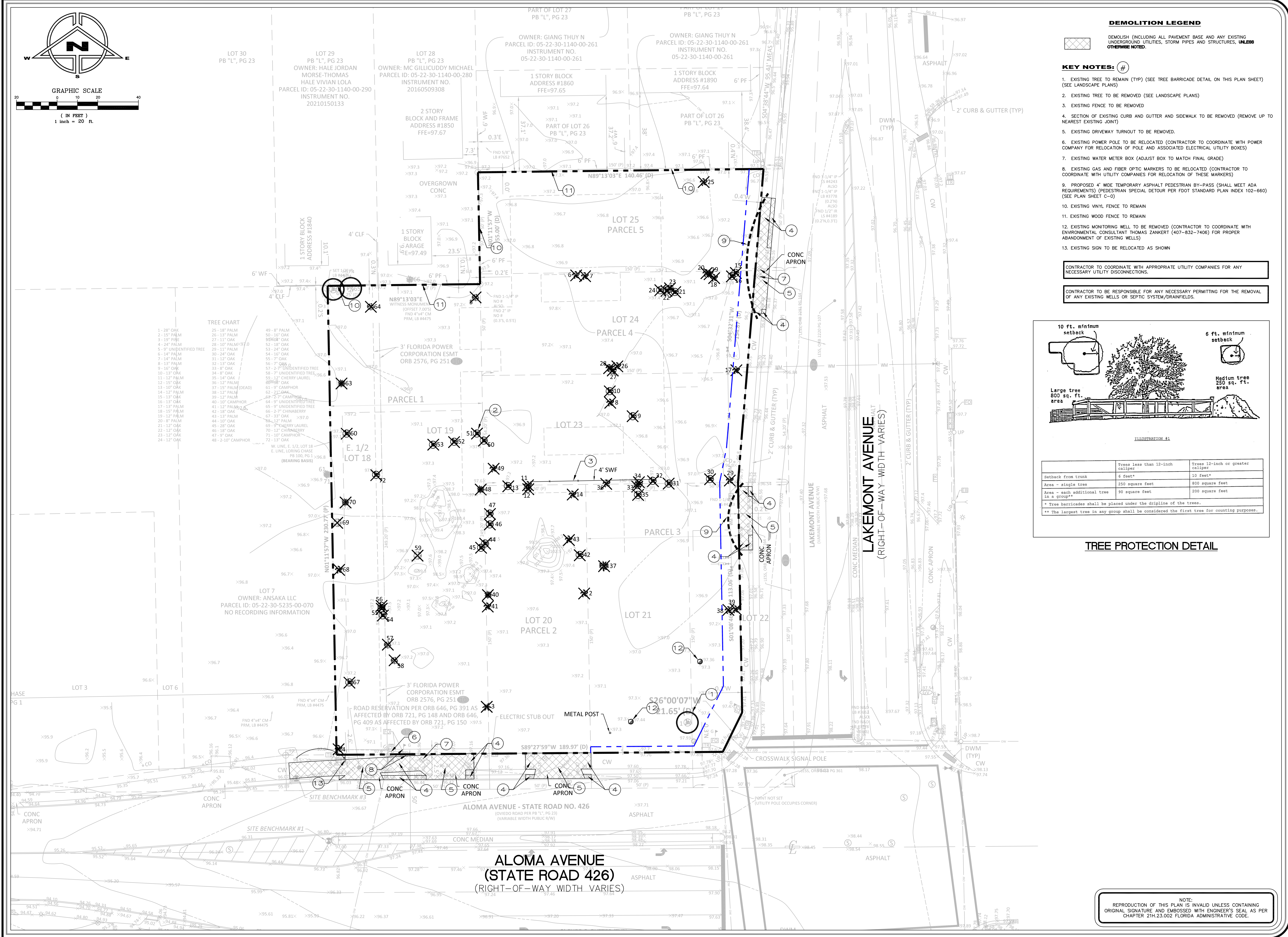
THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY
CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO
SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE
FLORIDA LICENSED SURVEYOR AND MAPPER." -OR-
THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY TERRENCE W. RUTTER, JR., PSM 7371.

S:\ORANGE\OCL-23 - Campo Bello\East half lot 18 & all lots 19-25\OCL-23LOTS18-25.dwg - Jan 18, 2024

CF# OCL-23LOTS18-25

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DEMOLITION LEGEND

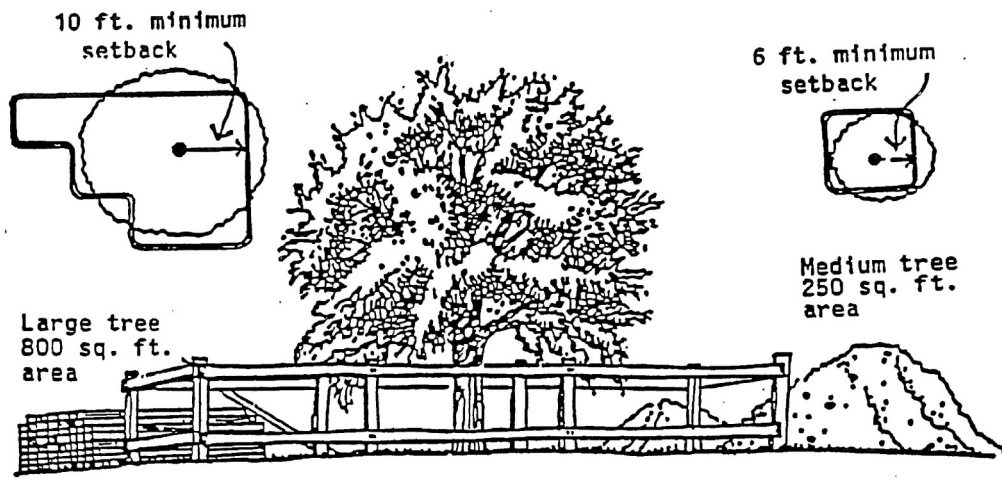
DEMOLISH (INCLUDING ALL PAVEMENT BASE AND ANY EXISTING UNDERGROUND UTILITIES, STORM PIPES AND STRUCTURES, UNLESS OTHERWISE NOTED).

KEY NOTES: #

- EXISTING TREE TO REMAIN (TYP) (SEE TREE BARRICADE DETAIL ON THIS PLAN SHEET) (SEE LANDSCAPE PLANS)
- EXISTING TREE TO BE REMOVED (SEE LANDSCAPE PLANS)
- EXISTING FENCE TO BE REMOVED
- SECTION OF EXISTING CURB AND GUTTER AND SIDEWALK TO BE REMOVED (REMOVE UP TO NEAREST EXISTING JOINT)
- EXISTING DRIVEWAY TURNOUT TO BE REMOVED.
- EXISTING POWER POLE TO BE RELOCATED (CONTRACTOR TO COORDINATE WITH POWER COMPANY FOR RELOCATION OF POLE AND ASSOCIATED ELECTRICAL UTILITY BOXES)
- EXISTING WATER METER BOX (ADJUST BOX TO MATCH FINAL GRADE)
- EXISTING GAS AND FIBER OPTIC MARKERS TO BE RELOCATED (CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR RELOCATION OF THESE MARKERS)
- PROPOSED 4' WIDE TEMPORARY ASPHALT PEDESTRIAN BY-PASS (SHALL MEET ADA REQUIREMENTS) (PEDESTRIAN SPECIAL DETOUR PER FDOT STANDARD PLAN INDEX 102-660) (SEE PLAN SHEET C-0)
- EXISTING VINYL FENCE TO REMAIN
- EXISTING WOOD FENCE TO REMAIN
- EXISTING MONITORING WELL TO BE REMOVED (CONTRACTOR TO COORDINATE WITH ENVIRONMENTAL CONSULTANT THOMAS ZANKERT (407-832-7406) FOR PROPER ABANDONMENT OF EXISTING WELLS)
- EXISTING SIGN TO BE RELOCATED AS SHOWN

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.



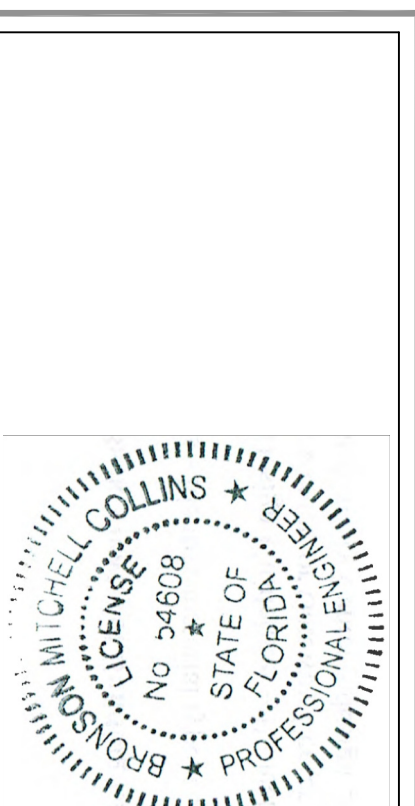
	Trees less than 12-inch caliper	Trees 12-inch or greater caliper
Setback from trunk	5 feet*	10 feet*
Area - single tree	250 square feet	800 square feet
Area - each additional tree in a group**	90 square feet	200 square feet

* Tree barricades shall be placed under the dripline of the trees.
** The largest tree in any group shall be considered the first tree for counting purposes.

TREE PROTECTION DETAIL

REV/DATE	BY
5-5-24	M.C.
AS PER CITY	--
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DEMOLITION PLAN FOR VERAX AT LAKEMONT

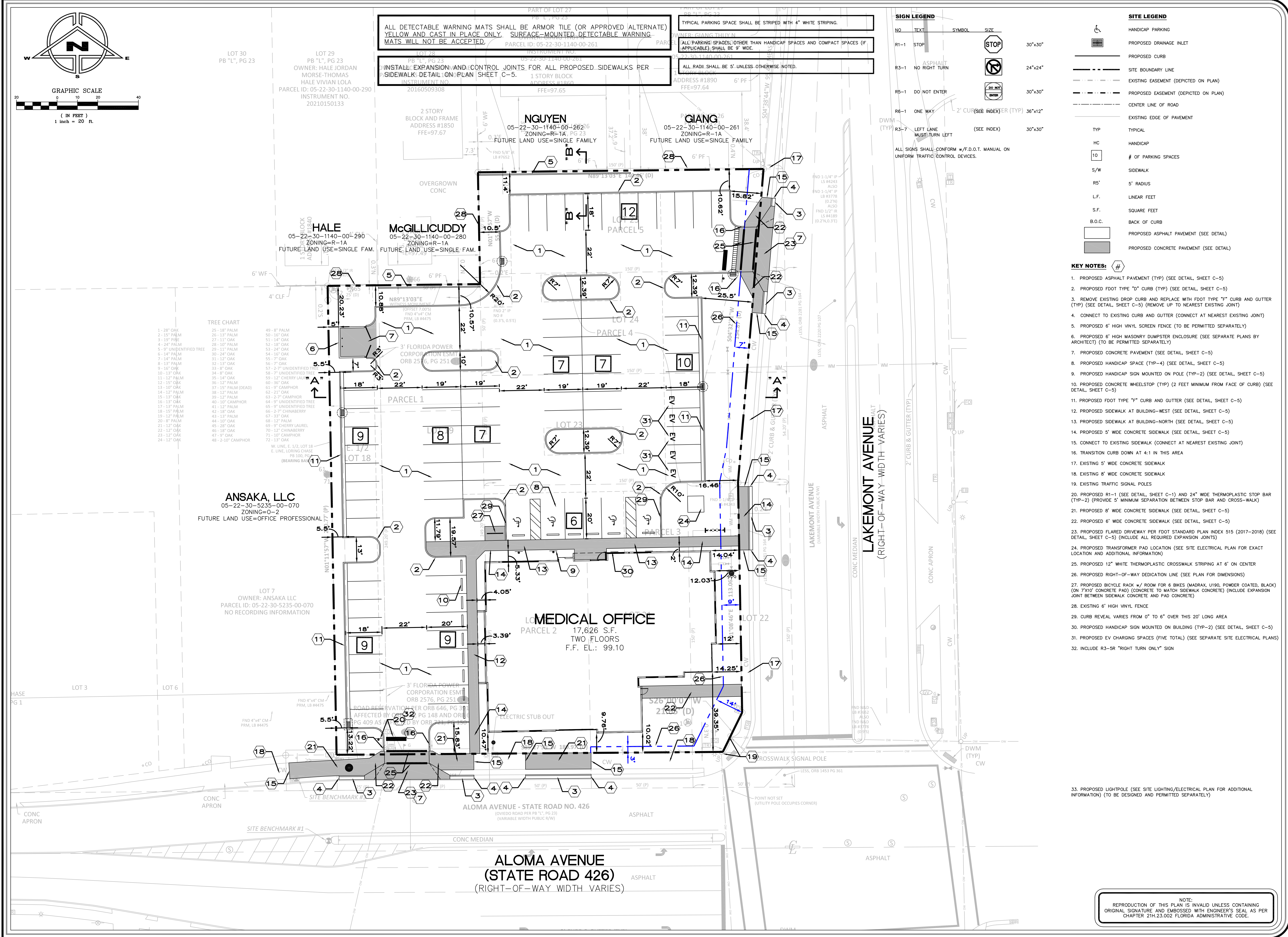


THIS PLAN AND ANY OTHER PLANS, SPECIFICATIONS, AND SCHEDULES SHALL BE KEPT ON THE PROJECT AND SHALL BE AVAILABLE TO THE PUBLIC AT ALL TIMES. THE DATE ADJACENT TO THE SEAL SHALL BE THE DATE OF THE SEALING. THIS SEALING IS NOT VALID UNLESS IT IS SIGNED AND SEALED BY THE ENGINEER AND ON ANY ELECTRONIC COPIES.

