



Planning & Zoning Board Regular Meeting

Agenda

April 1, 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 March 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. RZ #25-02/SUB #25-01. Request of David Rasmussen to rezone the property at 2260 Hawick Lane from single-family (R-1A) to low-density residential (R-2) and subdivide the property into three 50-foot-wide lots that meet the minimum lot sizes to build three single-family homes. **The applicant has requested to table this item until June 3, 2025 in order to hold a community meeting in April.** 0 minutes
- b. SPR #25-02. Request of Rob Mercier for approval to construct additions to the existing, single-family home, totaling 830 square-feet, located on Lake Berry, at 665 Balmoral Road, zoned R-1AAA. 10 minutes
- c. SPR #25-03. Request of David Konkol for approval to construct additions to the existing, two-story single-family home, totaling 848 square-feet in size, located at 255 Stirling Avenue on Lake Virginia, zoned R-1AAA. 10 minutes
- d. RP #25-01. Request of Fairbanks Winter Park LLC for final plat approval to combine 1980 West Fairbanks Avenue and the property behind it fronting on Kentucky Avenue. 1 minute

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

April 1, 2025

prepared by

Mary Bush, Administrative Coordinator III

approved by**subject**

Approve the minutes of March 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

March 4, 2025 at 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Alex Stringfellow, David Bornstein, Jim Fitch, Bill Segal

Absent

Warren Lindsey, Michael Spencer, Jason Johnson

Staff Present

City Attorney Dan Langley, Director of Planning and Zoning Allison McGillis, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Administrative Coordinator Mary Bush

1. Call to Order

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

2. Consent Agenda

- a. Approve the minutes of February 4, 2025.

Motion made by Jim Fitch, seconded by Alex Stringfellow, to approve the February 4, 2025 meeting minutes.

The motion carried unanimously by a 4-0 vote. (Warren Lindsey, Jason Johnson, and Michael Spencer were absent from the meeting.)

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

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

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

- a. SPR #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.

Mr. Lewis provided a summary of the item. He noted that the proposed house meets all

zoning requirements, including setbacks, floor area ratio, impervious lot coverage, and stormwater retention. The property is situated at a curve in the road, which was noted but does not impact compliance. The proposed lakefront setback is 83 feet 9 inches, slightly farther from the lake than the existing home's 79 feet, with minimal impact on neighboring views. The project also preserves significant specimen trees, including cypress and oak. The stepped-down pool deck design accommodates the site's challenging grade while meeting lakefront criteria. The only neighbor who provided feedback had no concerns about the house itself but requested that an existing wall on the northwestern side either be retained or replaced with a taller one.

Staff recommendation was for approval with the following condition:

- 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.

The Board referenced a previous dispute regarding side yard vegetation and inquired whether any restrictions were necessary for plantings that might obstruct neighbors' views. Mr. Lewis clarified that there had been no concerns raised regarding vegetation blocking views, and existing podocarpus hedges already run along both property lines. He noted that only one neighbor expressed a preference for maintaining some vegetation, prioritizing privacy over an unobstructed view. Mr. Lewis ensured that the conditions for approval were clearly defined, allowing flexibility in maintaining or replacing the wall but not permitting its complete removal. However, no specific regulations or restrictions were imposed regarding side yard plantings, as no objections were received from the neighbors.

The applicant's architect, Mark Nasarellah, at 1007 Lewis Drive, Winter Park, FL 32789 addressed the Board. Mr. Nasarellah offered to answer any questions the Board had. The Board acknowledged that there appeared to be no major issues with the proposal.

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

During the Board discussion, Board members agreed that the project seemed straightforward and met all requirements. One Board member suggested that cases like this, with minimal conditions, might be suitable for a consent agenda to streamline the process. Others acknowledged the idea but emphasized the importance of maintaining transparency and allowing public input, as some neighbors might attend meetings or listen online for information. Ultimately, the discussion concluded with no objections, and a motion was made to approve the project, subject to staff's condition.

Motion made by Alex Stringfellow, seconded by Bill Segal, 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, with the following condition:

- **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.**

The motion carried unanimously by a 4-0 vote. (Warren Lindsey, Jason Johnson, and Michael Spencer were absent from the meeting.)

