



Planning & Zoning Board Regular Meeting

Agenda

March 4, 2025 @ 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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

assistance & appeals

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

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

please note

Times are projected and subject to change.

- 1. Call to Order**
- 2. Consent Agenda**
 - a. Approve the minutes of February 4, 2025. 1 minute
- 3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
- 4. Public Hearings (Public participation and comment on these matters must be in person.)**
 - a. SPR #25-01. Request of Mark Nasrallah for approval to construct a new, two-story, 6,838 square-foot, single-family home located at 75 Palmer Avenue on Lake Maitland, zoned R-1AAA. 10 minutes
- 5. Action Items**
- 6. Non-Action Items**
- 7. Staff Updates**
- 8. Board Comments**
- 9. Upcoming Agenda Items**
- 10. Adjournment**



Planning & Zoning Board

agenda item 2.a

item type

Consent Agenda

meeting date

March 4, 2025

prepared by

Mary Bush, Administrative Coordinator III

approved by**subject**

Approve the minutes of February 4, 2025.

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

1. Draft Planning & Zoning Board Regular Meeting Minutes



Planning & Zoning Board Regular Meeting Minutes

February 4, 2025 at 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Alex Stringfellow, David Bornstein, Jim Fitch, Warren Lindsey, Michael Spencer, Jason Johnson, Bill Segal

Absent

None

Staff Present

City Attorney Dan Langley, Director of Planning and Zoning Allison McGillis, Senior Planner/Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corrinna Lundgren, Administrative Coordinator Mary Bush

1. Call to Order

Chairman Bornstein called the meeting to order at 6:00 p.m.

2. Consent Agenda

- a. Approve the minutes of January 7, 2025.

Motion made by Warren Lindsey, seconded by Jason Johnson, to approve the January 7, 2025 meeting minutes.

The motion carried unanimously by a 7-0 vote.

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. ANNEX #25-01; CPA 25-01; RZ 25-01 Request of Frank Locascio to: Annex the properties at 2137 Oglesby Avenue and 725 Formosa Avenue, establish Commercial Future Land Use and Commercial (C-3) Zoning on the annexed properties.

Mr. Harbilas provided a summary of the item. He indicated that the purpose of the request was to annex two properties from the county into the city and to establish commercial future land use and commercial C-3 zoning on them. He noted that the applicant's properties are contiguous to the city limits and are in the West Fairbanks Avenue area, which is in the city's comprehensive plan as an annexation reserve area. He also noted that there's no proposed development plan for the properties, the applicant simply wanted to annex into the city to take advantage of city services and put the properties on the city's tax roll. He added that at some point in the future if the applicant decides to do a development, depending on the size, it may come in front of the Planning and Zoning Board.

Staff recommendation was for approval.

The Board inquired about what currently exists on the properties, Orange County's opinion of the request, whether the properties had sewer or septic, if Winter Park water was on the property, if tying into the city's sewer system would be an obligation for the applicant at the time of any future development, and if the properties would be in the CRA. The Board indicated interest in having a future work session to identify where sewer is supplied throughout the city.

The applicant's representative, Michael Halpin at 1620 Pine Avenue, Winter Park, FL 32789 addressed the Board. Mr. Halpin explained the ownership of the parcels surrounding the project and noted that there is currently 80-85% agreement among the parcel owners to sell their parcels to create a shared campus type product. He noted that the church and the smoke shop parcels were not interested in selling.

The Board inquired about the Hertz Rental Car property. Mr. Halpin noted that the Veigle's, who own several of the surrounding lots, in recent years entered into a 20-year lease agreement for one of the lots with the Hertz Rental Car company. He added that the Hertz Rental Car company's lease would either get bought out or their lot would be carved out of whatever project would be done there in the future. The Board then briefly discussed Mr. Halpin's future development plans and the possibility of bringing him in to discuss the development of the South of Fairbanks Avenue (SOFA) district.

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

Motion made by Jason Johnson, seconded by Alex Stringfellow, for approval to Annex the properties at 2137 Oglesby Avenue and 725 Formosa Avenue, and establish Commercial Future Land Use and Commercial (C-3) Zoning on the annexed properties.

The motion carried unanimously by a 7-0 vote.

5. Action Items

6. Non-Action Items

7. Staff Updates

A brief discussion ensued about future work session topics. The Board suggested discussion on the available public use of the small pocket parks around the city, the city's priorities for annexation and the requirements for annexation, the next steps regarding sign regulations, how annexations affect ad valorem taxes, and the degree of non-conformity across the city.

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 6:25 p.m.

ATTEST:

/s/ Mary Bush, Recording Secretary



Planning & Zoning Board

agenda item 4.a

item type

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

meeting date

March 4, 2025

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

SPR #25-01. Request of Mark Nasrallah for approval to construct a new, two-story, 6,838 square-foot, single-family home located at 75 Palmer Avenue on Lake Maitland, zoned R-1AAA.

motion | recommendation

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

(1) that the existing wall along the west property line remain or be replaced in the same location with a new wall up to 6-feet in height except whereas to meet the minimum 75-foot setback from the ordinary high-water line.

background

The applicant, Mark Nasrallah, on behalf of the homeowners, is requesting approval to construct a new, two-story, 6,838 square-foot home located at 75 Palmer Avenue on Lake Maitland. The property is zoned R-1AAA and the unsubmerged portion of the property is 21,888 square feet in size. The proposed impervious lot coverage of 9,773 square feet is 44.8% of the total lot, which is under the maximum 50% as the code allows. The maximum Floor Area Ratio (FAR) for properties over 12,500 square feet is 35% of the lot area. The applicant is proposing a 6,838 square-foot home which equates to a FAR of 31.2%, meeting this requirement.

The lot is a standard rectangular shape, but it has a unique location, being pinched between Lake Maitland and the curve where Palmer Avenue meets N. Park and Stovin Avenues. The subject property and the neighbor to the northwest are the only two lots located on this pinch-point and have an average depth that is significantly shorter than the other parcels along Palmer Avenue. However, this does not affect the proposal, and the applicant is proposing a home that meets all required setbacks.

Based on discussion between the neighbor to the west, staff, and the applicant, an existing wall along the west property line currently exists between the two properties and the applicant is agreeable to the proposed condition that offers to either keep the existing wall or replace it

with up to a 6-foot wall between the properties.

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 specimen trees are being removed as part of this request and, therefore, the applicant meets this criterion.

View from the Lake

The code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of 3-feet in height. This plan complies with that provision. The lot has a challenging slope, and the applicant has adequately stepped the pool deck down to meet this requirement.

Traditional Views of Neighbors

The code direction is to minimize the degradation of traditional views across properties by new houses, additions, second-story additions, etc., alongside property lines toward the lake that may block traditional views of the neighbors.

The required lakefront setback is made up of the average of the two waterfront structures neighboring the subject property. In this instance, the average is 81-feet. The neighboring lot to the northwest is a similar size since it is also on the pinch-point between the curvature of the road and the lake and has a 58.1-foot setback. The home to the southeast is located on a deeper lot and has a 103.3-foot setback. The proposed setback of 83-feet, 9-inches is behind the required average and is well behind the neighbor to the northwest. Additionally, the proposed structure is roughly in line with the lakefront setback of the previous structure and therefore, there is no significant impact on the traditional view of the lake from the neighbor to the southeast. The swimming pool and deck meet the required 50-foot setback for swimming pool areas.

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 a large swale retention area lining the lakefront of the property, which is designed to avoid impact on the specimen trees on the lot to meet the required stormwater storage. Additionally, the lot has several large cypress trees that help with additional natural retention on the property.

Summary

Overall, the plans meet the intent of the lakefront review criteria.

alternatives | other considerations

fiscal impact

attachments

1. 75 Palmer Ave - Area Map
2. 75 Palmer Ave - Aerial Map
3. 75 Palmer Ave - Survey
4. 75 Palmer Ave - Site Plan
5. 75 Plamer Ave - Plan Set





Legal Description:

Parcel 1:
Lot 7, LESS the East 50 feet thereof; ALSO the East 1/2 of Lot 8, Block A, Robert Dhu Macdonald Park Subdivision according to the Plat thereof, recorded in Plat Book "O" Page 20, Public Records of Orange County, Florida.

TOGETHER WITH that part of Lot 7, Block A, Robert Dhu Macdonald Park, which lies on the Westerly side of the following described boundary line:

Commencing at the Southeast corner of Lot 7, Block A, Robert Dhu Macdonald Park, according to the plat thereof as recorded in Plat Book "O", Page 20, of the Public Records of Orange County, Florida; thence run Northwesterly along the Southerly line of said Lot 7, being a 425.00 foot radius curve to the left, thru a central angle of 06°58'02" an arc length of 51.68 feet to the true Point of Beginning. Said point being at the Northwest 1/4 corner of an existing concrete column; thence run N 11°35'11" E, 13.62 feet along the Westerly face of an existing concrete block wall to a P.I. point in said block wall; thence run N 21°13'34" E, 15.85 feet along the Westerly face of said block wall to a P.I. point in said block wall; thence tun N 32°19'10" E, 37.06 feet along the Westerly face of said block wall to a P.I. point in said block wall; thence run N 22°47'58" E, 88.45 feet along the Westerly face of said block wall to the end of said block wall; thence run N 22°45'30" E, 70.00 feet along an existing fence line to the Point of Terminus at the waters edge of Lake Maitland.