MITCHELL COLLINS, P.E. # 04808
STATE OF FLORIDA, C.E. # 9523
DATE

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	12-27-23
SCALE:	1" = 20'
JOB NO:	223-038
SHEET NO:	D-1 OF C-8

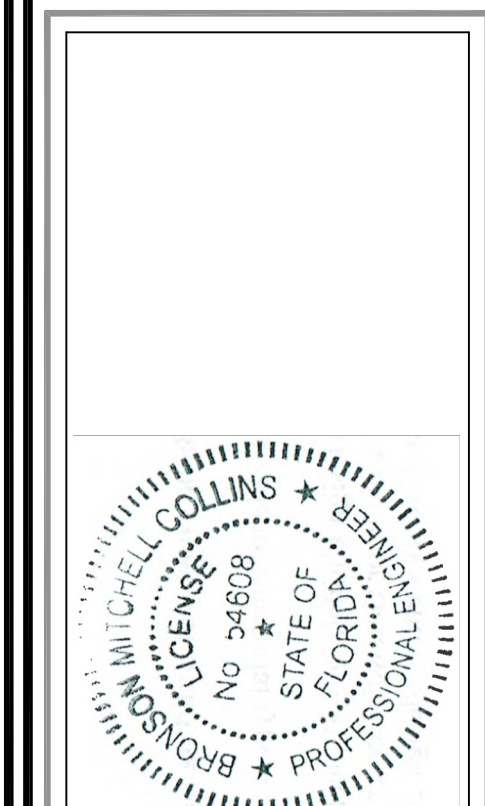
NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.



REV/DATE	BY
5-5-24	M.C.
AS PER CITY	--
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SITE LAYOUT PLAN FOR VERAX AT LAKEMONT

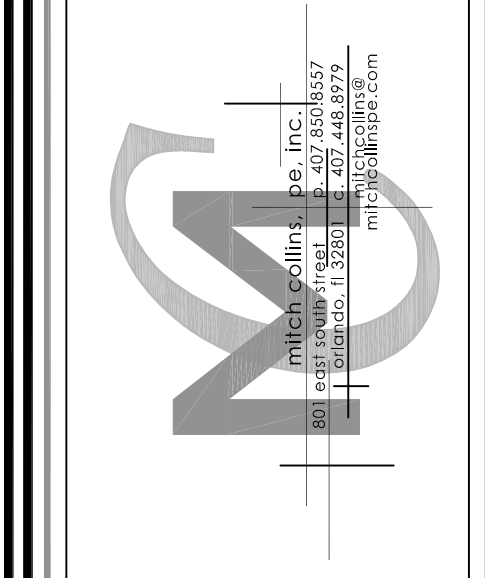
1871 ALOMA AVENUE
WINTER PARK, FLORIDA



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MITCHELL COLLINS, P.E. # 54808
STATE OF FLORIDA, C.A.# 9523

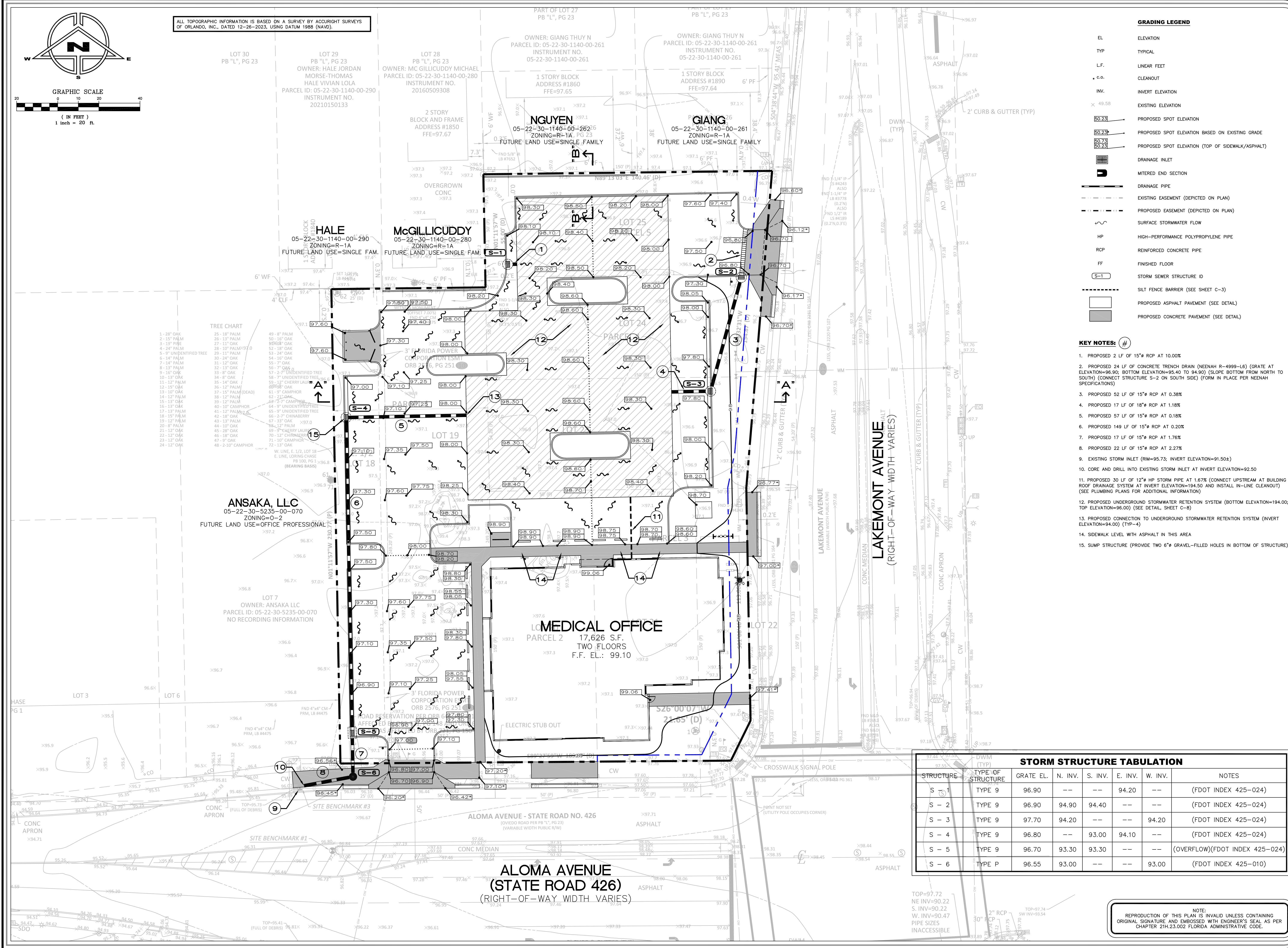
DATE



DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	12-27-23
SCALE:	1" = 20'
JOB NO:	223-038
SHEET NO:	C-1 OF C-8

- ### SIGN LEGEND
- | NO | TEXT | SYMBOL | SIZE |
|------|--------------------------|--------|---------|
| R1-1 | STOP | | 30"x30" |
| R3-1 | ASPHALT 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
- | TYP | TYPICAL |
|--------|---|
| HC | HANDICAP |
| 10 | # OF PARKING SPACES |
| S/W | SIDEWALK |
| R5' | 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-5)
 - PROPOSED FDOT TYPE "D" CURB (TYP) (SEE DETAIL, SHEET C-5)
 - REMOVE EXISTING DROP CURB AND REPLACE WITH FDOT TYPE "F" CURB AND GUTTER (TYP) (SEE DETAIL, SHEET C-5) (REMOVE UP TO NEAREST EXISTING JOINT)
 - CONNECT TO EXISTING CURB AND GUTTER (CONNECT AT NEAREST EXISTING JOINT)
 - PROPOSED 6' HIGH VINYL SCREEN FENCE (TO BE PERMITTED SEPARATELY)
 - PROPOSED 6' HIGH MASONRY DUMPSTER ENCLOSURE (SEE SEPARATE PLANS BY ARCHITECT) (TO BE PERMITTED SEPARATELY)
 - PROPOSED CONCRETE PAVEMENT (SEE DETAIL, SHEET C-5)
 - PROPOSED HANDICAP SPACE (TYP-4) (SEE DETAIL, SHEET C-5)
 - PROPOSED HANDICAP SIGN MOUNTED ON POLE (TYP-2) (SEE DETAIL, SHEET C-5)
 - PROPOSED CONCRETE WHEELSTOP (TYP) (2 FEET MINIMUM FROM FACE OF CURB) (SEE DETAIL, SHEET C-5)
 - PROPOSED FDOT TYPE "F" CURB AND GUTTER (SEE DETAIL, SHEET C-5)
 - PROPOSED SIDEWALK AT BUILDING-WEST (SEE DETAIL, SHEET C-5)
 - PROPOSED SIDEWALK AT BUILDING-NORTH (SEE DETAIL, SHEET C-5)
 - PROPOSED 5' WIDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C-5)
 - CONNECT TO EXISTING SIDEWALK (CONNECT AT NEAREST EXISTING JOINT)
 - TRANSITION CURB DOWN AT 4:1 IN THIS AREA
 - EXISTING 5' WIDE CONCRETE SIDEWALK
 - EXISTING 8' WIDE CONCRETE SIDEWALK
 - EXISTING TRAFFIC SIGNAL POLES
 - 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 8' WIDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C-5)
 - PROPOSED 6' WIDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C-5)
 - PROPOSED FLARED DRIVEWAY PER FDOT STANDARD PLAN INDEX 515 (2017-2018) (SEE DETAIL, SHEET C-5) (INCLUDE ALL REQUIRED EXPANSION JOINTS)
 - PROPOSED TRANSFORMER PAD LOCATION (SEE SITE ELECTRICAL PLAN FOR EXACT LOCATION AND ADDITIONAL INFORMATION)
 - PROPOSED 12" WHITE THERMOPLASTIC CROSSWALK STRIPING AT 6' ON CENTER
 - PROPOSED RIGHT-OF-WAY DEDICATION LINE (SEE PLAN FOR DIMENSIONS)
 - PROPOSED BICYCLE RACK w/ ROOM FOR 6 BIKES (MADRAX, U190, POWDER COATED, BLACK) (ON 7'x10' CONCRETE PAD) (CONCRETE TO MATCH SIDEWALK CONCRETE) (INCLUDE EXPANSION JOINT BETWEEN SIDEWALK CONCRETE AND PAD CONCRETE)
 - EXISTING 6' HIGH VINYL FENCE
 - CURB REVEAL VARIES FROM 0" TO 6" OVER THIS 20' LONG AREA
 - PROPOSED HANDICAP SIGN MOUNTED ON BUILDING (TYP-2) (SEE DETAIL, SHEET C-5)
 - PROPOSED EV CHARGING SPACES (FIVE TOTAL) (SEE SEPARATE SITE ELECTRICAL PLANS)
 - INCLUDE R3-5R "RIGHT TURN ONLY" SIGN
 - PROPOSED LIGHTPOLE (SEE SITE LIGHTING/ELECTRICAL PLAN FOR ADDITIONAL INFORMATION) (TO BE DESIGNED AND PERMITTED SEPARATELY)

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.



GRADING LEGEND

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

- KEY NOTES:**
1. PROPOSED 2 LF OF 15" RCP AT 10.00%
 2. PROPOSED 24 LF OF CONCRETE TRENCH DRAIN (NEENAH R-4999-16) (GRATE AT ELEVATION=96.90; BOTTOM ELEVATION=95.40 TO 94.90) (SLOPE BOTTOM FROM NORTH TO SOUTH) (CONNECT STRUCTURE S-2 ON SOUTH SIDE) (FORM IN PLACE PER NEENAH SPECIFICATIONS)
 3. PROPOSED 52 LF OF 15" RCP AT 0.38%
 4. PROPOSED 17 LF OF 18" RCP AT 1.18%
 5. PROPOSED 57 LF OF 15" RCP AT 0.18%
 6. PROPOSED 149 LF OF 15" RCP AT 0.20%
 7. PROPOSED 17 LF OF 15" RCP AT 1.76%
 8. PROPOSED 22 LF OF 15" RCP AT 2.27%
 9. EXISTING STORM INLET (RM=95.73; INVERT ELEVATION=91.50±)
 10. CORE AND DRILL INTO EXISTING STORM INLET AT INVERT ELEVATION=92.50
 11. PROPOSED 30 LF OF 12" HP STORM PIPE AT 1.67% (CONNECT UPSTREAM AT BUILDING ROOF DRAINAGE SYSTEM AT INVERT ELEVATION=194.50 AND INSTALL IN-LINE CLEANOUT) (SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION)
 12. PROPOSED UNDERGROUND STORMWATER RETENTION SYSTEM (BOTTOM ELEVATION=194.00; TOP ELEVATION=96.00) (SEE DETAIL, SHEET C-B)
 13. PROPOSED CONNECTION TO UNDERGROUND STORMWATER RETENTION SYSTEM (INVERT ELEVATION=94.00) (TYP-4)
 14. SIDEWALK LEVEL WITH ASPHALT IN THIS AREA
 15. SUMP STRUCTURE (PROVIDE TWO 6" GRAVEL-FILLED HOLES IN BOTTOM OF STRUCTURE)