5. Action Items

6. Non-Action Items

7. Staff Updates

8. Board Comments

The Board bid farewell to Jim Fitch, who was attending his last meeting after six years on the Planning and Zoning Board. Remarks were made acknowledging his contributions, particularly his continued emphasis on the importance of applicants maintaining good relations with the neighbors involved in the hearing requests. Mr. Fitch then reflected on his tenure, mentioning past projects like the delayed Henderson hotel development and the Rollins College faculty apartment project. He expressed gratitude for his time on the Board and shared that he had a desire for a position on the Board of Adjustment.

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 6:16 p.m.

ATTEST:

/s/ Mary Bush, Board 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

April 1, 2025

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

RZ #25-02/SUB #25-01. Request of David Rasmussen to rezone the property at 2260 Hawick Lane from single-family (R-1A) to low-density residential (R-2) and subdivide the property into three 50-foot-wide lots that meet the minimum lot sizes to build three single-family homes.

The applicant has requested to table this item until June 3, 2025 in order to hold a community meeting in April.

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments

None



Planning & Zoning Board

agenda item 4.b

item type

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

meeting date

April 1, 2025

prepared by

Corinna Lundgren, Planner I

approved by

Allison McGillis, Director of Planning and Zoning

subject

SPR #25-02. Request of Rob Mercier for approval to construct additions to the existing, single-family home, totaling 830 square-feet, located on Lake Berry, at 665 Balmoral Road, zoned R-1AAA.

motion | recommendation

Staff recommendation is for approval of the request.

background

The applicant, Rob Mercier, is requesting approval to add a total of 830 square feet to the existing single-story home located at 665 Balmoral Road on Lake Berry. The property is zoned R-1AAA, and the unsubmerged portion of the property is 19,526 square feet in size. The proposed impervious lot coverage of 5,765 square feet at 29.5%, 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 4,341 square-foot home after the additions, which equates to a FAR of 22.2%, and under the 6,834 allowable square footage, meeting this requirement.

Lakefront Lot 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. All specimen trees on the lot are being preserved, and therefore, the applicant meets this requirement.

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 (3) feet in height. This plan complies with that provision. The lot is relatively

flat, and no such component is being proposed with the request. The applicant is not proposing a swimming pool or pool deck component.

View of Neighbors

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

The existing structure has a lakefront setback of 91.9 feet, which is behind the neighbor to the West. The average lakefront setback of the neighbors is 99.6 feet. The addition of the lanai in the rear of the home encroaches by two feet to the water line. However, based on the curvature of the lake, the new addition is roughly measured at 100 feet. The 91.9 feet measurement on the survey is still the closest portion of the structure to the ordinary high-water line. Therefore, the lanai addition does not encroach into the traditional viewshed of the neighbor to the East, who is situated much further towards the front of their lot.

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 applicant is proposing a large swale retention area along the waterfront and another in the front yard area of the property to meet the required stormwater storage. The applicant has proposed the added retention and home additions around the existing specimen trees on the property.