LESS

That part of Lot 7, Block A, Robert Dhu Macdonald Park, which lies on the Easterly side of the following described boundary line:

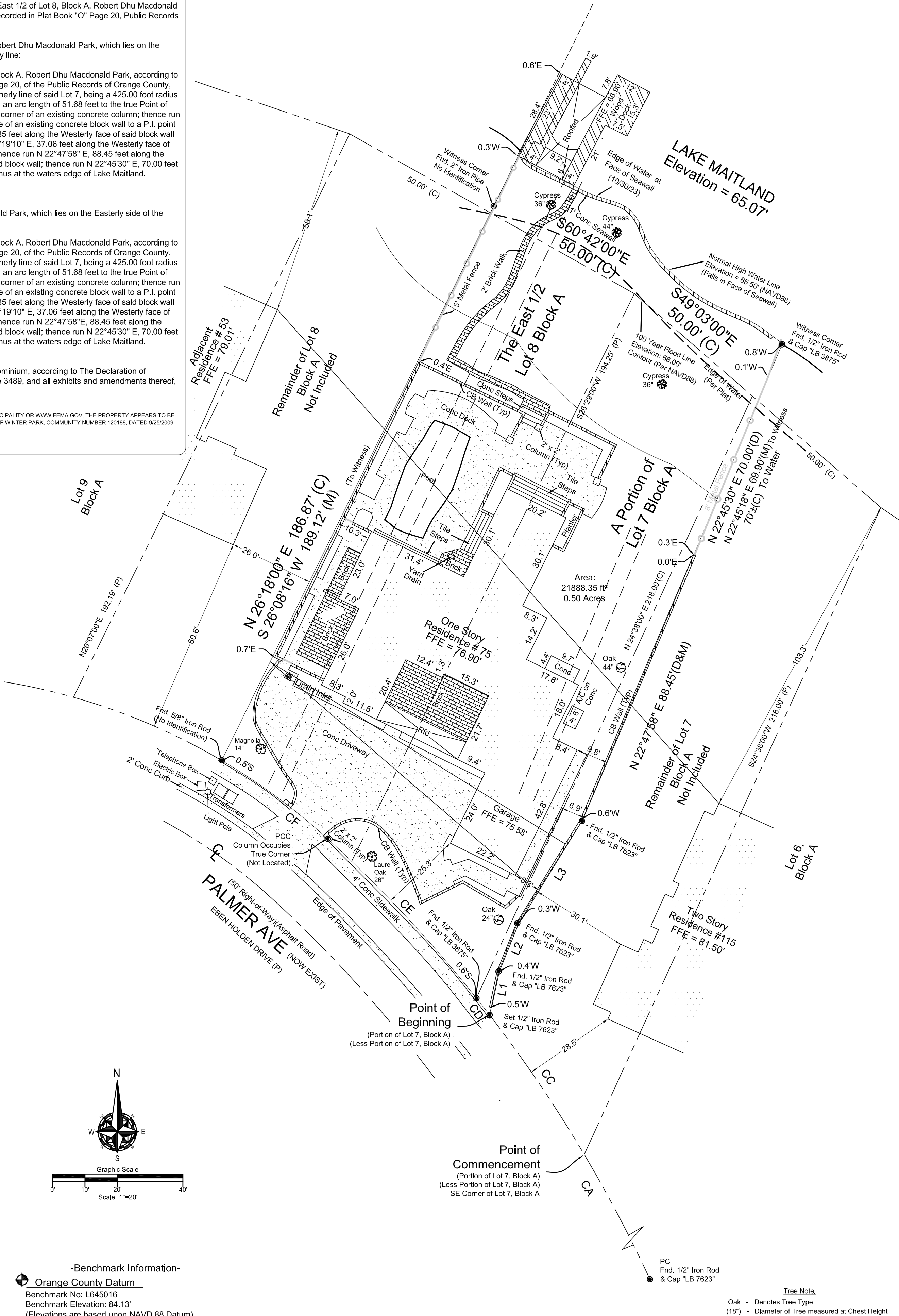
Commencing at the Southeast corner of Lot 7, Block A, Robert Dhu Macdonald Park, according to the plat thereof as recorded in Plat Book "O", Page 20, of the Public Records of Orange County, Florida; thence run Northwesterly along the Southerly line of said Lot 7, being a 425.00 foot radius curve to the left, thru a central angle of 06°58'02" an arc length of 51.68 feet to the true Point of Beginning. Said point being at the Northwest 1/4 corner of an existing concrete column; thence run N 11°35'11" E, 13.62 feet along the Westerly face of an existing concrete block wall to a P.I. point in said block wall; thence run N 21°13'34" E, 15.85 feet along the Westerly face of said block wall to a P.I. point in said block wall; thence run N 32°19'10" E, 37.06 feet along the Westerly face of said block wall to a P.I. point in said block wall; thence run N 22°47'58" E, 88.45 feet along the Westerly face of said block wall to the end of said block wall; thence run N 22°45'30" E, 70.00 feet along an existing fence line to the Point of Terminus at the waters edge of Lake Maitland.

Parcel 2:
Unit No. 304 of Winter Park Residential, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 9541, Page 3489, and all exhibits and amendments thereof, Public Records of Orange County, Florida.

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

CERTIFIED TO:
ANDREW ZAVODNEY AND LAURA ZAVODNEY

Boundary Survey



CA
R= 425.00'(P)
Δ= 16°28'45"(C)
L= 122.24'(C)
Chord Data
N 29°23'53" W 121.82'(C&M)

CC
R= 425.00'(D)
Δ= 06°58'02"(D)
L= 51.68'(D)
Chord Data
N 34°09'15" W 51.65'(C)

CD
R= 425.00'(D)
Δ= 00°53'03"(C)
L= 6.56'(D)
Chord Data
N 38°04'47" W 6.56'(C&M)

CE
R= 425.00'(P)
Δ= 09°00'31"(C)
L= 66.82'(C)
Chord Data
N 43°01'34" W 66.75'(C)

CF
R= 193.00'(P)
Δ= 12°00'14"(C)
L= 40.43'(C)
Chord Data
N 53°32'00" W 40.36'(C)
N 52°39'12" W 40.15'(C)

-Benchmark Information-
Orange County Datum
Benchmark No: L645016
Benchmark Elevation: 84.13'
(Elevations are based upon NAVD 88 Datum)

-Site Benchmark Information-
#1
Set Nail & Disc "LB 7623" in Pavement
Elevation: 79.56'
#2
Found Orange County Nail & Disc "L-645-16" in Sidewalk
Elevation: 84.13'

Field Date: 06/13/17	Date Completed: 06/15/17	Notes:	Revisions
Drawn By: DC	File Number: IS-38164	>Survey is Based upon the Legal Description Supplied by Client. >Abutting Properties Deeds have NOT been Researched for Gaps. >Subject to any Easements and/or Restrictions of Record. >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB". >Building Ties are NOT to be used to reconstruct Property Lines. >Fence Ownership is NOT determined. >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted. >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies. >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Constructed to give ANY Rights or Benefits to Anyone Other than those Certified. >Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.	Update Survey - 09/05/23 - AWW Update and Topography - 10/30/2023 - JMJ
C - Calculated CL - Centerline CB - Concrete Block CM - Concrete Monument Conc. - Concrete D - Description DE - Drainage Easement E - Easement F.E.M.A. - Federal Emergency Management Agency FFE - Finished Floor Elevation FP - Iron Pipe L - Length (Arc) M - Measured N&D - Nail & Disk N.R. - Non-Radial O.R.B. - Official Records Book P.B. - Plat Book W - Wood Fence	PC - Point of Curvature P.I. - Point of Intersection P.O.B. - Point of Beginning P.O.L. - Point on Line PP - Power Pole PRM - Permanent Reference Monument PT - Point of Tangency R - Radius Rad. - Radial R&C - Rebar & Cap Rec. - Recovered Rid. - Roofed Set - Set 1/2" Rebar & Cap "LB 7623" Typ. - Typical UE - Utility Easement WM - Water Meter Δ - Delta (Central Angle) O - Chain Link Fence		

AREA SUMMARY

TOTAL LOT AREA	100%	21,888 SQ FT
DRIVEWAY, WALKS, AND WALLS		2,010 SQ FT
POOL AND POOL DECK		2,745 SQ FT
AREA 1ST FLOOR		5,018 SQ FT