STORM STRUCTURE TABULATION							
STRUCTURE	TYPE OF STRUCTURE	GRATE EL.	N. INV.	S. INV.	E. INV.	W. INV.	NOTES
S - 1	TYPE 9	96.90	--	--	94.20	--	(FDOT INDEX 425-024)
S - 2	TYPE 9	96.90	94.90	94.40	--	--	(FDOT INDEX 425-024)
S - 3	TYPE 9	97.70	94.20	--	--	94.20	(FDOT INDEX 425-024)
S - 4	TYPE 9	96.80	--	93.00	94.10	--	(FDOT INDEX 425-024)
S - 5	TYPE 9	96.70	93.30	93.30	--	--	(OVERFLOW)(FDOT INDEX 425-024)
S - 6	TYPE P	96.55	93.00	--	--	93.00	(FDOT INDEX 425-010)

NOTE:
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CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
5-5-24	M.C.
AS PER CITY	--
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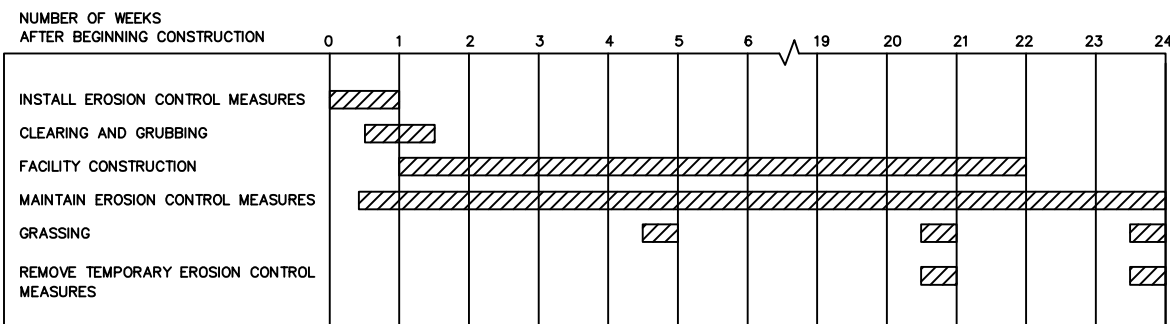
GRADING AND DRAINAGE PLAN
FOR
VERAX AT LAKEMONT
1871 ALOMA AVENUE
WINTER PARK, FLORIDA

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MICHAEL COLLINS & ASSOCIATES, P.C.
REGISTERED PROFESSIONAL ENGINEER
NO. 54808
STATE OF FLORIDA
C.E. # 9523

DATE

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	12-27-23
SCALE:	1" = 20'
JOB NO:	223-038
SHEET NO:	C-2 OF C-8

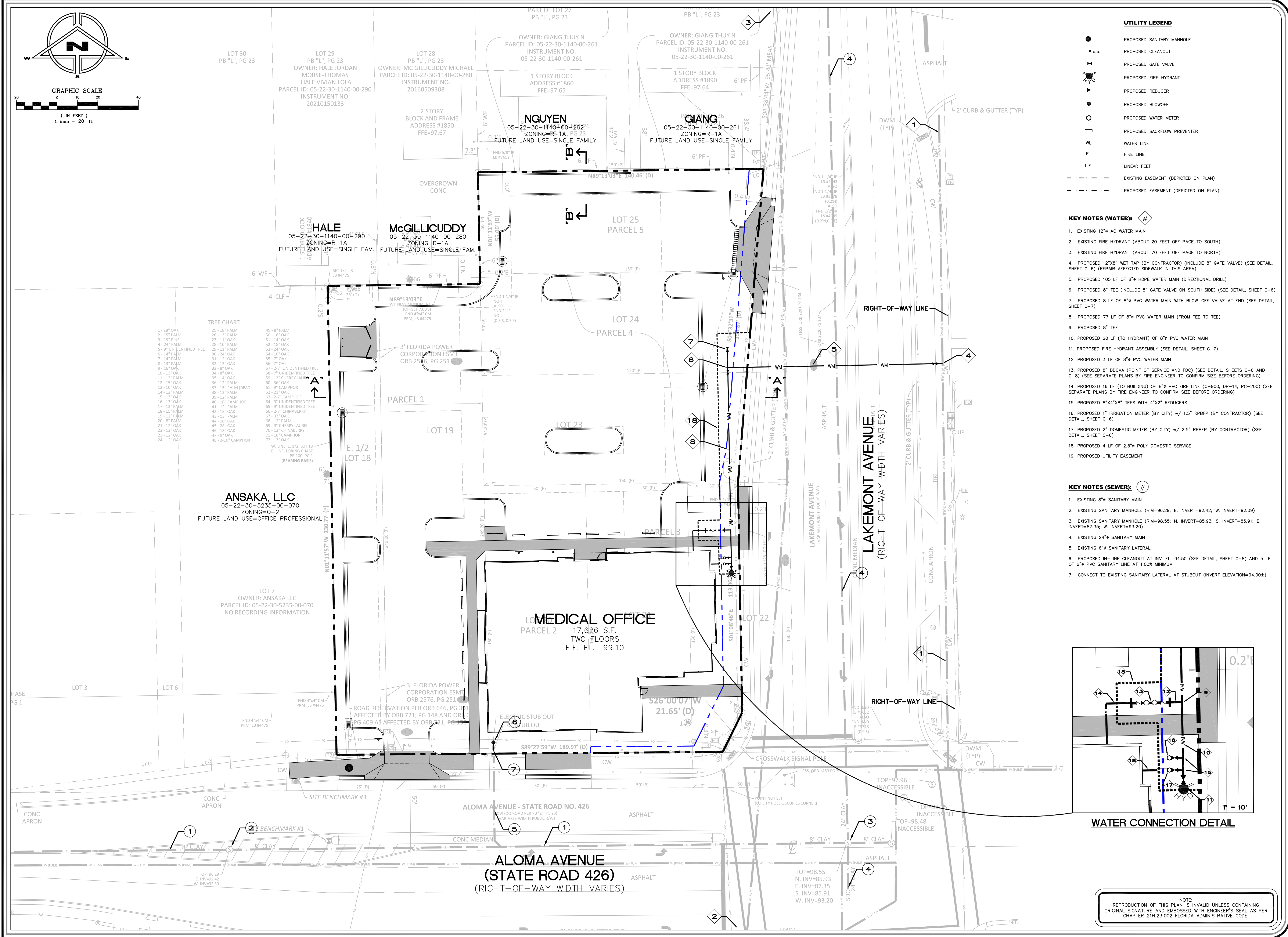
**CONTRACTOR CERTIFICATIONS:**

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ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER
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A circular professional engineer seal for Bronson Mitchell Collins. The outer ring contains the text "BRONSON MITCHELL COLLINS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by stars. The inner circle contains the text "LICENSE" on the left, "STATE OF FLORIDA" on the right, and "NO 34608" in the center, also separated by stars.

mitch collins, pe, inc.
801 east sloop street, d. 407.955.6557
verlando, il 32601 c. 407.448.8979
mitchcollinspe.com

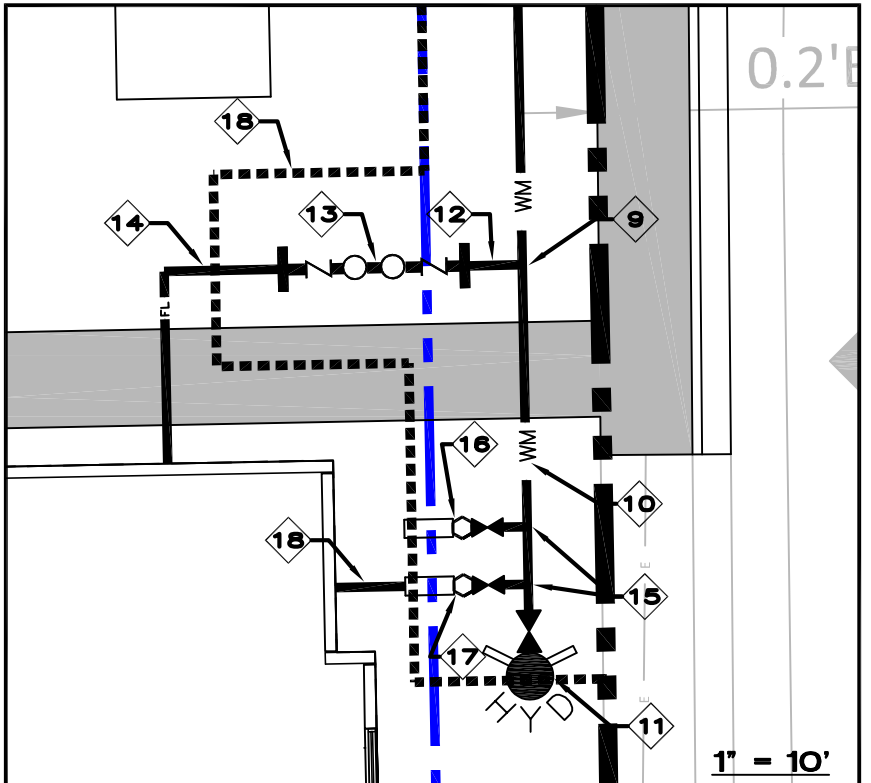
DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	12-27-23
SCALE:	1" = 20'
JOB NO:	223-038
SHEET NO:	C-3 OF C-8



- 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 12" AC WATER MAIN
 - EXISTING FIRE HYDRANT (ABOUT 20 FEET OFF PAGE TO SOUTH)
 - EXISTING FIRE HYDRANT (ABOUT 70 FEET OFF PAGE TO NORTH)
 - PROPOSED 12"x8" WET TAP (BY CONTRACTOR) (INCLUDE 8" GATE VALVE) (SEE DETAIL, SHEET C-6) (REPAIR AFFECTED SIDEWALK IN THIS AREA)
 - PROPOSED 105 LF OF 8" HOPE WATER MAIN (DIRECTIONAL DRILL)
 - PROPOSED 8" TEE (INCLUDE 8" GATE VALVE ON SOUTH SIDE) (SEE DETAIL, SHEET C-6)
 - PROPOSED 8 LF OF 8" PVC WATER MAIN WITH BLOW-OFF VALVE AT END (SEE DETAIL, SHEET C-7)
 - PROPOSED 77 LF OF 8" PVC WATER MAIN (FROM TEE TO TEE)
 - PROPOSED 8" TEE
 - PROPOSED 20 LF (TO HYDRANT) OF 8" PVC WATER MAIN
 - PROPOSED FIRE HYDRANT ASSEMBLY (SEE DETAIL, SHEET C-7)
 - PROPOSED 3 LF OF 8" PVC WATER MAIN
 - PROPOSED 8" DDCVA (POINT OF SERVICE AND FDC) (SEE DETAIL, SHEETS C-6 AND C-8) (SEE SEPARATE PLANS BY FIRE ENGINEER TO CONFIRM SIZE BEFORE ORDERING)
 - PROPOSED 16 LF (TO BUILDING) OF 8" PVC FIRE LINE (C-900, DR-14, PG-200) (SEE SEPARATE PLANS BY FIRE ENGINEER TO CONFIRM SIZE BEFORE ORDERING)
 - PROPOSED 8"x4"x8" TEES WITH 4"x2" REDUCERS
 - PROPOSED 1" IRRIGATION METER (BY CITY) w/ 1.5" RPBFP (BY CONTRACTOR) (SEE DETAIL, SHEET C-6)
 - PROPOSED 2" DOMESTIC METER (BY CITY) w/ 2.5" RPBFP (BY CONTRACTOR) (SEE DETAIL, SHEET C-6)
 - PROPOSED 4 LF OF 2.5" POLY DOMESTIC SERVICE
 - PROPOSED UTILITY EASEMENT

- KEY NOTES (SEWER):**
- EXISTING 8" SANITARY MAIN
 - EXISTING SANITARY MANHOLE (RIM=96.29; E. INVERT=92.42; W. INVERT=92.39)
 - EXISTING SANITARY MANHOLE (RIM=98.55; N. INVERT=85.93; S. INVERT=85.91; E. INVERT=87.35; W. INVERT=93.20)
 - EXISTING 24" SANITARY MAIN
 - EXISTING 6" SANITARY LATERAL
 - PROPOSED IN-LINE CLEANOUT AT INV. EL. 94.50 (SEE DETAIL, SHEET C-8) AND 5 LF OF 6" PVC SANITARY LINE AT 1.00% MINIMUM
 - CONNECT TO EXISTING SANITARY LATERAL AT STUBOUT (INVERT ELEVATION=94.00±)



WATER CONNECTION DETAIL

NOTE:
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CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
5-5-24	M.C.
AS PER CITY	--
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UTILITY PLAN
FOR
VERAX AT LAKEMONT
1871 ALOMA AVENUE
WINTER PARK, FLORIDA

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MITCHELL COLLINS & ASSOCIATES, P.C.
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA, C.E.# 44608
DATE

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	12-27-23
SCALE:	1" = 20'
JOB NO:	223-038
SHEET NO:	C-4 OF C-8