Summary

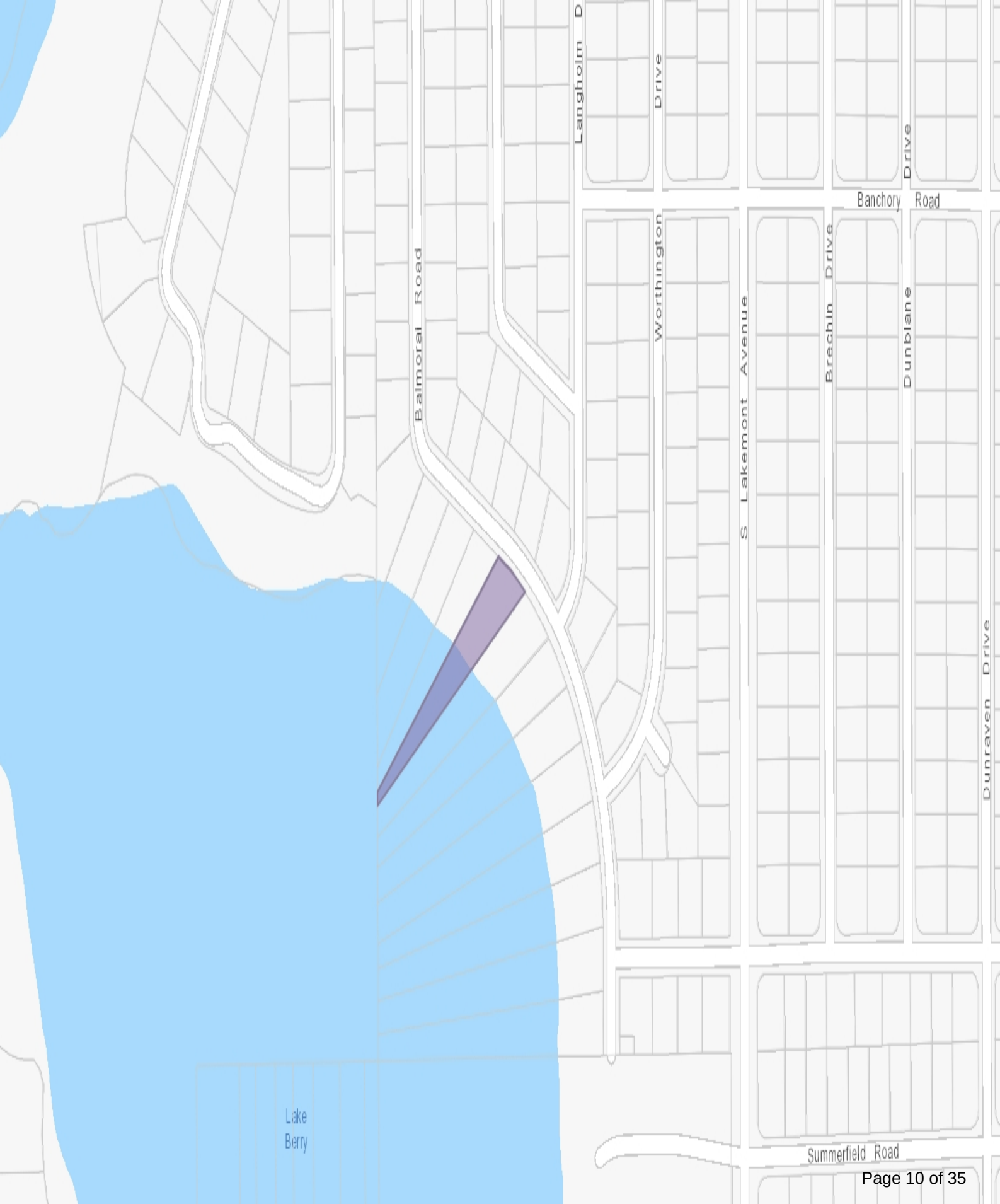
Overall, the plans meet the intent of the lakefront review criteria.

alternatives | other considerations

fiscal impact

attachments

1. 665 Balmoral Rd - Area Map
2. 665 Balmoral Rd - Aerial Map
3. 665 Balmoral Rd - Lakefront Table
4. 665 Balmoral Road - Survey
5. 665 Balmoral Rd - Site Plan
6. 665 Balmoral Rd - Drainage Plan
7. 665 Balmoral Rd - Elevations