TOTAL IMPERVIOUS	44.8%	9,773 SQ FT
TOTAL PERVIOUS	55.2%	12,038 SQ FT
MAX ISR 9,814 SQ FT		

FRONT YARD GREEN SPACE

TOTAL FRONT YARD AREA	100%	2,748 SQ FT
-----------------------	------	-------------

DRIVEWAY AREA	49.8%	1,368 SQ FT
GREEN SPACE	50.2%	1,380 SQ FT

BACK YARD IMPERVIOUS

NO DEVELOPMENT IS PROPOSED BEHIND THE REAR 50' SETBACK

STORMWATER RETENTION CALCULATIONS:

Retention Breakdown
1" (.083') x 9,773 sq. ft. (impervious area) =
811 CU. FT. REQUIRED RETENTION

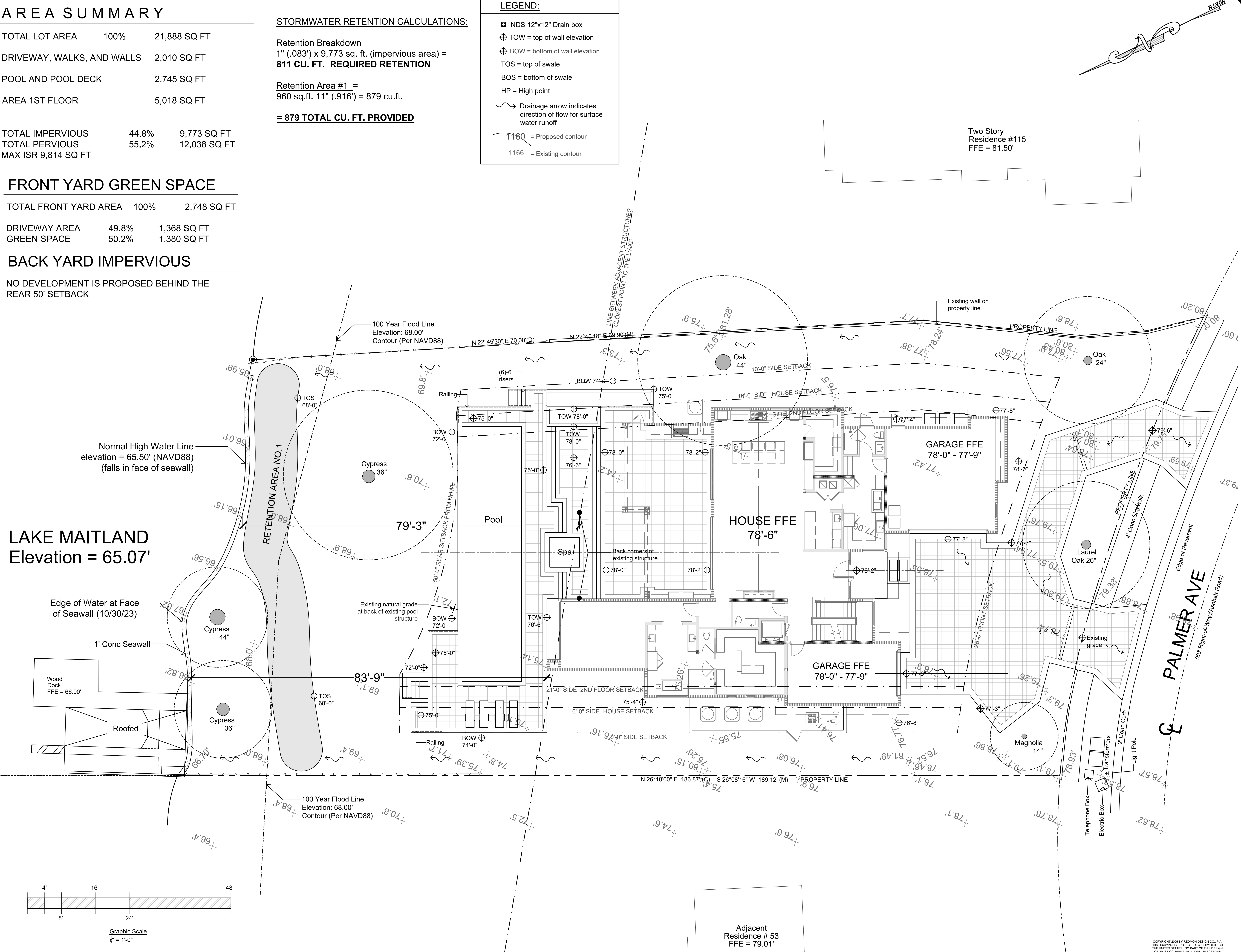
Retention Area #1 =
960 sq.ft. 11" (.916') = 879 cu.ft.

= 879 TOTAL CU. FT. PROVIDED

LEGEND:

- ☒ NDS 12"x12" Drain box
- ⊕ TOW = top of wall elevation
- ⊕ BOW = bottom of wall elevation
- TOS = top of swale
- BOS = bottom of swale
- HP = High point
- ↪ Drainage arrow indicates direction of flow for surface water runoff
- 1160 = Proposed contour
- 1166 = Existing contour

LAKE MAITLAND
Elevation = 65.07'



REDMON
DESIGN
COMPANY, PA
Landscape Architecture

407.647.2006
Fax 407.647.3314



92 S. Lakewood Circle
Maitland, FL
32751

Revisions	
Date	By
1/30/25	BG
2/5/25	BG
2/6/25	BG

The Leavitt Residence
Preliminary Grading and Drainage Plan
75 Palmer Avenue, Winter Park, FL

01/28/2025	Date
1/8" = 1'-0"	Scale
S. REDMON	Designed By
B. GRAHAM	Drawn By
	Job #

Sheet

LA-1

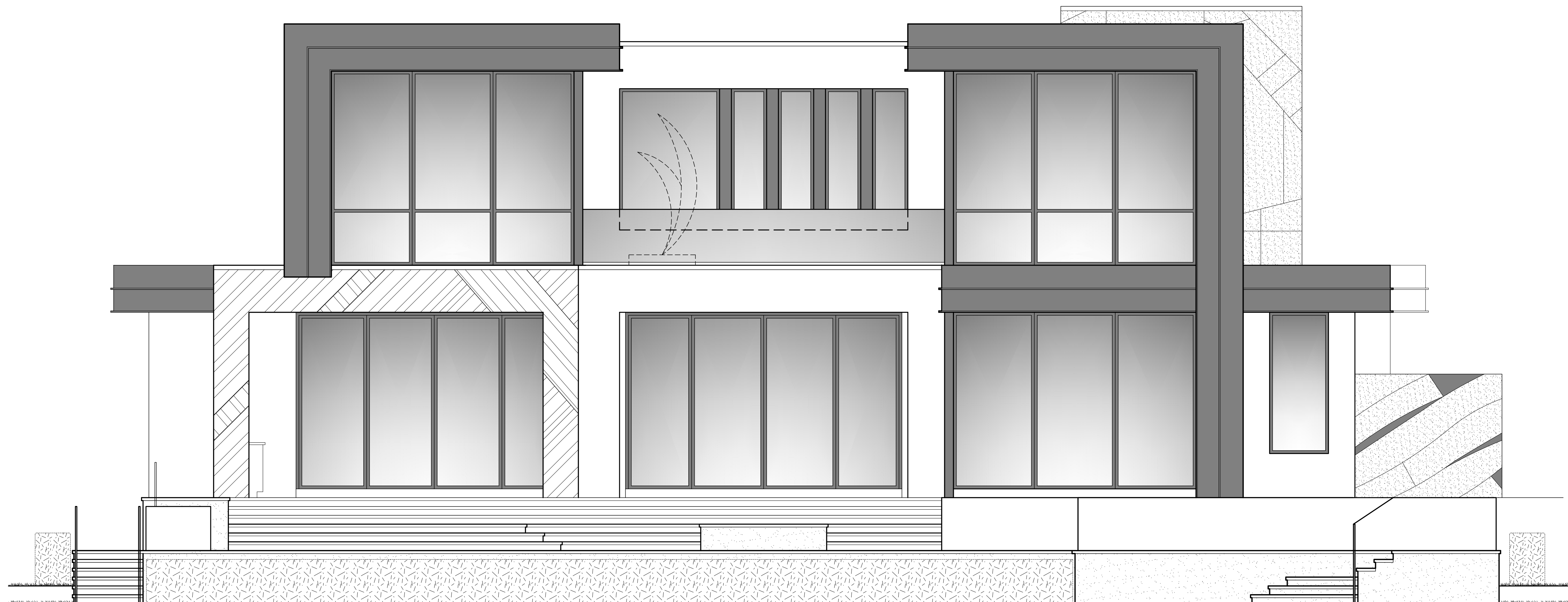
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LANDSCAPE ARCHITECT

A Custom Residence for the: Leavitt Family

75 Palmer Ave,
Winter Park, FL 32789
06-22-30-5316-01-071

DRAWING INDEX		
REVISION	SHEET NO.	DESCRIPTION
		GENERAL NOTES
	A0.1	COVER SHEET, DRAWING INDEX, PROJECT TEAM
		LANDSCAPE ARCHITECTURE
	LA-1	GRADING AND DRAINAGE PLAN
		ARCHITECTURAL
	A1.0	FLOOR PLAN - LEVEL 00
	A1.1	FLOOR PLAN - LEVEL 01
	A1.2	FLOOR PLAN - LEVEL 02
	A3.1	ELEVATIONS - FRONT / REAR



BUILDER

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

ARCHITECT

Farina & Sons, inc.