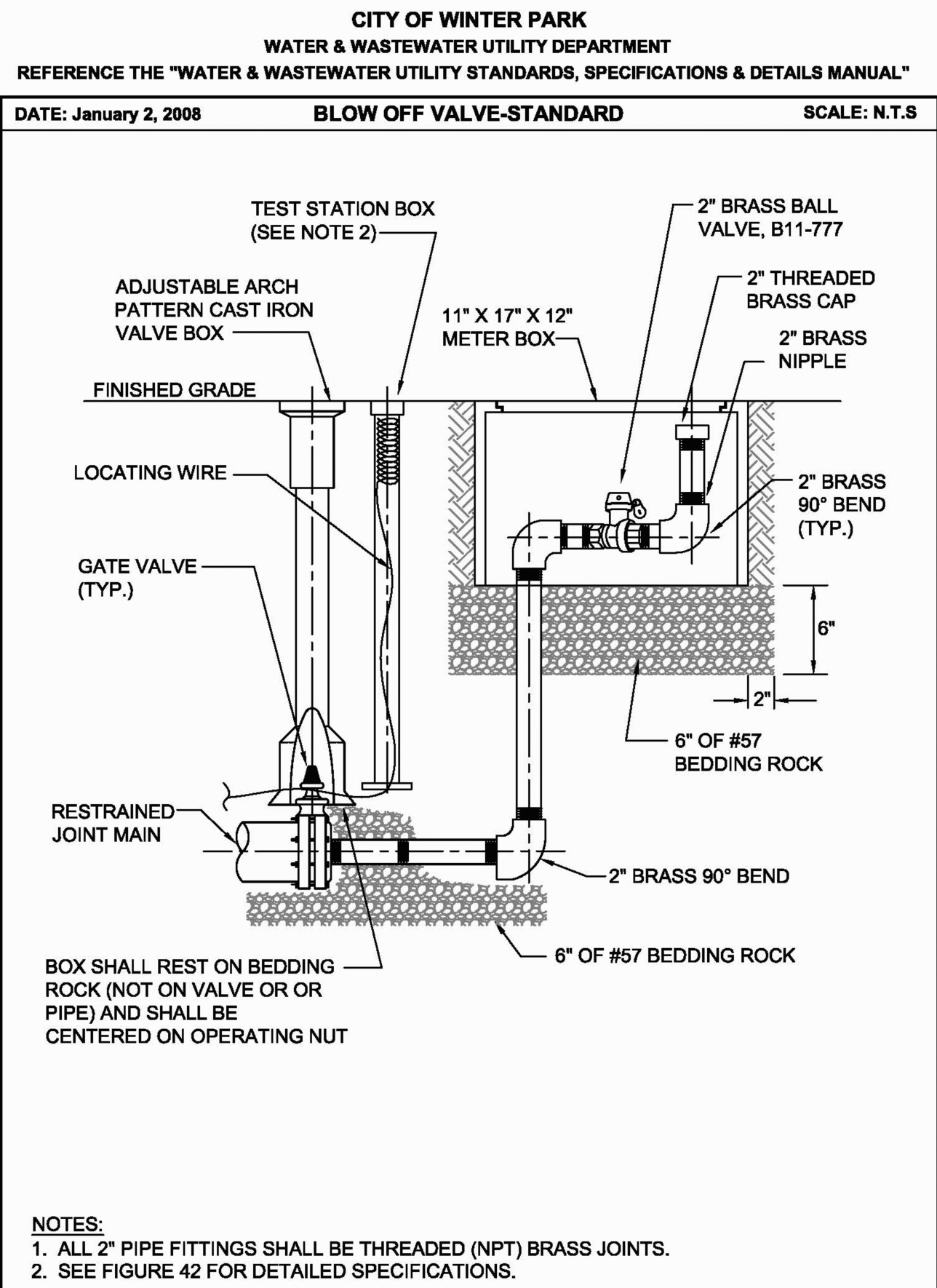


FIGURE 19

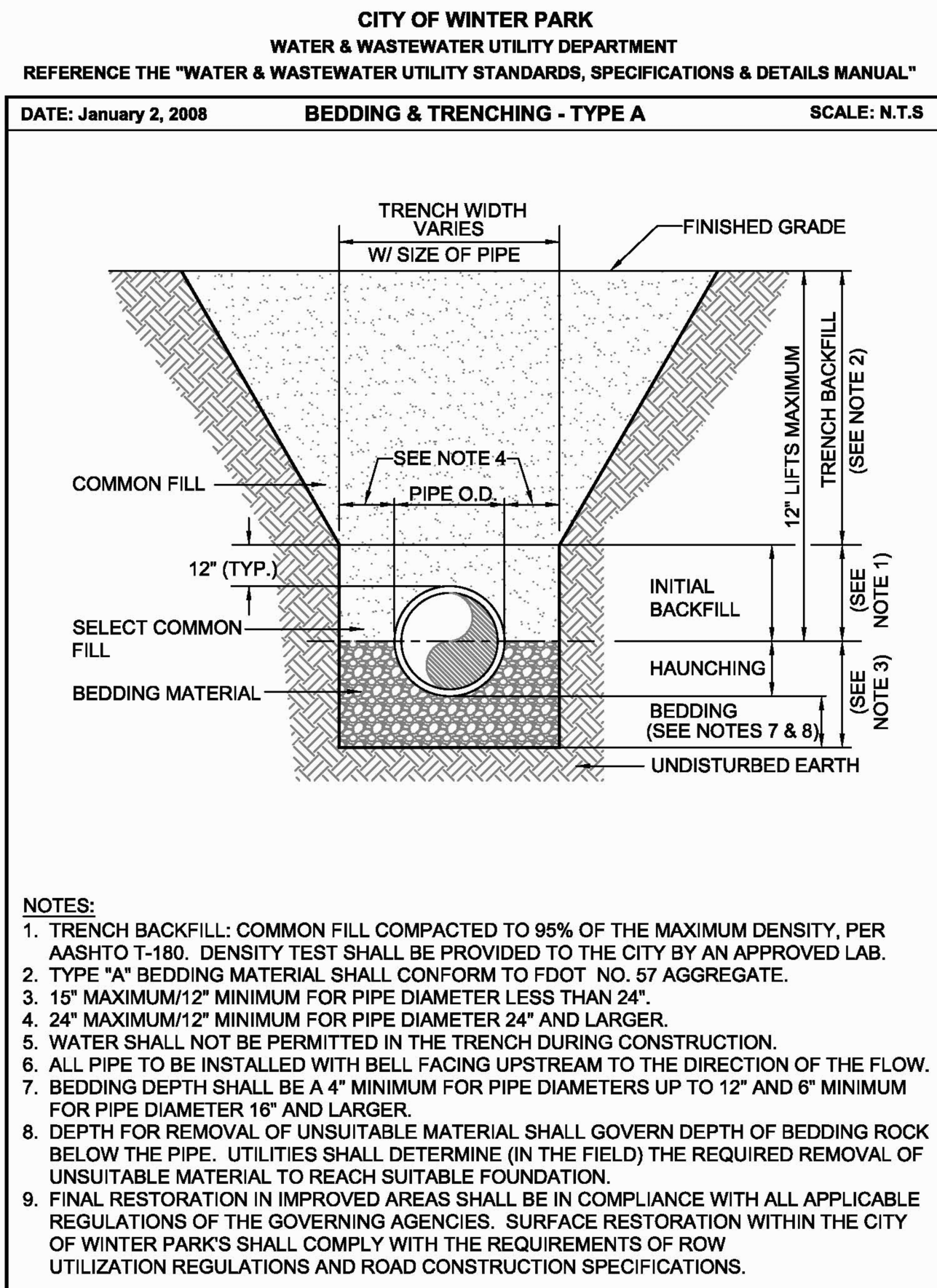


FIGURE 26

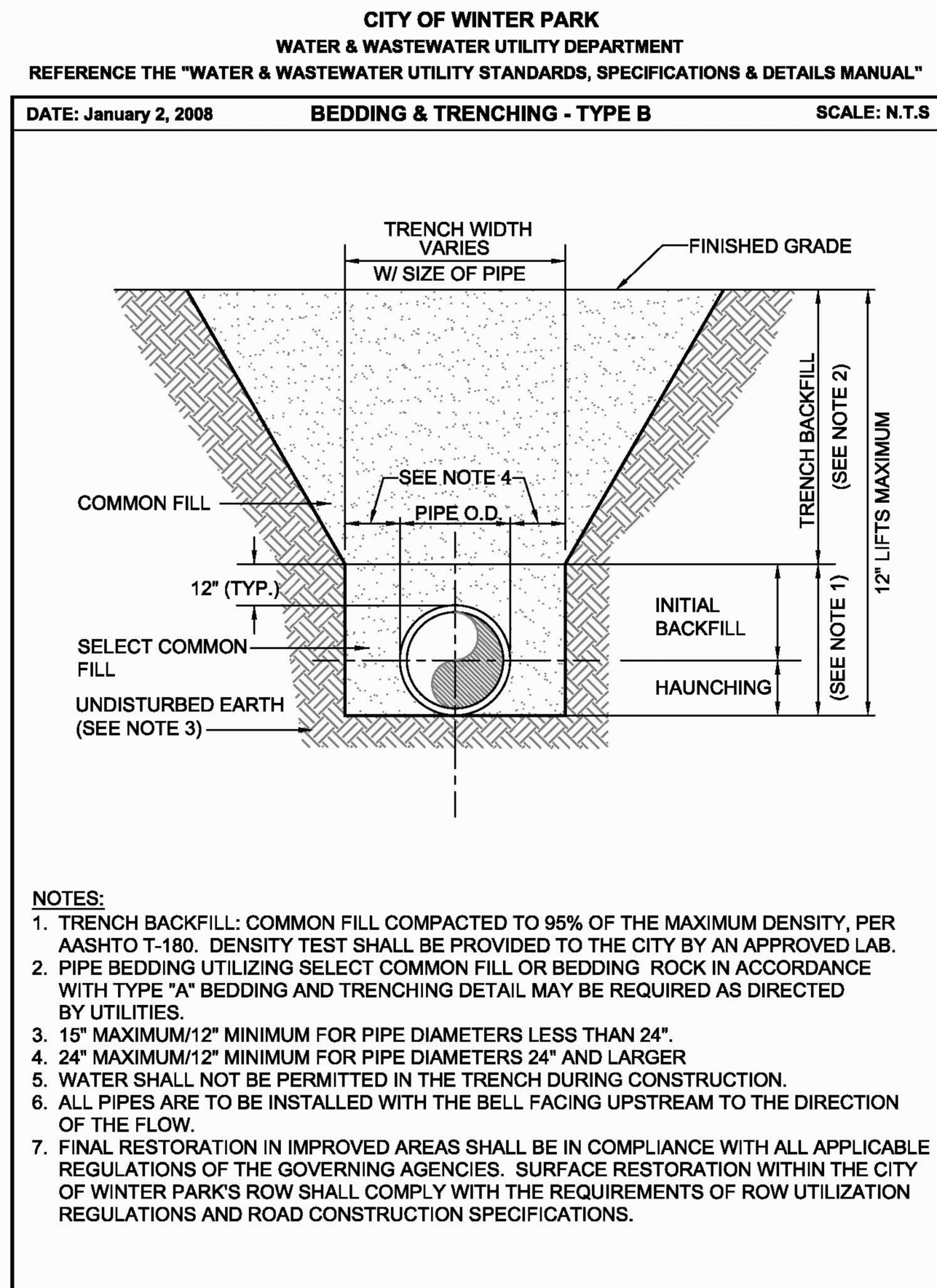


FIGURE 27

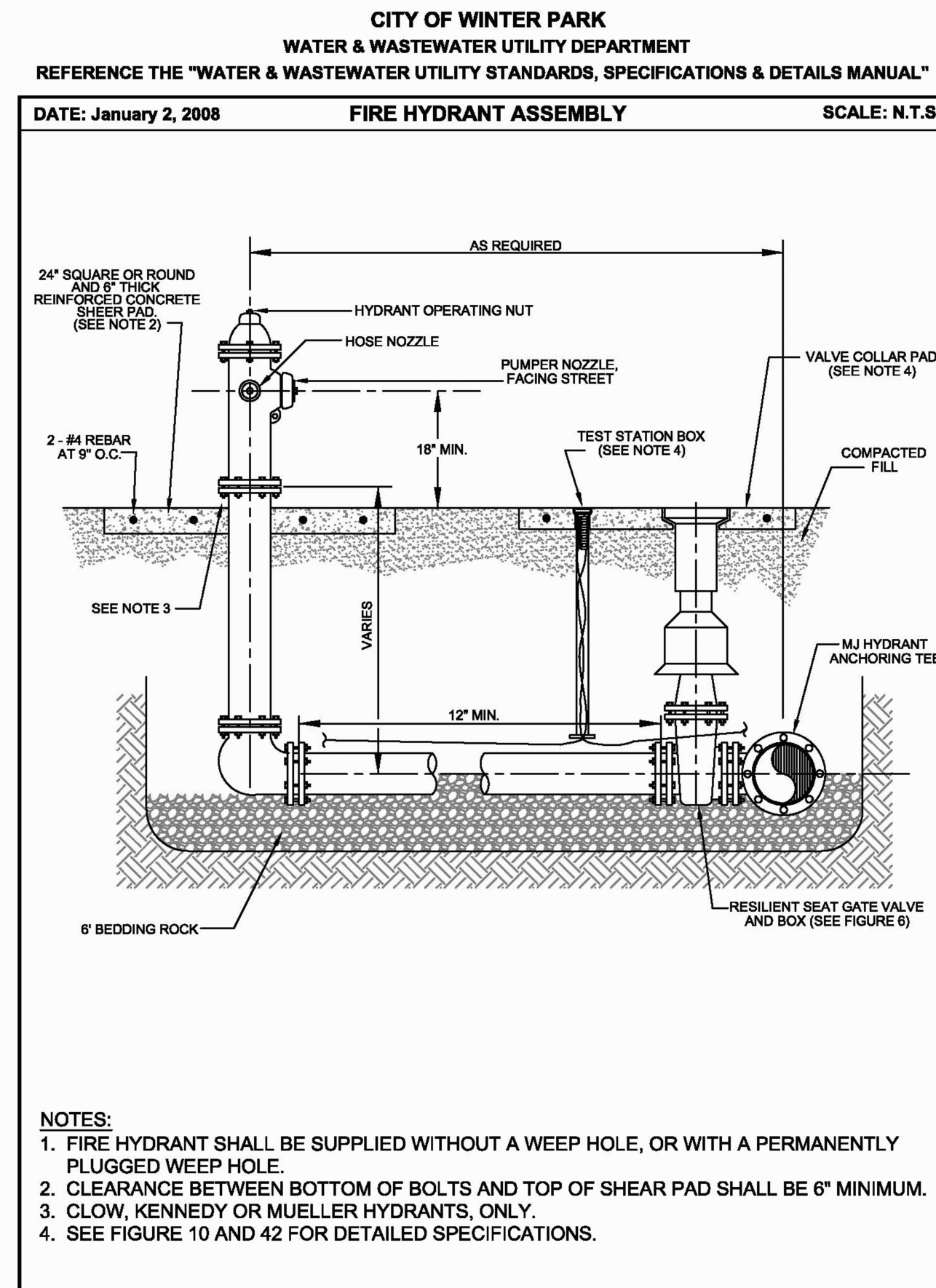


FIGURE 18

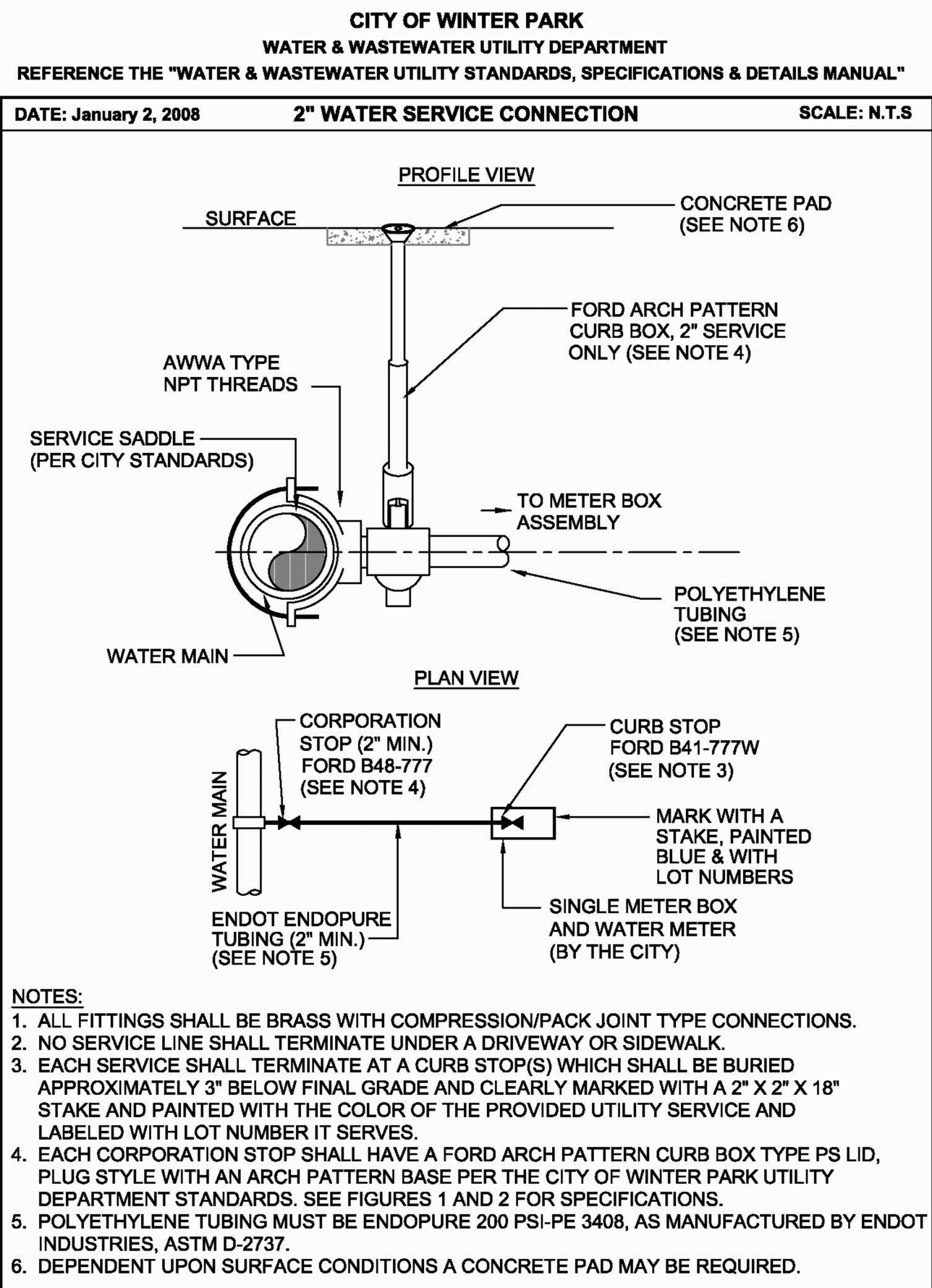


FIGURE 29

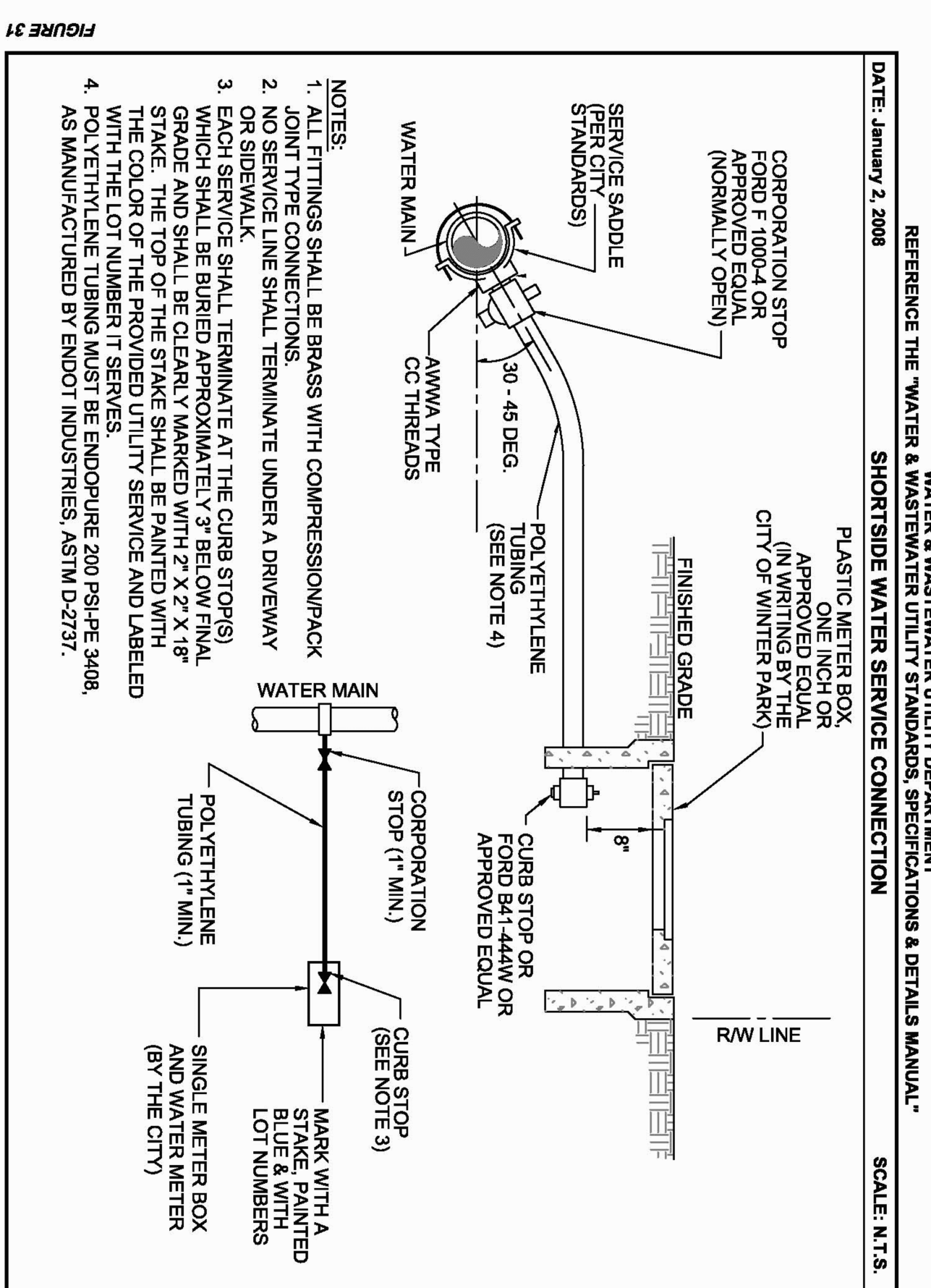


FIGURE 32

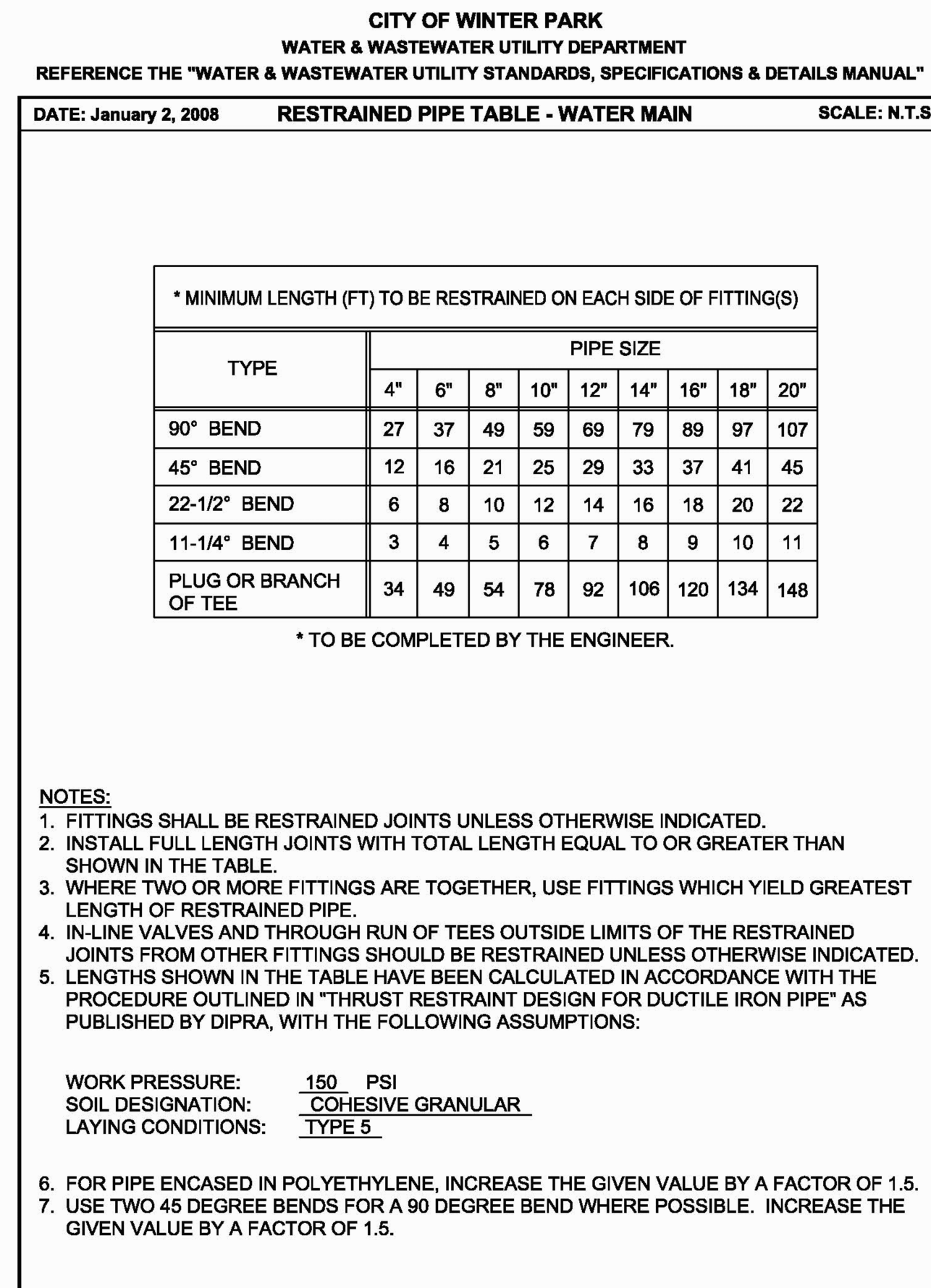


FIGURE 34

NOTE:
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REV/DATE	BY
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DETAILS AND NOTES
FOR
VERAX AT LAKEMONT
WINTER PARK, FLORIDA
1871 ALOMA AVENUE

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DATE

MICHAEL COLLINS, P.E.
1871 ALOMA AVENUE, SUITE 200
WINTER PARK, FLORIDA 32789
PH: 407.838.8637
FAX: 407.838.8638
mcollins@verax.com

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	12-27-23
SCALE:	N.T.S.
JOB NO:	223-038
SHEET NO:	C-7 OF C-8