Lakefront Site Plan Review: 665 Balmoral Rd

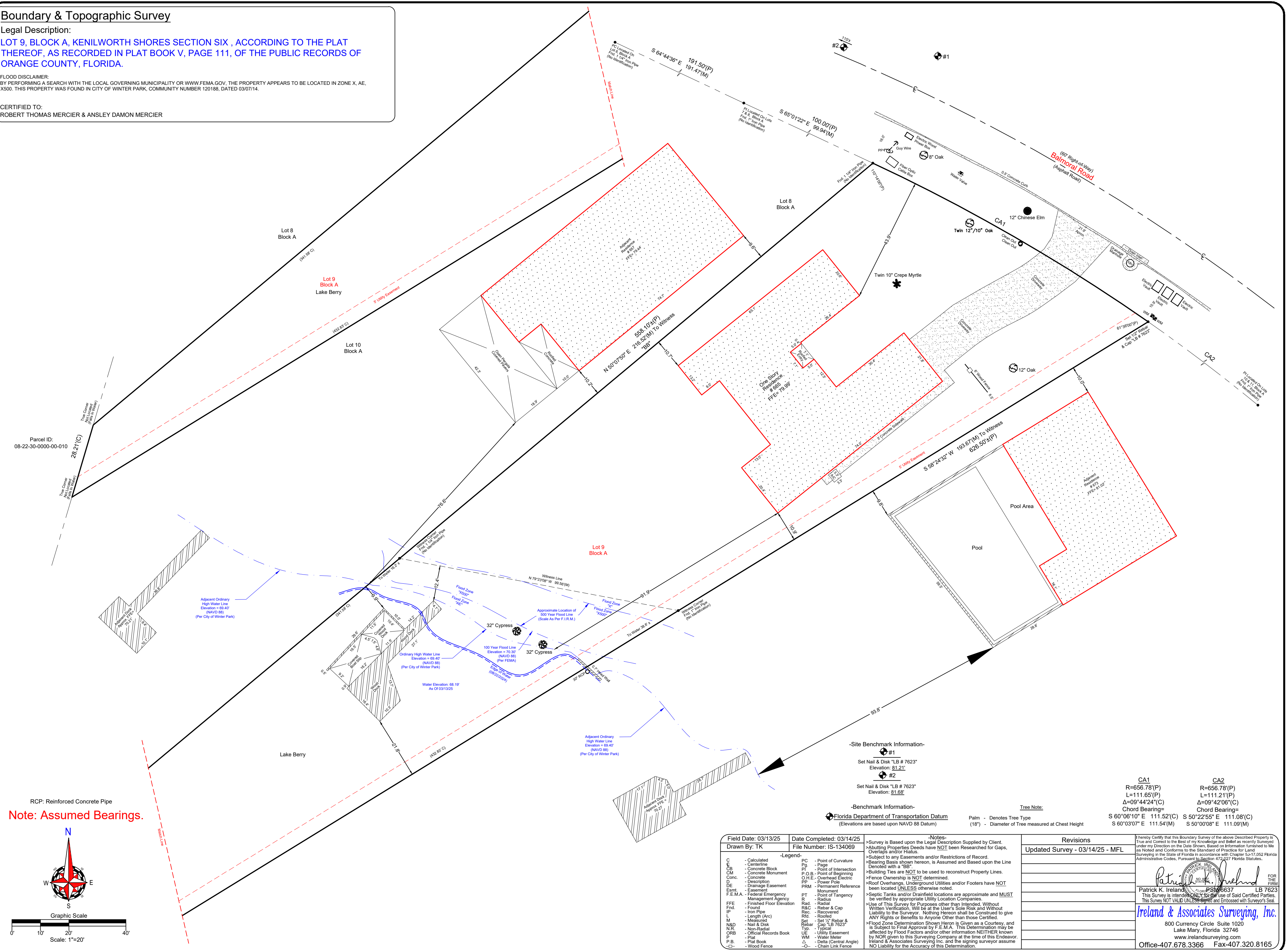
	R-1AAA Requirements	Existing	Proposed
Zoning	N/A	R-1AAA	R-1AAA
Future Land Use	N/A	SFR	SFR
Lot Width	150 ft.	111.65 ft.	111.65 ft.
Lot Depth	N/A	205 ft. (avg.)	205 ft. (avg.)
Lot Area	25,000 sf	19,523 sf	19,523 sf
Floor Area Ratio	35% (6,834 sf)	17.6% (3,438 sf)	22.2% (4,341 sf)
Impervious Lot Coverage	50% (9,762 sf)	-	29.5% (5,765 sf)
Front Setback	44 ft.	44 ft.	44 ft.
Side Setbacks (1st floor)	14 ft.	10.9 ft. (east) 10.7 ft. (west)	10.3 ft. (east) 10 ft. (west)
Lakefront Setbacks	99.6 ft. (avg.)	91.9 ft.	91.9 ft.

Boundary & Topographic Survey

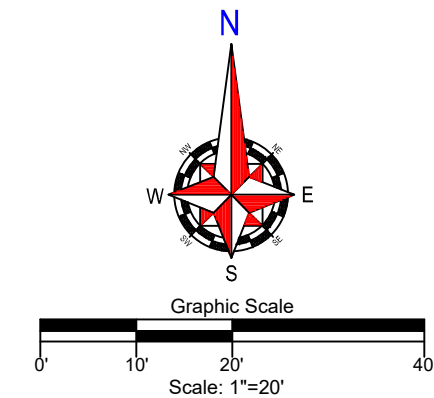
Legal Description:
LOT 9, BLOCK A, KENILWORTH SHORES SECTION SIX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK V, PAGE 111, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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, X500. THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 03/07/14.