3432 Edgewater Drive
Orlando, FL 32804
Ph. (407) 849-1731
Fax: (407) 849-1733

Project Manager:



NASRALLAH
ARCHITECTURAL GROUP INC

3920 EDGEWATER DRIVE, SUITE 101
ORLANDO, FLORIDA 32804
PH: 407-647-0938
FAX: 407-647-2499
AA 26001471

NASRALLAH
Architectural Group Inc.

1009 Webster Ave.
Orlando, FL 32804
Ph: 407-647-0938 Fax: 407-647-2499
email : info@nasrallah.com
AA260001471

Leavitt Family
75 Palmer Ave
Winter Park, Florida 32789
Parcel ID: 06-22-30-5316-01-071

2023-02-04	PROJECT NO 1724	CHK BY MN	7011
AS INDICATED			
SCALE			

2023-02-04 Lake Flouit Review

A
.1

Not valid without
original or electronic
signature & seal

Accuracy Statement
This item has been digitally signed and sealed by Mark P Nasrallah on the date contained within the digital signature above. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

AREA SUMMARY

TOTAL LOT AREA	100%	21,888 SQ FT
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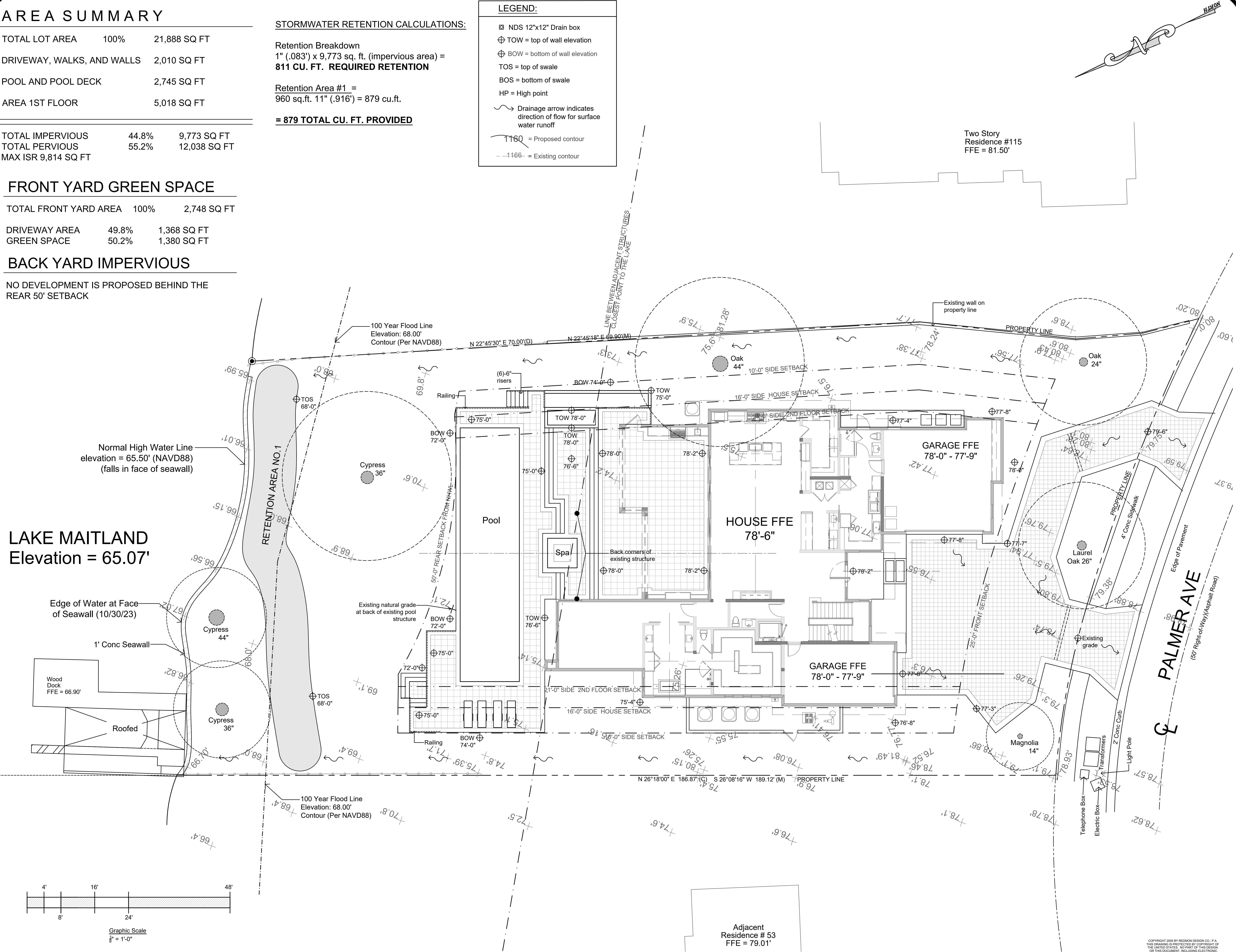
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- ↪ Drainage arrow indicates direction of flow for surface water runoff
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- - - 1166 = Existing contour

LAKE MAITLAND
Elevation = 65.07'



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Fax 407.647.3314



92 S. Lakewood Circle
Maitland, FL
32751

Revisions	
Date	By
1/30/25	BG
2/5/25	BG

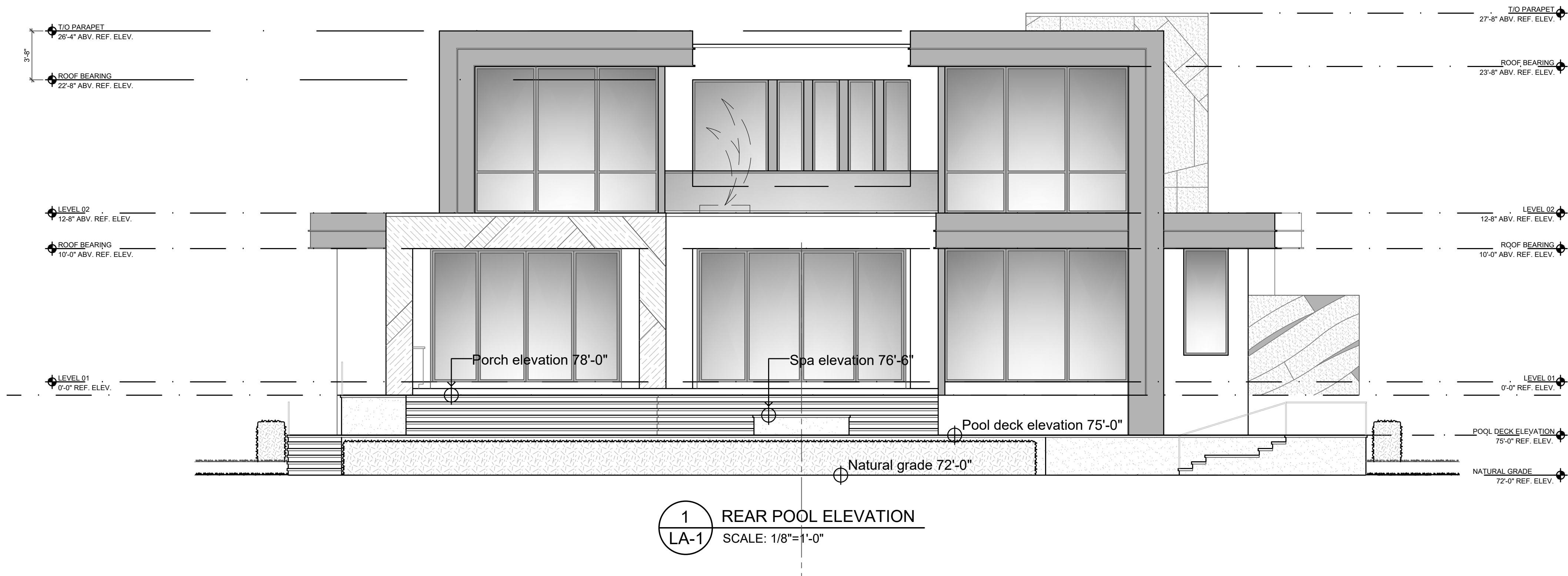
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Preliminary Grading and Drainage Plan
75 Palmer Avenue, Winter Park, FL