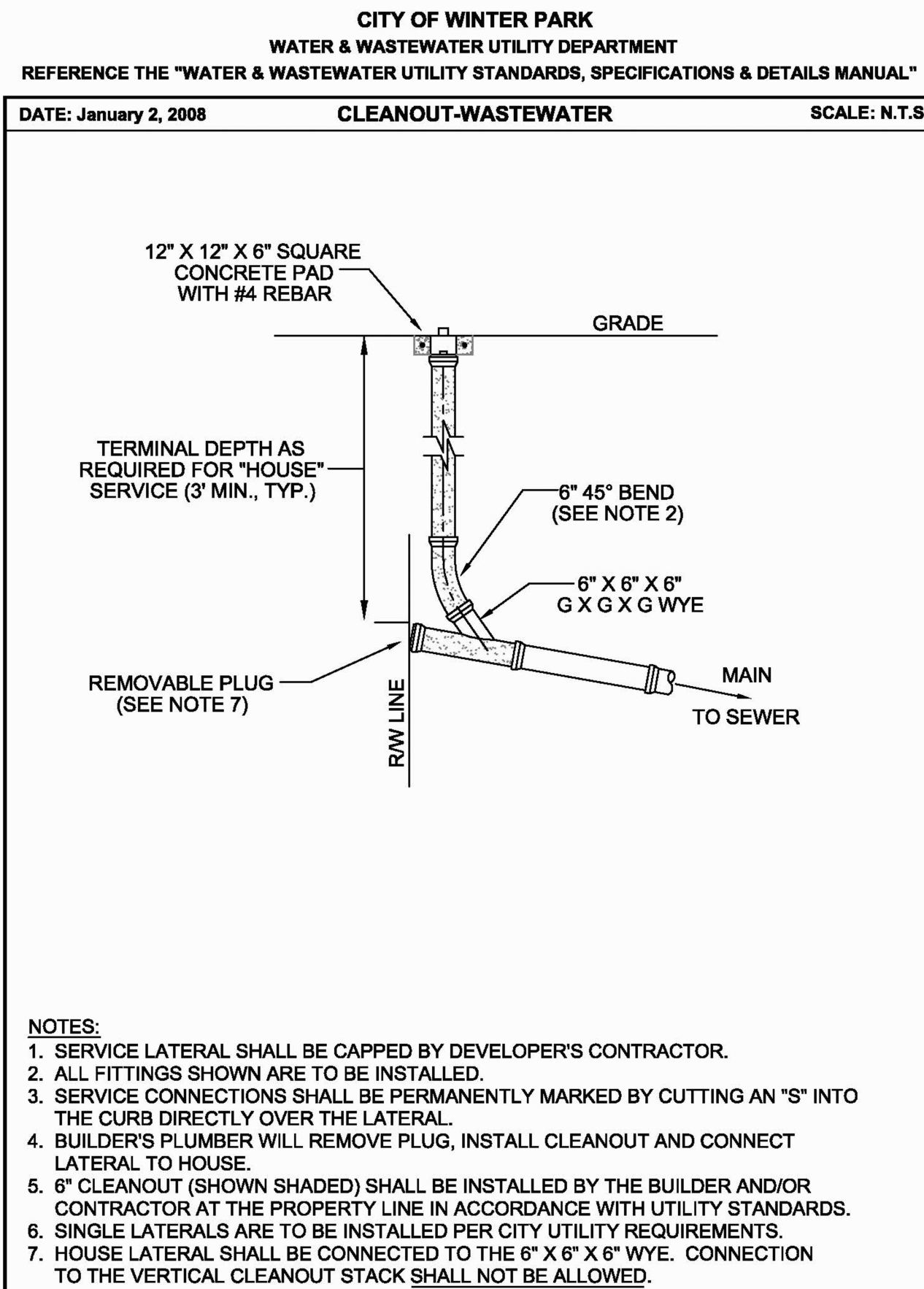
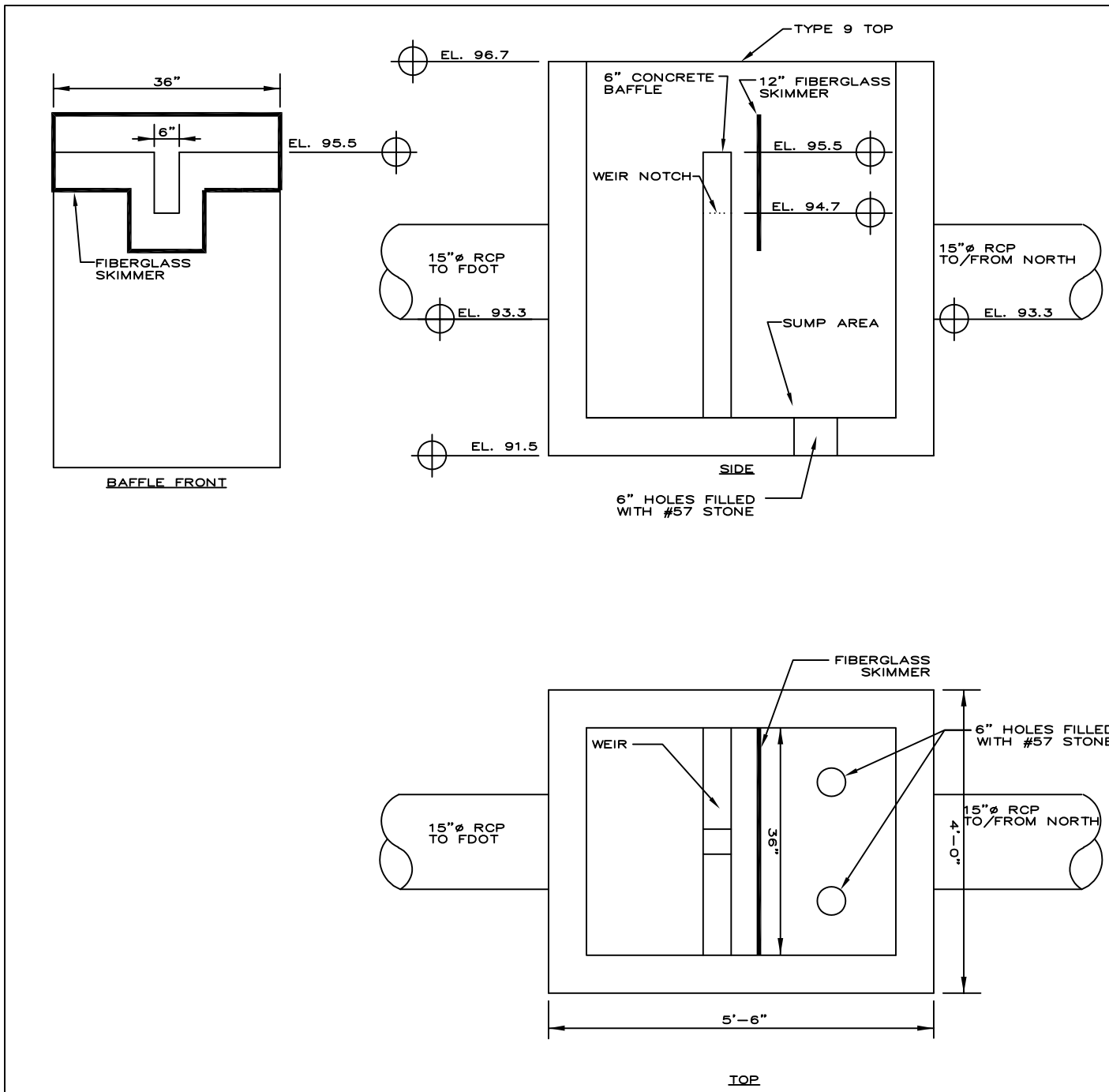
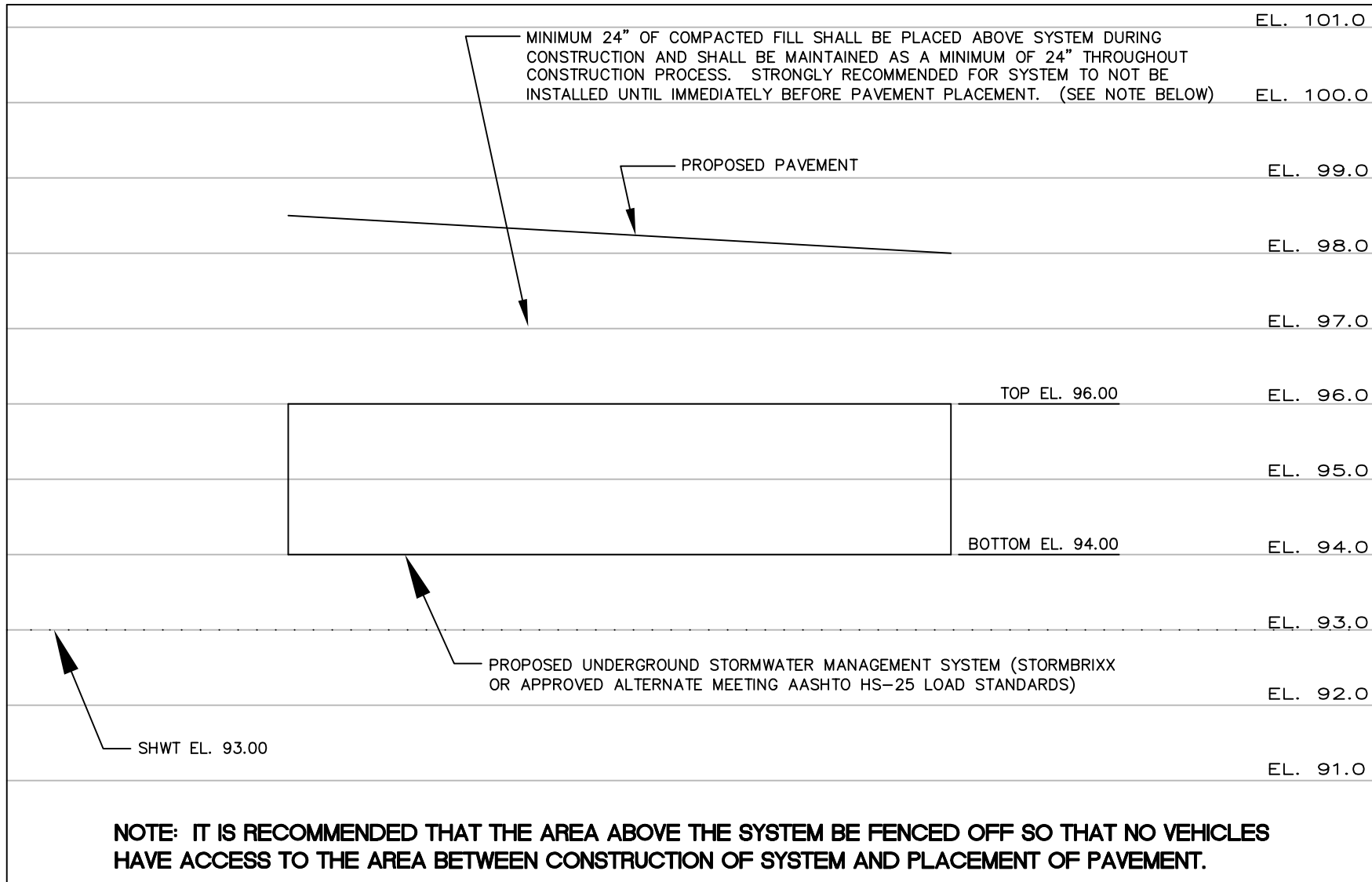
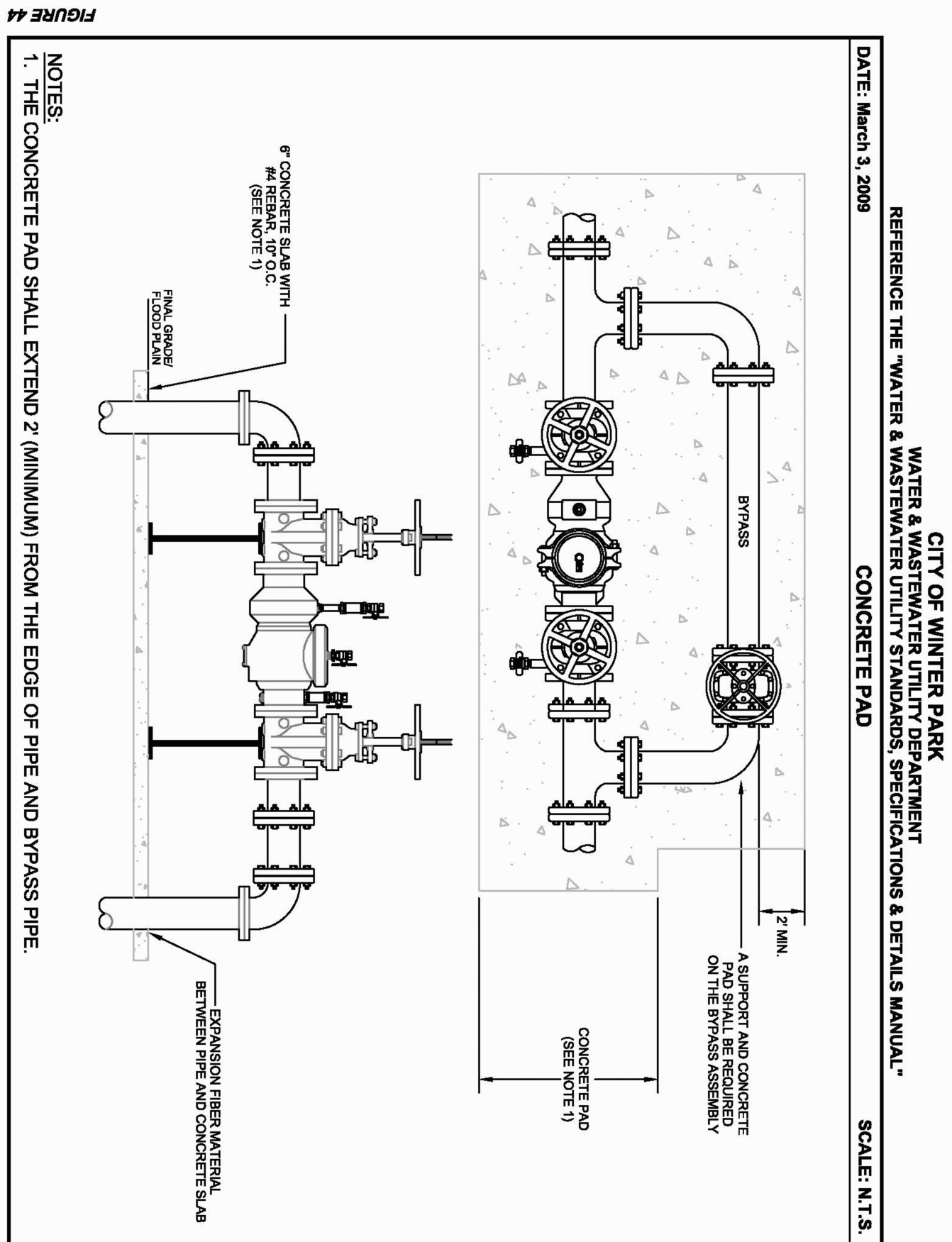


FIGURE 43



OVERFLOW STRUCTURE (STRUCTURE S-5)
N.T.S. (MODIFIED FOOT TYPE "E" INLET) PER F.D.O.T. INDEX 425-052



RETENTION SYSTEM TYPICAL SECTION

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

SANITARY SEWER AND WATER DISTRIBUTION CONSTRUCTION NOTES:

- 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.
- ALL TEES, CAPS, PLUGS, BENDS, FIRE HYDRANTS, VALVES, ETC., SHALL BE PROVIDED WITH MECHANICALLY RESTRAINED JOINTS.
- ALL CLEANOUTS AND WATER VALVES TO HAVE A CAST IRON BOX AND COVER EMBOSSED W/ DESIGNATED USE.
- 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.
- 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 VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- 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).
- 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, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- 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."
- 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.
- 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.
- 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.
- MAINTAIN 36" COVER ON ALL WATER AND SEWER MAINS (FINISH GRADE OR TOP PAVEMENT).
- INSTALLATION AND STORAGE OF PIPE SHALL MEET PIPE MANUFACTURER'S SPECIFICATIONS.
- 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 D2241. ALL ABOVE SHALL BE IN ACCORDANCE WITH THE UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS AND D.E.P. RULES AND REGULATIONS.
- 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.
- 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.
- 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.
- ALL SANITARY SEWER MAINS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST UNI-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.
- 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.
- 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.
- 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.