CERTIFIED TO:
ROBERT THOMAS MERCIER & ANSLEY DAMON MERCIER



RCP: Reinforced Concrete Pipe
Note: Assumed Bearings.



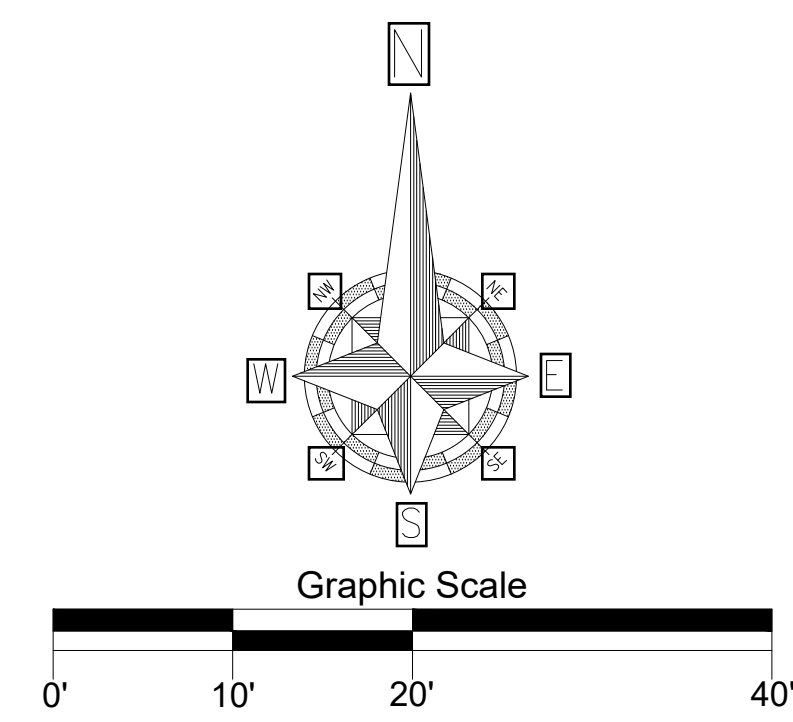
-Site Benchmark Information-
#1
Set Nail & Disk "LB # 7623"
Elevation: 81.21'
#2
Set Nail & Disk "LB # 7623"
Elevation: 81.68'
-Benchmark Information-
Florida Department of Transportation Datum
(Elevations are based upon NAVD 88 Datum)

Tree Note:
Palm - Denotes Tree Type
(18") - Diameter of Tree measured at Chest Height

CA1
R=656.78'(P)
L=111.65'(P)
Δ=09°44'24"(C)
Chord Bearing=
S 60°06'10" E 111.52'(C)
S 60°03'07" E 111.54'(M)

CA2
R=656.78'(P)
L=111.21'(P)
Δ=09°42'06"(C)
Chord Bearing=
S 50°22'55" E 111.08'(C)
S 50°00'08" E 111.09'(M)

Field Date: 03/13/25 Drawn By: TK	Date Completed: 03/14/25 File Number: IS-134069	-Notes- >Survey is Based upon the Legal Description Supplied by Client. >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatius. >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.	Revisions Updated Survey - 03/14/25 - MFL
C - Calculated CB - Centerline CM - Concrete Monument Conc. - Concrete D - Description DE - Drainage Easement Easmt - Easement F.E.M.A. - Federal Emergency Management Agency FFE - Finished Floor Elevation Fnd - Found IP - Iron Pipe L - Length (Arc) M - Measured N&D - Nail & Disk ORB - Official Records Book P - Plat P.B. - Plat Book □ - Wood Fence	PC - Point of Curvature Pg - Page PI - Point of Intersection P.O.B. - Point of Beginning O.H.E. - Overhead Electric PP - Power Pole PRM - Permanent Reference Monument PT - Point of Tangency R - Radius Rad. - Radial R&C - Rebar & Cap Rec - Recovered Rfd. - Roofed Set - Set "X" Rebar & Rebar Cap "LB 7623" Typ - Typical UE - Utility Easement WM - Water Meter Δ - Delta (Central Angle) ○ - Chain Link Fence		