01/28/2025	Date
1/8" = 1'-0"	Scale
S. REDMON	Designed By
B. GRAHAM	Drawn By
	Job #

Sheet
LA-1
Of 2 Sheets

SEE SHEET LA-2 FOR REAR POOL ELEVATION

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**REDMON
DESIGN
COMPANY, PA**
Landscape Architecture

407.647.2006
Fax 407.647.3314



92 S. Lakewood Circle
Maitland, FL
32751

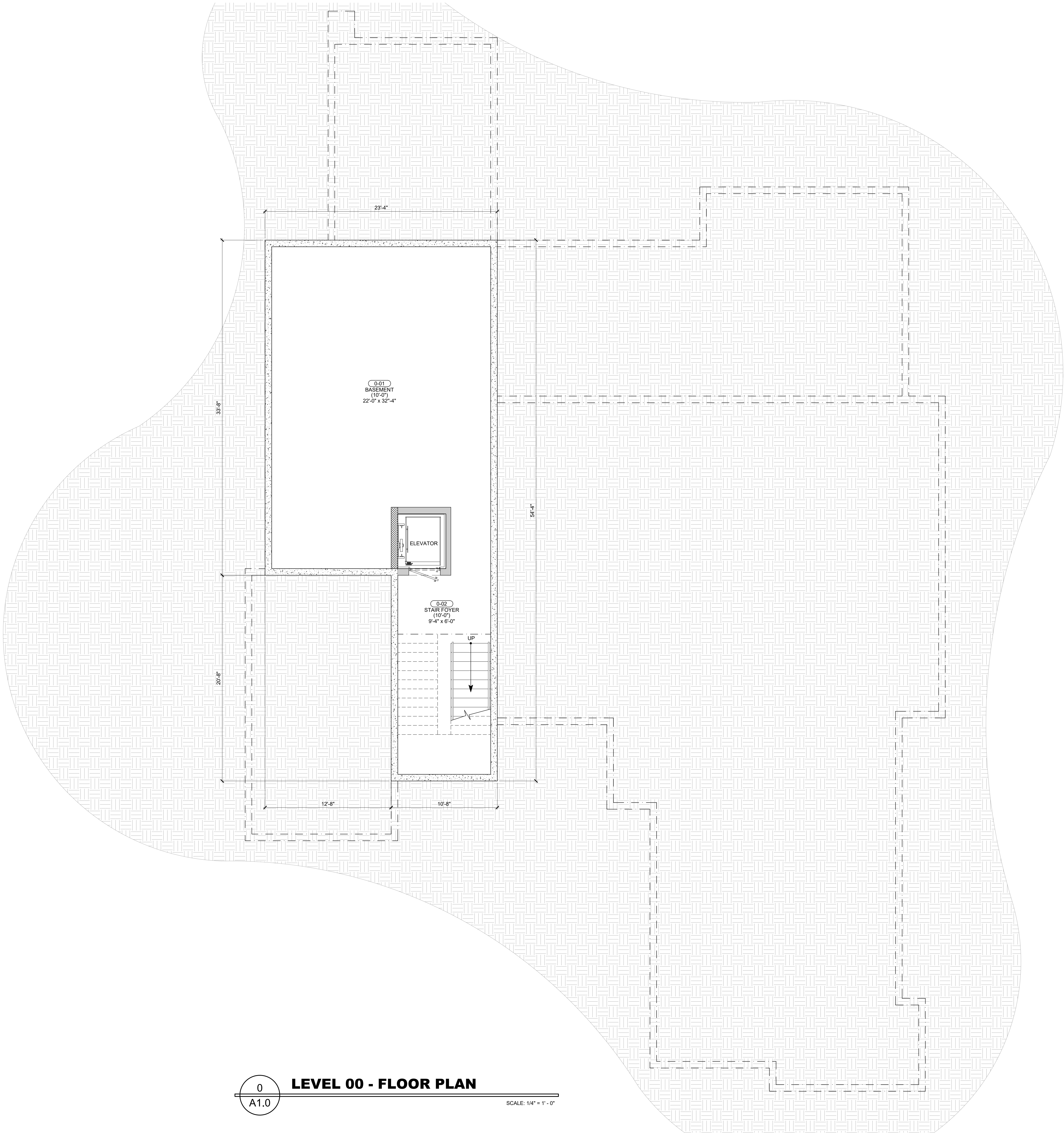
Revisions		
Date	By	
1/30/25	BG	
2/5/25	BG	

The Leavitt Residence
Rear Elevation Plan
75 Palmer Avenue, Winter Park, FL

01/28/2025
Date
1/8" = 1'-0"
Scale
S. REDMON
Designed By
B. GRAHAM
Drawn By
Job #

Sheet
LA-2
Of 2 Sheets

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LANDSCAPE ARCHITECT.



0
A1.0

LEVEL 00 - FLOOR PLAN

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

Accuracy Statement
This item has been digitally signed and sealed by Mark P. Nasrallah on the date contained within the digital signature above. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Mark P. Nasrallah
Fla. Reg. AR 0006136

2025-02-04 Lake Front Review

A
1.0
SHEET NO

not valid without
original or electronic
signature & seal

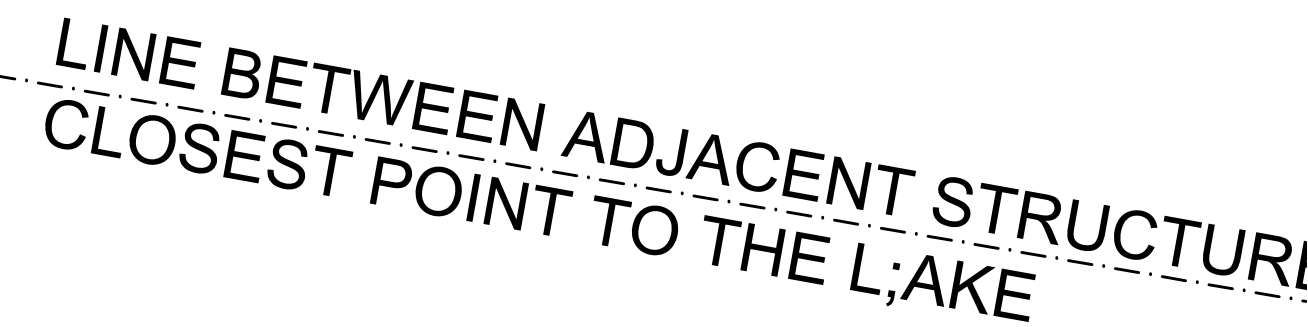
DATE	DRAWN BY	PROJECT NO	CHK BY	SCALE
2025-02-04	AM	1724	MM	AS INDICATED

A Custom Residence for the:
Leavitt Family
75 Palmer Ave
Winter Park, Florida 32789
Parcel ID: 06-22-30-53 6-01-071

NASRALLAH
Architectural Group Inc
1009 Webster Ave
Orlando, FL 32804
PH: 407-647-0938, Fax: 407-647-2499
email : info@nasrallah.com

DATE	MARK	REMARK

Design is intended to be used for the project and is not to be reproduced, changed or copied in any form or manner without the written permission of the architect. The architect shall not be responsible for any errors or omissions in the design or construction of the project. The architect shall not be responsible for any delays or cost overruns in the project. The architect shall not be responsible for any other matters relating to the project.



FLOOR AREA RATIO - (FAR) SUMMARY	
CITY OF WINTER PARK	
LOT AREA	21,888 SQ.FT.
MAX FAR = 35% BASE LOT AREA	7,660 SQ.FT.
TOTAL UNDER ROOF	7,930 SQ.FT.
COVERED ENTRY PORCH (123 SQ.FT. ACTUAL LESS 400 SQ.FT. EXCLUDED)	(-123) SQ.FT.
COVERED REAR PORCH (728 SQ.FT. ACTUAL LESS 500 SQ.FT. EXCLUDED)	(-228) SQ.FT.
TOTAL FAR AREA	7,579 SQ.FT.
ACTUAL FAR = X% LOT AREA	34.5%

Accuracy Statement

This item has been digitally signed and sealed by Mark P Nasrallah on the date contained within the digital signature above. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