GENERAL NOTES:

- 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 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHOWN ON THESE PLANS ARE TO THE FACE OF CURB.
- 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.
- 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 ANY 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.
- 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.
- 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.
- 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.
- IF AN M.O.T. IS REQUIRED, THE SETUP MUST BE SUPERVISED BY A PERSON CERTIFIED BY THE APPROPRIATE GOVERNMENTAL ENTITY.
- AS-BUILT PLANS SHALL BE REQUIRED IF ANY CHANGES TO THE PROPOSED CONSTRUCTION OCCUR DURING CONSTRUCTION.
- 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.
- 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.
- AFTER CONSTRUCTION IN FDOT RIGHT-OF-WAY IS COMPLETE, CONTRACTOR SHALL SUPPLY FOOT WITH CERTIFIED COPIES OF ALL DENSITY REPORTS.
- ALL DISTURBED AREAS IN FDOT RIGHT-OF-WAY SHALL BE REGRADED AND SODDED WITH ARGENTINE BAHIA.
- ANY AND ALL DISTURBED AREAS, ON SITE OR OFF SITE, SHALL BE SODDED.
- ALL TEST RESULTS TO BE FURNISHED BY CONTRACTOR IF REQUIRED BY LOCAL PERMITTING AGENCY.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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).
- ENGINEER'S CERTIFICATION REQUIRED 30 DAYS AFTER COMPLETION OF PROJECT.
- ALL LANDSCAPE AREAS TO BE GRADED WITH CLEAN FILL, ABSENT OF ANY PAVEMENT BASE MATERIALS.
- SITE CONTRACTOR SHALL REQUEST SOIL REPORT FROM GENERAL CONTRACTOR OR OWNER PRIOR TO SUBMITTAL OF BID FOR THIS PROJECT.
- ALL BOUNDARY AND TOPOGRAPHIC SURVEYING INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY ACCURIGHT SURVEYS OF ORLANDO, INC., DATED 12-26-2023.
- M.O.T. SETUP MUST BE SUPERVISED BY A CERTIFIED PERSON.
- TEST RESULTS ARE REQUIRED UPON REQUEST.

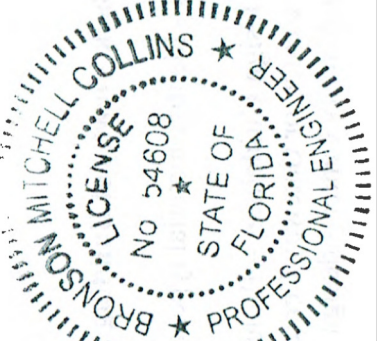
NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
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DETAILS AND NOTES
FOR
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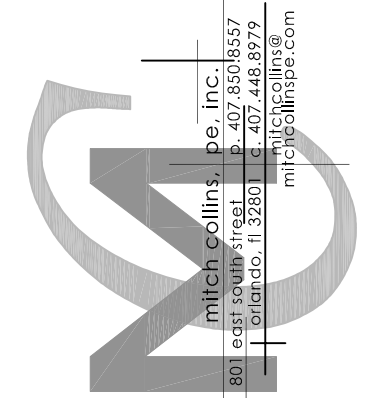
WINTER PARK, FLORIDA

1871 ALOMA AVENUE



THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A duly Licensed Professional Engineer in the State of Florida. I am not providing this plan to any other person or entity for their use without my written consent. I am not responsible for any errors or omissions in this plan.

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



DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	12-27-23
SCALE:	N.T.S.
JOB NO:	223-038
SHEET NO:	C-8 OF C-8



Planning & Zoning Board

agenda item 5.e

item type

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

meeting date

June 11, 2024

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

ZTA #24-03. Request of the City of Winter Park for an Ordinance establishing Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-97 "Community Engagement".

motion | recommendation

Staff recommendation is for approval.

background

At the end of 2023, the Planning & Zoning Board directed staff to work on a community engagement Ordinance to require certain projects that come before them to be required to conduct community meetings prior to the public hearing process. Attached is the proposed Ordinance and would require community meetings to be conducted by the applicants for the following situations:

1. Any development that requires a comprehensive plan future land use map and/or zoning amendment of lakefront property from a residential use to a commercial use, mixed-use, medium-density residential use, or high-density residential use.
2. Any development that requires a comprehensive plan future land use map and/or zoning amendment that changes the use of property from a residential category to a non-residential category, except that this subsection does not apply to changes from a residential use to a public, quasi-public or recreational use.
3. Any development that requires a comprehensive plan text or map amendment or Land Development Code amendment that increases the maximum allowed residential units per acre (density) or floor area ratio (intensity) by more than 25 percent (25%) from the existing maximum allowed residential units per acre or floor area ratio; in evaluating floor area ratio increases for the purposes of this provision, parking garage square footage is included.
4. Projects with a residential component of twenty-five (25) or more residential dwelling units, regardless of density.
5. Any project with a total building size 18,000 square feet or greater.
6. Any project requiring a Conditional Use that is adjoining or directly across the street

from any residential property.

The Ordinance also contains requirements for notice requirements, locations requirements, evidence of meeting materials, etc.

alternatives | other considerations

fiscal impact

attachments

1. Community Engagement Ordinance

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA
ESTABLISHING CHAPTER 58, "LAND DEVELOPMENT CODE",
ARTICLE III, "ZONING" SECTION 58-97 "COMMUNITY
ENGAGEMENT", 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 58-97 "Community Engagement" is hereby established as shown below:

Sec. 58-97. Community Engagement.

(a) Purpose. The purpose of community engagement is to:

- (1) Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts the proposed project may have on the community.
- (2) Ensure that citizens have an adequate opportunity to learn about projects that may affect them and to work with applicants to resolve concerns at an early stage of the review and decision-making process.
- (3) Facilitate ongoing communication between the applicant, interested citizens, city staff, appointed and elected officials throughout the application review process.
- (4) The community engagement meeting is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision-making.

(b) Applicability.

(1) Every application for the following projects shall include evidence of a community engagement meeting, which must be conducted at least fourteen (14) days prior to the first public meeting conducted by the City:

- a. Any development that requires a comprehensive plan future land use map and/or zoning amendment of lakefront property from a residential use to a commercial use, mixed-use, medium-density residential use, or high-density residential use.
- b. Any development that requires a comprehensive plan future land use map and/or zoning amendment that changes the use of property from a residential category to a non-residential category, except that this subsection does not apply to changes from a residential use to a public, quasi-public or recreational use.
- c. Any development that requires a comprehensive plan text or map amendment or Land Development Code amendment that increases the maximum allowed residential units per acre (density) or floor area ratio (intensity) by more than 25 percent (25%) from the existing maximum allowed residential units per acre or floor area ratio; in evaluating floor area ratio increases for the purposes of this provision, parking garage square footage is included.
- d. Projects with a residential component of twenty-five (25) or more residential dwelling units, regardless of density.
- e. Any project with a total building size 18,000 square feet or greater.
- f. Any project requiring a Conditional Use that is adjoining or directly across the street from any residential property.

(c) *Community Meeting Notice Requirements.* In addition to the required notice requirements provided under Chapter 58, Article III, Zoning, Section 58-89(c)(2), all applicable projects must provide written notice of the time and place of such meeting and the proposed action to be taken shall be mailed to all owners of record of property within 500 feet (including the City's Planning & Zoning Department) of a proposed project at least 15 days prior to the community meeting. The applicant must provide the list of properties that the notice was sent to the Planning & Zoning Department along with a signed affidavit that the notices were sent.

(d) *Community Meeting Location Requirements.* The community meeting shall take place at a location within the city limits, in a location that is easily accessible to the public (i.e. public library, church, or community center).

(e) *Evidence of Meeting.* Evidence of a community engagement meeting shall be submitted to the Planning and Zoning Department within 10 days of the first public hearing and must include:

- (1) Information demonstrating how the public was noticed consistent with the courtesy notice procedures set forth in subsection (c) above. The applicant's notice shall clearly:
 - a. Designate the party sending the notice; and
 - b. State the times and dates of the scheduled public meetings being conducted by the City.
- (2) A copy of the written notice that introduces the application and describes the impact it may have on the surrounding properties. A copy of the site plan and building elevations, if part of the application, shall be available at the community engagement meeting. The notice should include: a contact name, phone number, address where parties may address questions and location of the community engagement meeting.
- (3) A community engagement meeting sign-in sheet that indicates the number of people in attendance.
- (4) A report including the following information, at a minimum:
 - a. Summary of the substance of concerns, issues and problems expressed during the process.
 - b. Description of how the applicant has addressed, or intends to address, the concerns, issues and problems expressed during the process.
 - c. Identification of concerns, issues and problems the applicant is unwilling or unable to address, if any, and a statement as to why the issue cannot or will not be addressed.

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 Sheila DeCiccio

ATTEST:

By: _____
Rene Cranis, City Clerk



Planning & Zoning Board

agenda item 5.f

item type

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

meeting date

June 11, 2024

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

CPA #24-02/RZ #24-02. Request of City of Winter Park for:

- An Ordinance amending Chapter 58, "Land Development Code", Article I "Comprehensive Plan" Future Land Use Map to change the Future Land Use designation of Office to Institutional Future Land Use on the city-owned property located at 655 N. Wymore Road.
- An Ordinance amending Chapter 58, "Land Development Code", Article III, "Zoning" and the official Zoning Map to change from Office (O-1) Zoning to Public, Quasi-Public (PQP) Zoning on the city-owned property at 655 N. Wymore Road.

motion | recommendation

Staff recommendation is for approval.

background

The City of Winter Park acquired ownership of the property at 655 N. Wymore Road on May 12, 2023, as a surplus property transfer. The property had been acquired and used by FDOT during the I-4 Ultimate widening project for storage and construction paydown, and was deemed surplus upon completion of that project.