A
1.1
SHEET NO

Mark P. Nasrallah
Fla. Reg. AR 0008136

Page 18 of 21

A Custom Residence for the:
Leavitt Family

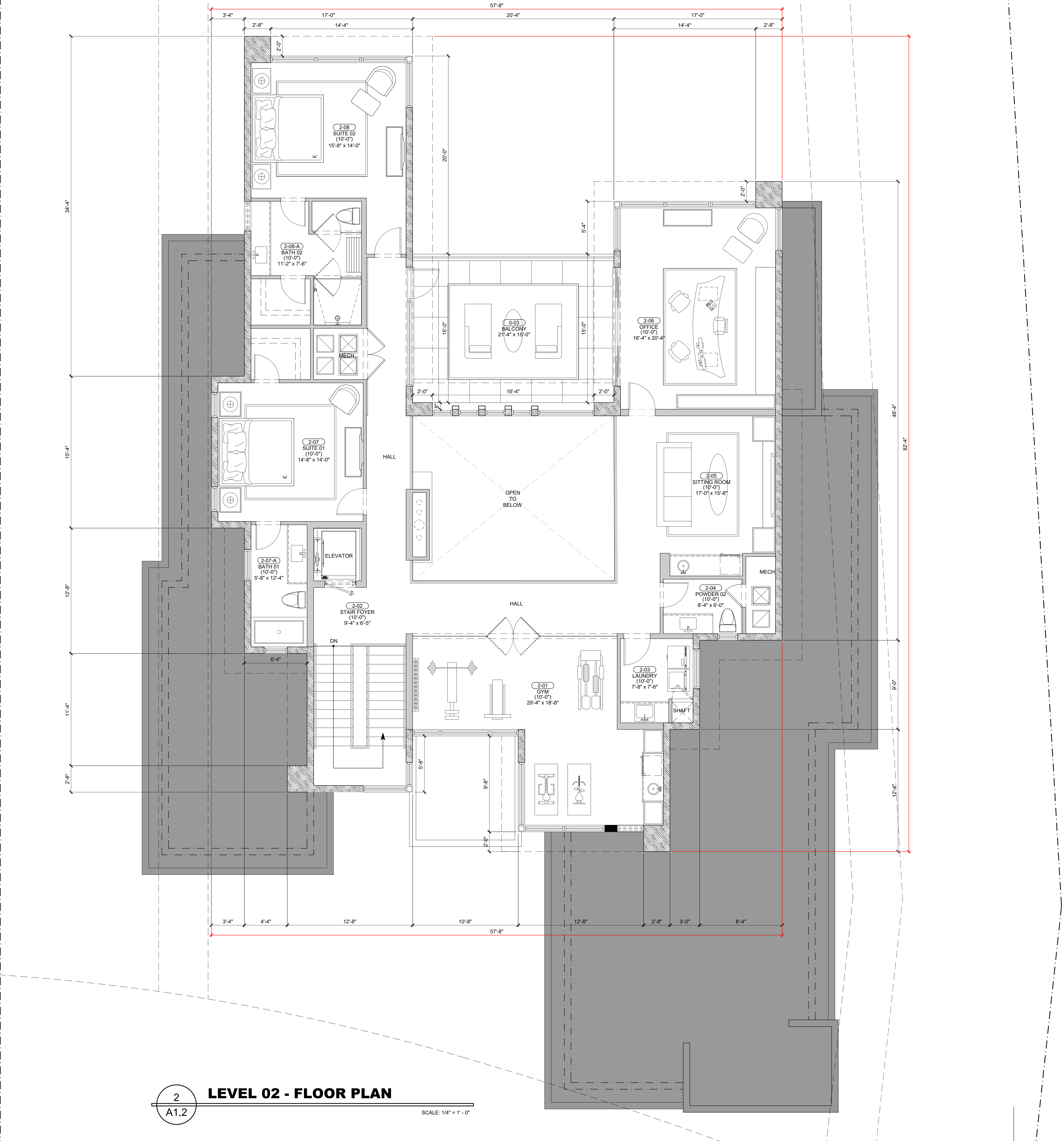
75 Palmer Ave
Winter Park, Florida 32789
Parcel ID: 06-22-30-5316-01-071

NASRALLAH
Architectural Group Inc

1009 Webster Ave
Orlando, FL 32804
Ph: 407-647-0938 Fax: 407-647-2499
email: info@nasrallah.com
AA26001471

[illegible]

Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the drawings as soon as they are detected.



2
A1.2

LEVEL 02 - FLOOR PLAN

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

2025-02-04 Lake Front Review

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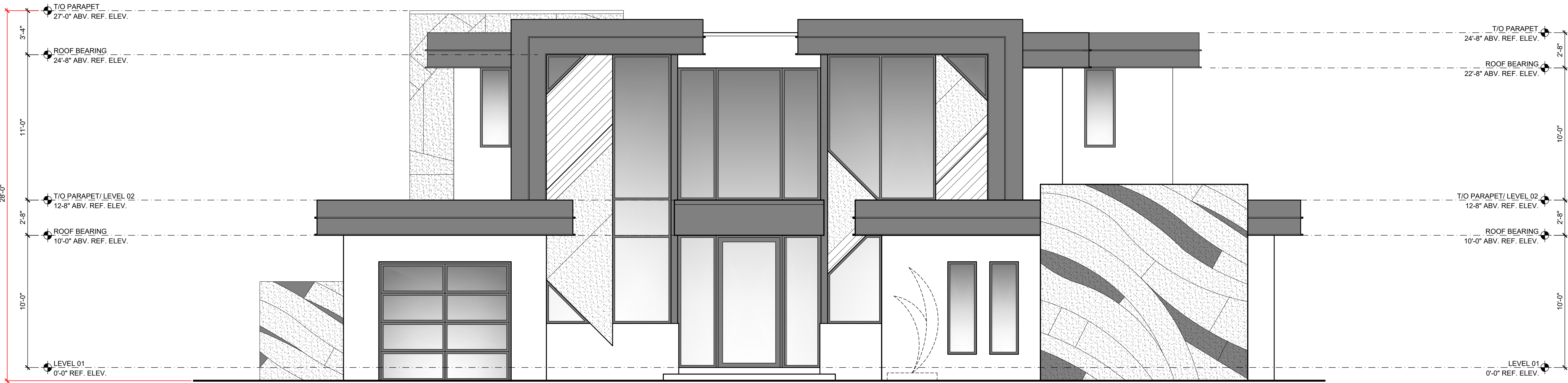
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1724	MM
AS INDICATED	SCALE

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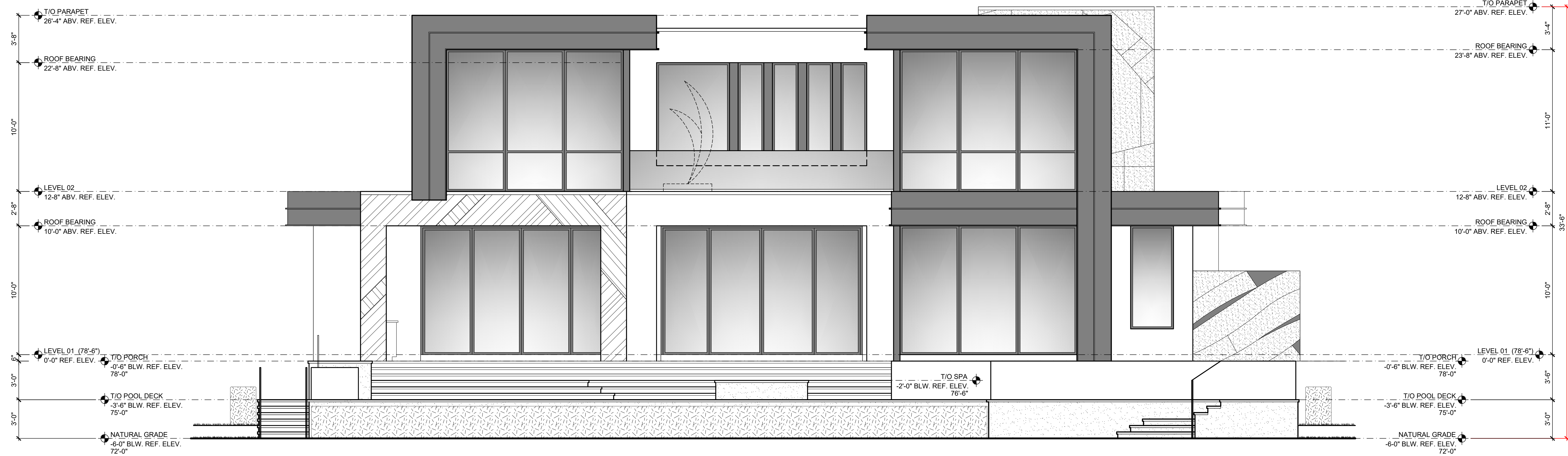
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1
A3.1
FRONT ELEVATION

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



2
A3.1
REAR ELEVATION

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

SECTION/ ELEVATION TYPICAL NOTES:

DRYWALL SPEC.
- WALLS THAT ABUT NON-CONDITIONED SPACE AND WALLS THAT ARE IN DIRECT CONTACT WITH WET AREAS INCLUDING BUT NOT LIMITED TO BATHROOMS, UTILITY ROOMS, GARAGE & COVERED OUTDOOR SPACES USE FIBERGLASS BACKED DRYWALL

ROOF NOTE:

- SEE ROOF PLAN FOR GENERAL ROOF NOTES AND ROOF MATERIAL SELECTION NOTES

TYPICAL ARCHITECTURAL NOTES:

- VERIFY ALL STRUCTURAL ELEMENTS WITH STRUCTURAL ENGINEER
- COORDINATE ALL INTERIOR WALL, SOFFITS AND CEILING TREATMENTS WITH INTERIOR DESIGNER/ OWNER
- ROOF AND BEARING HEIGHTS ARE SHOWN RELATIVE TO A REFERENCE ELEVATION BASED ON TOP OF SLAB, U.N.O.
- ALL HANDRAILS AND GUARD RAILS TO BE 36" AFF U.N.O. W/ VERTICAL PICKETS/ BALUSTRADES SPACED SO AS TO NOT ALLOW THE PASSAGE OF A 4" SPHERE. PROVIDE TOE RAILING AS REQD, MAX 2" A.F.F. COORD. FINAL MATERIAL, DESIGN, AND FINISH WITH DOWNER. HANDRAILS AND GUARDS MUST COMPLY WITH THE REQUIREMENTS OF THE FBC R.
- SEAL ALL PENETRATIONS IN THERMAL ENVELOPE, WHETHER CONCEALED OR VISIBLE. PROVIDE WATERPROOFING, AIR BARRIER, AND/OR THERMAL BARRIER. SEAL BASED ON APPLICATION USE & ASSEMBLY TYPE. CONSIDER COMPATIBILITY OF MATERIALS.

SECTION/ ELEVATION KEY NOTES:

- RF: ROOF/ EAVE ASSEMBLY**
- RF-01 TYPE & MANUF. INSTALL PER MRF'S WRITTEN INSTRUCTIONS ON ROOFING MEMBRANE ON 5/8" EXTERIOR GRADE SHEATHING - SEE ROOF PLAN FOR NOTES- SEE STRUCTURAL FOR RAILING PATTERN - COLOR AS SELECTED BY OWNER.
- RF-02 PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" O.C. SEE FRAMING PLAN AND SHOP DRAWINGS FROM TRUSS MFR.
A. PROVIDE MIN R-30 BATT INSULATION AT BOTTOM CHORD W/ VENT BAFFLES BETWEEN EA. ROOF TRUSS. PROVIDE PERFORATED RADIANT HEAT BARRIER AT UNDERSIDE OF ROOF SHEATHING. INSTALL PER MRF'S WRITTEN INSTRUCTIONS. TYP. SEE ROOF PLAN FOR VENTILATION NOTES.
B. PROVIDE MIN R-30 SPRAY FOAM INSULATION TO THE UNDERSIDE OF ROOF SHEATHING AND AS NEEDED TO CREATE A SEALED ENVELOPE FOR CONDITIONED SPACES. INSTALL PER MRF'S WRITTEN INSTRUCTIONS. TYP. SEE ROOF PLAN FOR VENTILATION NOTES. MANUFACTURER SHALL ONLY USE PRODUCTS THAT MEET FBC 107, FBCR 316 AND R806.5 AND ALL SUBSECTIONS. VENDOR SHALL PROVIDE ALL TESTING APPROVALS FOR THE SPECIFIC PRODUCT USED AS REQUIRED BY LOCAL AHJ
- RF-03 STRUCTURAL FASTENER: S.S.D.
- RF-04 CONTINUOUS FLASHING. SEE ROOF PLAN AND NOTES. USE COPPER. ALT. DARK BROWN FACTORY COATED ALUM.
- RF-05 CONTINUOUS METAL DRIP EDGE ON 1X3 FASCIA OVER 1X6 FASCIA ON 2X BLOCKING OR EXPOSED RAFTER TAILS. FOR BARREL, VILLA, AND 'S' STYLE TILE, PROVIDE FACTORY BIRD STOP (ONE PIECE METAL EAVE CLOSURE)
- RF-06 STUCCO SOFFIT (SEE FC-07) WITH CONTINUOUS SOFFIT VENT.
- RF-07 CONVENTIONALLY FRAMED ROOF SYSTEM. S.S.D. PROVIDE MIN. R-30 BATT INSULATION AGAINST CONDITIONED SPACE AND PERFORATED RADIANT BARRIER AT UNDERSIDE OF ROOF SHEATHING THROUGHOUT. TYP.
- RF-08 SOFFIT CONSTRUCTION TO TO CONSTRUCTED IN ACCORDANCE WITH FBC R704. S.S.D. FOR NOTES & DETAILS
- OP: OPENINGS**
- OP-01 WINDOW OR DOOR UNIT. INSTALL PER MRF'S WRITTEN INSTRUCTIONS. RECESS MIN 2" FROM FACE OF WALL. SEE STRUCTURAL FOR BUCK ATTACHMENT AND DETAIL. SEE WATERPROOFING DETAIL. SEE FLOOR PLAN FOR FIXED UNIT LOCATIONS.
- OP-02 SEE WINDOW DOOR DETAILS ON SHEET A6.2 FOR SPECIFIC HEAD, JAMB AND SILL DETAILS. SEE ELEVATIONS FOR LOCATIONS AND DIMENSION
- OP-03 GARAGE DOOR - AS SELECTED BY OWNER. SEE GENERAL DOOR NOTES ON SHEET A6.1
- OP-04 RETURN EXTERIOR FINISH AT OPENING.
- WL: WALL ASSEMBLY**
- WL-01 EXTERIOR MASONRY ASSEMBLY:
8" NOMINAL REINFORCED CMU WALL - S.S.D.
- WL-02 EXTERIOR FRAME ASSEMBLY:
EXTERIOR FINISH SYSTEM OVER EXTERIOR GRADE PLYWOOD SHEATHING OR STRUCTURAL DENSGLASS ON WOOD FRAMING SYSTEM. PROVIDE MIN R-19 BATT INSUL. UNLESS NOTED OTHERWISE. S.S.D.
*WHERE STRUCTURAL SPACING @ 16" O.C.(TYP. @ WALLS) USE MIN. 15/32" EXTERIOR GRADE SHEATHING, 19/32" MIN FOR EXPOSURE 'C'
*WHERE STRUCTURAL SPACING @ 24" O.C.(TYP. @ ROOFS) USE MIN. 23/32" EXTERIOR GRADE SHEATHING
EXTERIOR FINISH: CEMENT PLASTER
NOTE: PROVIDE EXPANSION JOINTS/ CONTROL JOINTS AT DISSIMILAR MATERIALS' CHANGES IN CONSTRUCTION, SO THAT PANEL SIZES DO NOT EXCEED 240 SF AND AS REQUIRED BY FBCR AND ASTM C 1063. PROVIDE A CONT. STUCCO STOP @ MIN. 4" ABOVE EARTH (FIN GRADE) OR 2" ABV. PAVEMENT/ CONC. DECK. PROVIDE WEEP SCREDS AT ALL REQUIRED LOCATIONS PER FBC R703.7.2.1 @ THE FOUNDATION PLATE LINE ON EXTERIOR STUD FRAMING IF APPLICABLE, AND ALL CURRENT INDUSTRY STANDARDS.
EXTERIOR PLASTER SHALL BE INSTALLED ON THE FOLLOWING SUBSTRATES PER R703.7.2 IN THE FOLLOWING THICKNESS(S) PER TABLE R702.1:
MASONRY SUBSTRATE: MIN 1/2" CEMENT PLASTER ON CONCRETE MASONRY WALL. FINISH AS SELECTED BY OWNER.
WOOD FRAME SUBSTRATE: MIN 7/8" STUCCO ON GALV. MTL. LATH ON TYPAR STUCCO WRAP ON EXTERIOR FRAME ASSEMBLY. SEE WL-02.
EXTERIOR FINISH: STONE / PRECAST
NOTE: INSTALL PER MRF'S WRITTEN INSTRUCTIONS, PER FBCR AND ALL APPLICABLE INDUSTRY STANDARDS. PROVIDE EXPANSION JOINTS AS REQD
OPTION 1: DIRECT ADHERE VENEER PER FBCR703.12 OVER GALV. METAL LATH PER FBCR703.6.1 OVER WEATHER RESISTIVE BARRIER PER R703.6.3 AND SECTION 6.1 AND 6.3 OF TMS-402 AGI 530/ASCE 5.
or
OPTION 2: ANCHOR VENEER W/ GALV BRICK TIES @ 16" O.C. E.W. W/ 1" AIR GAP PROVIDE MASONRY WEEPS @ 48" O.C. MAX. PARGE WALL. PROVIDE WEATHER RESISTANT BARRIER BEHIND THE VENEER. PROTECT AGAINST CONDENSATION IN THE WALL ASSEMBLY. PROVIDE STEEL ANGLES FOR SUPPORT OVER OPENINGS. DO NOT EXCEED MAXIMUM THICKNESS AND WEIGHT PER FBCR.
or
OPTION 3: SEE ALT NOTES
- WL-05 INTERIOR FINISH: DRYWALL. SEE SECTION/ ELEVATION TYPICAL NOTES. MASONRY SUBSTRATE: 1/2" DRYWALL INTERIOR WALL FINISH ON P.T. 2X FURRING STRIPS W/ 1" STYROFOAM PERMEABLE RADIANT BARRIER WITH MIN. R-5.0 INSULATION. CONTINUE THE RADIANT BARRIER TO THE TOP OF THE MASONRY WALL BEYOND THE DRYWALL FINISH AND AS NEEDED TO CREATE A THERMAL ENVELOPE FOR CONDITIONED SPACES. HOLD DRYWALL 1/2" OFF FLOOR DECKING/ SLAB. TYP. COORD. FURRING THICKNESS WITH FLOOR PLANS. WHERE ADDITIONAL THICKNESS IS SHOWN USE 2X STUDS W/ MIN 1/2" AIR GAP TO SEPARATE STUDS FROM CONCRETE SUBSTRATE, USE P.T. MEMBERS WHERE IN DIRECT CONTACT WITH CONCRETE SUBSTRATE.
WOOD FRAME SUBSTRATE: 1/2" DRYWALL INTERIOR FINISH. HOLD DRYWALL 1/2" OFF FLOOR DECKING/ SLAB.
- WL-06 CONT. BOND BEAM. S.S.D.
- WL-07 P.C. LINTEL - S.S.D.
- WL-08 HEADER - S.S.D.
- WL-09 PROVIDE JOINT AT DISSIMILAR MATERIALS PER FBCR.