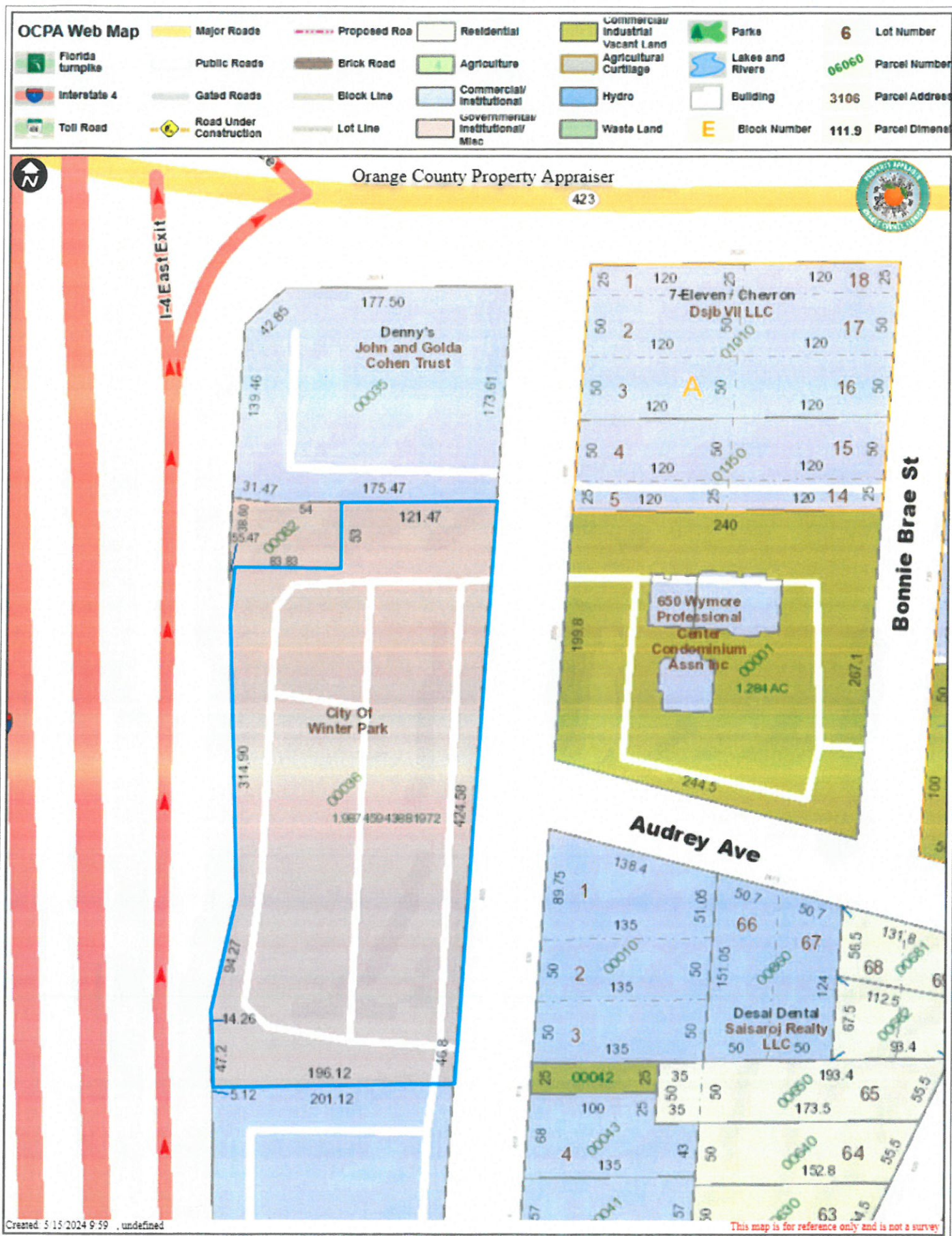
The City's intention is to use the property initially for a Fire Training facility. In the future, the property may also be used for a new Fire Station for more immediate response to serve the western portions of the City. As such, the Comprehensive Plan future land use map and Zoning map need to be updated to reflect those municipal governmental uses. That is done by establishing an Institutional future land use designation and Public, Quasi-Public (PQP) district zoning.

alternatives | other considerations

fiscal impact

attachments

1. Map and Aerial
2. Ord. Comp. Plan_FLU 655 Wymore Road
3. Ord. Zoning _655 N. Wymore Road



OCPA Web Map

	Florida turnpike		Major Roads		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks		6 Lot Number
	Interstate 4		Public Roads		Brick Road		Agriculture		Agricultural Curtilage		Lakes and Rivers		06060 Parcel Number
	Toll Road		Gated Roads		Block Line		Commercial/Institutional		Hydro		Building		3106 Parcel Address
	Road Under Construction		Lot Line		Governmental/Institutional/Misc		Waste Land		E Block Number		111.9 Parcel Dimension		



Created: 5/15/2024 10:0 Aerial: 2021, Flown: Jan, 2021 by Sanborn

This map is for reference only and is not a survey

ORDINANCE XXXX-24

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF OFFICE TO INSTITUTIONAL FUTURE LAND USE ON THE PROPERTY AT LOCATED AT 655 N. WYMORE ROAD, MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, the City of Winter Park has acquired ownership of the property more particularly described below, and

WHEREAS, the City Commission intends to amend its Comprehensive Plan to recognize the municipal use of this property via a Comprehensive Plan future land use map designation as a small-scale amendment to the Comprehensive Plan, and

WHEREAS, on June 11, 2024, the Planning and Zoning Board held a public hearing on the proposed future land use map amendment set forth herein and made a recommendation to the City Commission concerning the same, and

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

NOW THEREFORE BE IT ENACTED, AS FOLLOWS:

SECTION 1. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to change from an Office future land use designation to an Institutional future land use on the property located at 655 N. Wymore Road and more particularly identified with Orange County Parcel ID# 02-22-29-0000-00-036 in the Public Records of Orange County, Florida.

SECTION 2. This Ordinance shall become effective 31 days after its adoption unless timely challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. If timely challenged, this Ordinance will not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining compliance pursuant to Chapter 163, Florida Statutes.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this ____ day of _____, 2024.

Mayor Sheila DeCiccio

Attest:

Rene Cranis, City Clerk

ORDINANCE XXXX-24

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE FROM OFFICE (O-1) ZONING TO PUBLIC, QUASI-PUBLIC (PQP) ZONING ON THE PROPERTY AT 655 N. WYMORE ROAD, MORE PARTICULARLY DESCRIBED HEREIN.

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

WHEREAS, on June 11, 2024, the Planning and Zoning Board held a public hearing on the rezoning set forth herein and made a recommendation to the City Commission regarding such rezoning, and

WHEREAS, the City Commission finds that the zoning set forth herein is consistent with the Comprehensive Plan and land development regulations for the public safety uses intended, and

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

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

SECTION 1. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to change the existing zoning designation of Office (O-1) to Public, Quasi-Public (PQP) district zoning on the property at 655 N. Wymore Road and more particularly identified with Orange County Parcel ID# 02-22-29-0000-00-036 as recorded in the Public Records of Orange County, Florida.

SECTION 2. This Ordinance shall become effective immediately upon the effectiveness of the companion ordinance amending the City of Winter Park Comprehensive Plan to designate the property described in Section 1 of this Ordinance with the Commercial future land use.

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.

Mayor Sheila DeCiccio

Attest:

Rene Cranis, City Clerk



Planning & Zoning Board

agenda item 5.g

item type

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

meeting date

June 11, 2024

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

CPA #24-03/RZ #24-03 Request of City of Winter Park for:

- An Ordinance amending Chapter 58, "Land Development Code", Article I "Comprehensive Plan" Future Land Use Map to change the Future Land Use designation of Office to Institutional Future Land Use on the city-owned property located at 1401 Howell Branch Road.
- An Ordinance amending Chapter 58, "Land Development Code", Article III, "Zoning" and the official Zoning Map to change from Office (O-1) Zoning to Public, Quasi-Public (PQP) Zoning on the city-owned property at 1401 Howell Branch Road.

motion | recommendation

Staff recommendation is for approval.

background

The City of Winter Park acquired ownership of the property at 1401 Howell Branch Road on February 23, 2022, after the previous veterinary clinic had closed. It was a logical acquisition adjacent to the other central compound city properties.

The City's intention is to use the property for the new location of the Building & Permitting Services Department. This should help reduce some of the traffic and parking demand away from City Hall, and give them more room for Safety & Code Compliance, which is also part of their department. As such, the Comprehensive Plan future land use map and Zoning map need to be updated to reflect those municipal governmental uses. This is done by establishing an Institutional future land use designation and Public, Quasi-Public (PQP) district zoning.

alternatives | other considerations

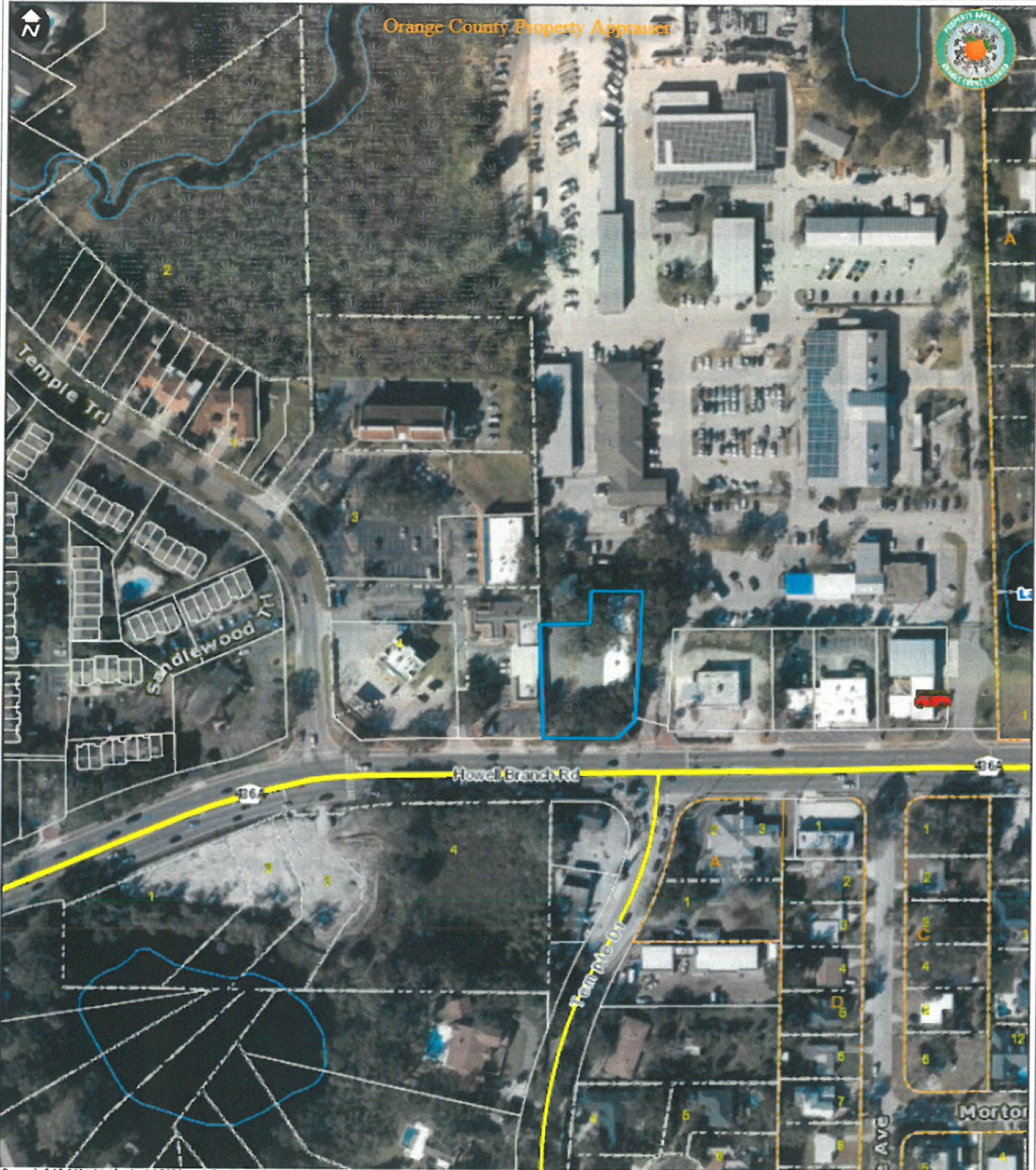
fiscal impact

attachments

1. Location map and Aerial
2. Ord. Comp. Plan_FLU 1401 Howell Branch Road
3. Ord. Zoning _1401 Howell Branch Road

OCA Web Map

Florida turnpike	Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Interstate 4	Public Roads	Brick Road	Lot Line	Governmental/Institutional/Misc	Waste Land	Lakes and Rivers
Toll Road	Gated Roads	Rail Road	Residential	Commercial/Industrial/Vacant Land	County Boundary	Building
	Road Under Construction	Proposed SunRail	Agriculture	Agricultural Curtilage	Parks	Hospital



Created: 5/13/2024 14:42 Aerial 2023, undefined

This map is for reference only and is not a survey

ORDINANCE XXXX-24

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF COMMERCIAL TO INSTITUTIONAL FUTURE LAND USE ON THE PROPERTY AT LOCATED AT 1401 HOWELL BRANCH ROAD, MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, the City of Winter Park has acquired ownership of the property more particularly described below, and

WHEREAS, the City Commission intends to amend its Comprehensive Plan to recognize the municipal use of this property via a Comprehensive Plan future land use map designation as a small-scale amendment to the Comprehensive Plan, and

WHEREAS, on June 11, 2024, the Planning and Zoning Board held a public hearing on the proposed future land use map amendment set forth herein and made a recommendation to the City Commission concerning the same, and

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

NOW THEREFORE BE IT ENACTED, AS FOLLOWS:

SECTION 1. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to change from a Commercial future land use designation to an Institutional future land use on the property located at 1401 Howell Branch Road and more particularly identified with Orange County Parcel ID# 29-21-30-0000-00-031 in the Public Records of Orange County, Florida.

SECTION 2. This Ordinance shall become effective 31 days after its adoption unless timely challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. If timely challenged, this Ordinance will not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining compliance pursuant to Chapter 163, Florida Statutes.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this ____ day of _____, 2024.

Mayor Sheila DeCiccio

Attest:

Rene Cranis, City Clerk

ORDINANCE XXXX-24

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE FROM COMMERCIAL (C-3) ZONING TO PUBLIC, QUASI-PUBLIC (PQP) ZONING ON THE PROPERTY AT 1401 HOWELL BRANCH ROAD, MORE PARTICULARLY DESCRIBED HEREIN.

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

WHEREAS, on June 11, 2024, the Planning and Zoning Board held a public hearing on the rezoning set forth herein and made a recommendation to the City Commission regarding such rezoning, and

WHEREAS, the City Commission finds that the zoning set forth herein is consistent with the Comprehensive Plan and land development regulations for the public safety uses intended, and

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

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

SECTION 1. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to change the existing zoning designation of Commercial (C-3) to Public, Quasi-Public (PQP) district zoning on the property at 1401 Howell Branch Road and more particularly identified with Orange County Parcel ID# 29-21-30-0000-00-031 as recorded in the Public Records of Orange County, Florida.

SECTION 2. This Ordinance shall become effective immediately upon the effectiveness of the companion ordinance amending the City of Winter Park Comprehensive Plan to designate the property described in Section 1 of this Ordinance with the Commercial future land use.

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.

Mayor Sheila DeCiccio

Attest:

Rene Cranis, City Clerk