- FC: FLOOR/ CEILING ASSEMBLY**
- FC-01 FLOOR SYSTEM: MIN. 4" THICK REINFORCED CONCRETE SLAB ON CONTINUOUS 5 MIL VAPOR BARRIER ON CLEAN AND WELL COMPACTED TERMITE TREATED FILL. SSD. FLOOR FINISH - AS SELECTED BY OWNER.
- FC-02 FOUNDATION AND FOOTING: MIN 16" BELOW GRADE. SSD
- FC-03 FLOOR SYSTEM: (1) LAYER 3/4" 1X6 PLYWOOD STUDS - FLOOR DECKING GLUED AND SCREWED ON PRE-ENGINEERED FLOOR TRUSS SYSTEM OR SPECIFIED FLOOR MEMBERS. SSD. PROVIDE CONTINUOUS END BLOCKING. PROVIDE INSULATION FOR SOUND REDUCTION THROUGHOUT AT OWNERS OPTION. INSULATION IS REQUIRED ADJACENT TO NON-CONDITIONED SPACES SUCH AS THE GARAGE. VENTILATED ATTIC SPACES. AT EXTERIOR WALLS. AND AS NEEDED TO CREATE A THERMAL ENVELOPE FOR CONDITIONED SPACES. FLOOR FINISH - AS SELECTED BY OWNER.
- FC-04 PT LEDGER AND HANGER. SSD.
- FC-05 BEAM/ GIRDER. SSD.
- FC-06 CEILING FINISH: 1/2" C.D. GYP. BOARD.
- (a) PROVIDE 1/2" TYPE 'X' DRYWALL TO THE CEILING OF THE GARAGE UNDER THE LIVING UNIT ABOVE PER FBC R302
- FC-07 CEILING FINISH: MIN 7/8" STUCCO ON GALV. MTL. LATH ON TYPAR STUCCO WRAP ON EXTERIOR FRAME ASSEMBLY (SEE WL-02).
- FC-08 COORD PARTIAL EXTERIOR TRUSS SYSTEM.
- FC-09 POURED IN PLACE CONCRETE BALCONY. S.S.D. SLOPE TO DRAIN.

- EF: EXTERIOR FEATURES**
- EF-01 DECORATIVE CHIMNEY CAP AND SPARK ARRESTER - AS SELECTED BY OWNER - INSTALL PER MRF'S WRITTEN INSTRUCTIONS AND FBC.
- EF-02 PRECAST CONCRETE, STONE OR STUCCO - SILL, BANDING OR TRIM
- EF-03 8" HIGH METAL RAILING SYSTEM, AS SELECTED BY OWNER. SEE ELEVATION SECTION TYPICAL NOTES, THIS SHEET.
- EF-04 FIXED INSECT SCREEN PANEL. SEE FLOOR PLAN FOR FIXED SCREEN DOOR LOCATION
- EF-05 RETRACTABLE INSECT SCREEN PANEL. ROLL UP SCREEN WITH CONCEALED MOTOR AND HOUSING. PROVIDE ACCESS TO MOTOR AND HOUSING. SEE DETAIL
- EF-06 EXTERIOR LIGHT FIXTURE - AS SELECTED BY OWNER
- EF-07 POWDER COATED ALUMINUM GATE - AS SELECTED BY OWNER
- EF-08 PRECAST COLUMN SURROUND. PROVIDE WATERPROOFING AND WEEP HOLES TO PROTECT FROM WATER INTRUSION.

DATE	MARK	REMARK

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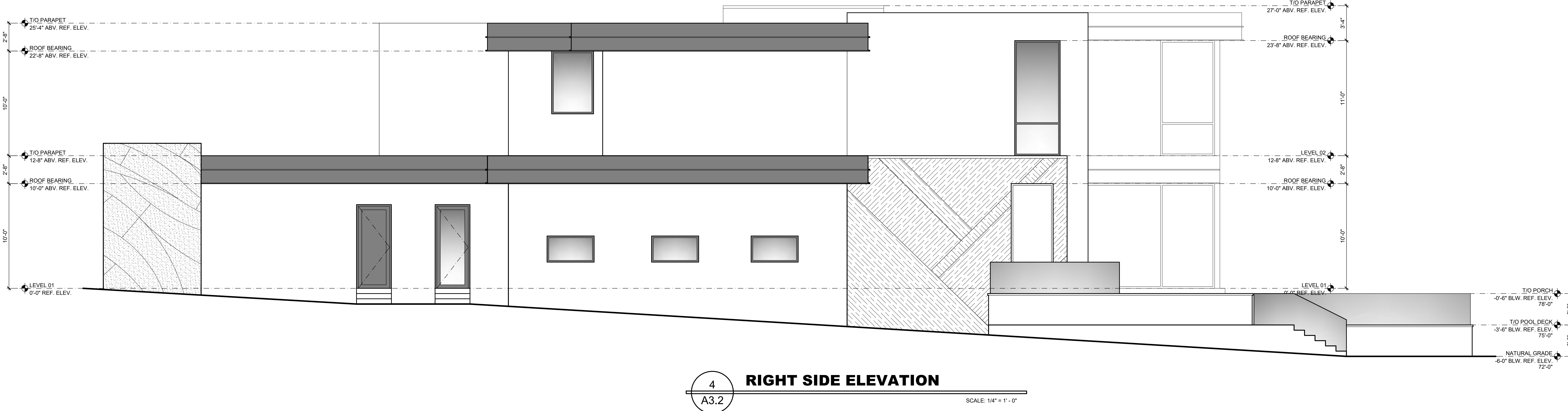
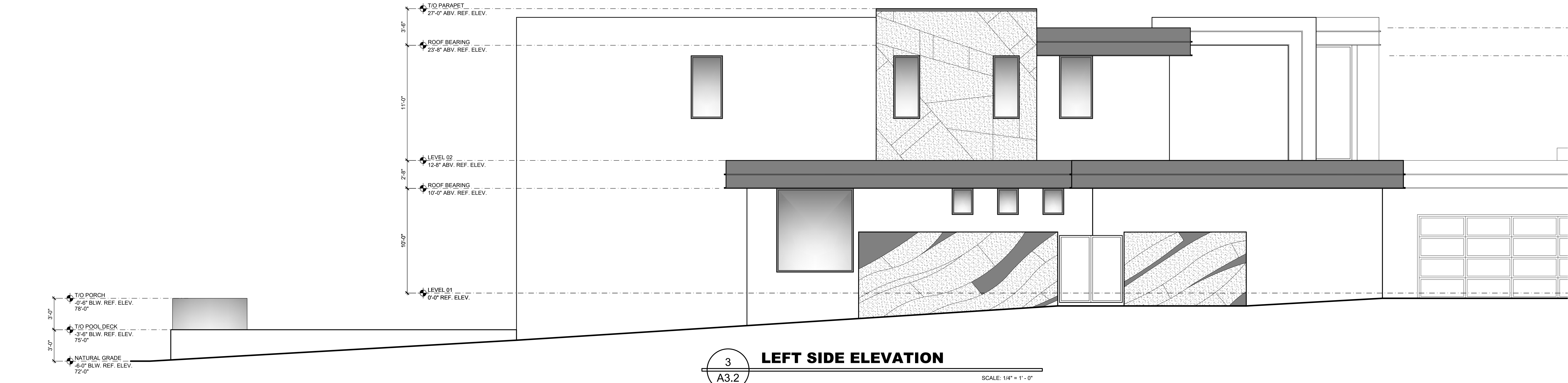
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DATE	DRAWN BY	DATE	AM	DATE	CHK BY
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2025-02-04 Lake Front Review

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