EXISTING I.S.R. ANALYSIS		PROPOSED I.S.R. ANALYSIS	
SITE AREA	19,526 SF	SITE AREA	19,526 SF
EXISTING SITE PLAN		EXISTING SITE PLAN	
RESIDENCE	3,482 SF	EXISTING	4,878 SF
DRIVE/PATHS	1,396 SF	PROPOSED SITE AREA REMOVED	
TOTAL IMP.	4,878 SF	DEMO PATHS	200 SF
I.S.R.	0.29	PROPOSED SITE AREA ADDED	
		ADDED S.F. TO HOUSE	850 SF
		ADDED PATHS	232 SF
		A/C PADS	18 SF
		NEW TOTAL IMP.	5,798 SF
		I.S.R.	0.29

PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

ISSUED FOR

DATE

DANIEL SOUTER, P.E.
FL # 63901
LOPEZ DESIGN STUDIO, LLC
ORLANDO, FL 32834
PHONE (407) 427-4866

alboa
ENGINEERING
C.A. #30556

LOPEZ DESIGN STUDIO
LOPEZ DESIGN STUDIO, LLC
(407) 921-6507

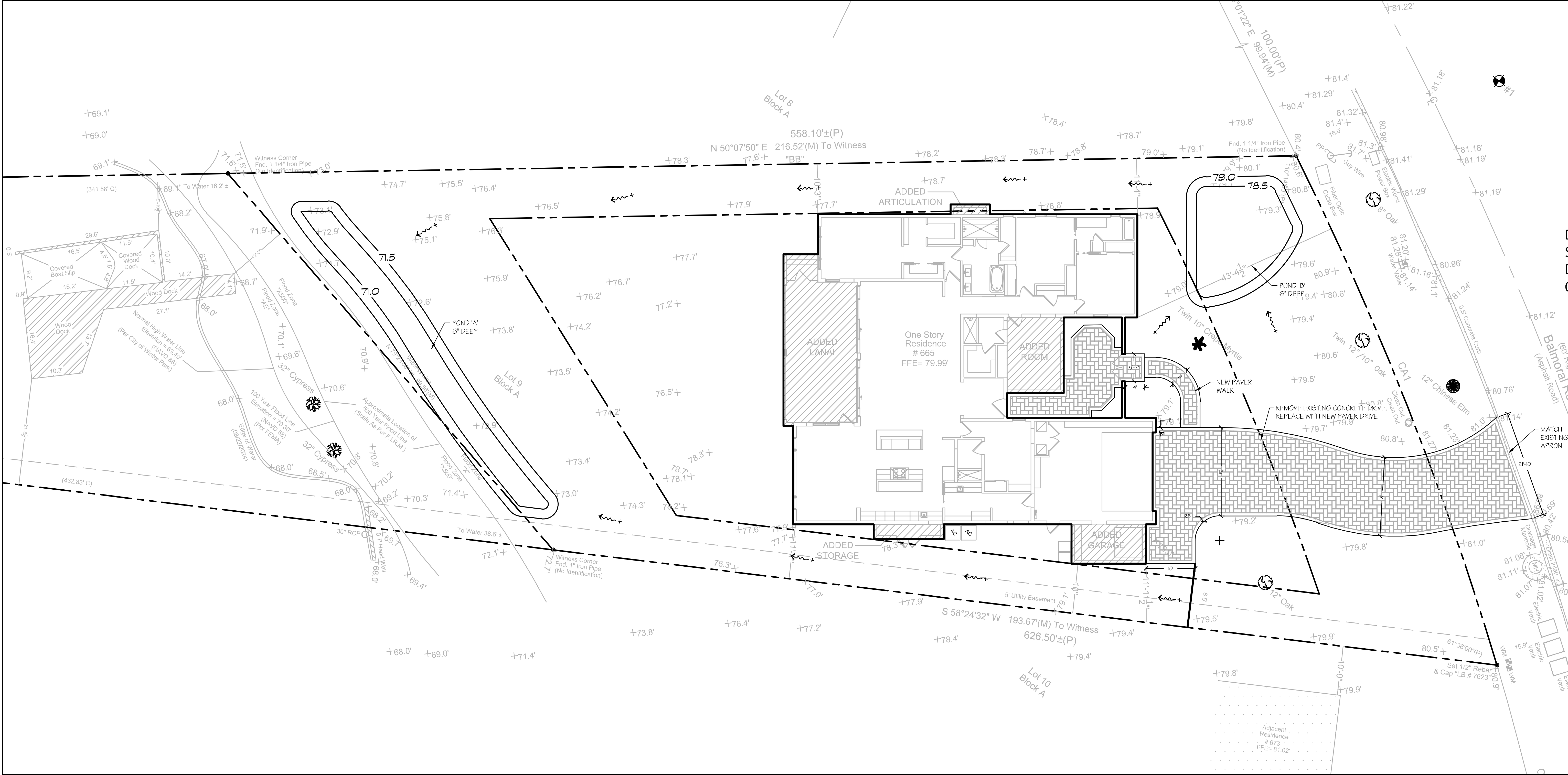
MERCIER RESIDENCE REMODEL
665 BALMORAL ROAD
WINTER PARK, FL 32789

PROPOSED SITE PLAN

DRAWN: ELL
DATE: 01/19/25
CHKD: DM/DS

LICENSE NUMBER:
DANIEL SOUTER, P.E.
#63901

SHEET NUMBER:
A2



SITE CALCULATIONS			
TOTAL SITE	19,526.00		
IMPERVIOUS AREAS			
RESIDENCE	4,341.00	22.2%	
DRIVEWAY	1,093.00	5.6%	
WALKS	331.00	1.7%	
TOTAL IMPERVIOUS	5,765.00	29.5%	
MAX ALLOWABLE	9,763.00	50.0%	
FRONT YARD AREA	3,286.00		
FRONT YARD IMPERVIOUS	549.00	16.7%	

STORMWATER CALCULATIONS			
TOTAL IMPERVIOUS	5,765.00	SF	
REQUIRED RETENTION (1")	478.50	CF	
POND A (6")	271.50	CF	
POND B (6")	213.75	CF	
PROVIDED RETENTION	485.25	CF	

VERLANDER
LANDSCAPE
ARCHITECTURE

9880 Monclair Circle
Apopka, FL 32703
severew@verlandera.com
407.834.4104

Digitally signed by
Steven P Verlander
Date: 2025.01.24
08:38:19 -05'00'
STEVEN P. VERLANDER, PLA
License No. LA6667258

GRADING PLAN

MERCIER RESIDENCE
665 BALMORAL ROAD

WINTER PARK, FLORIDA

REVISIONS		DESCRIPTION	
BY	SPV	XXXX	
DATE	XXX		

SCALE: 1"=10'-0"

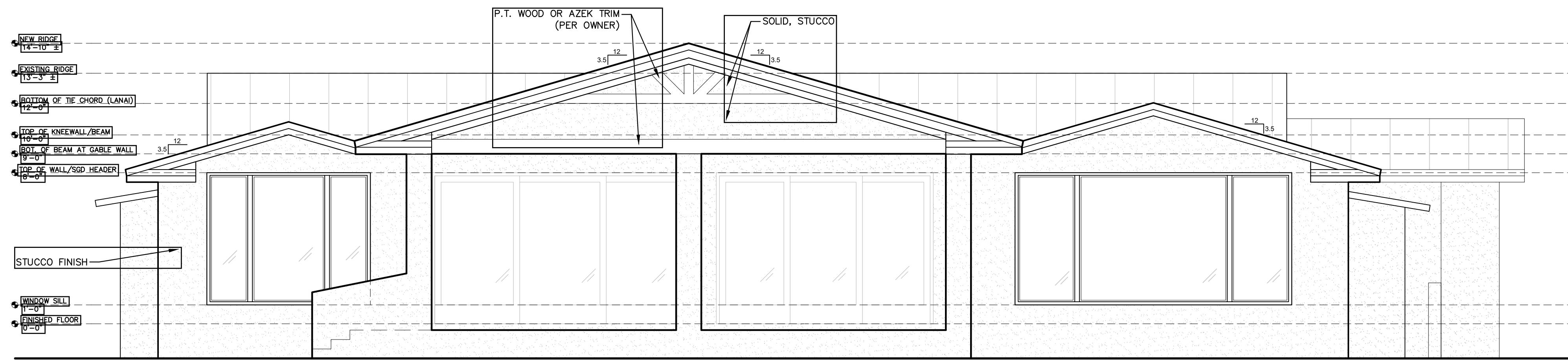
PROJ.: 2506

SCALE: 1"=10'-0"

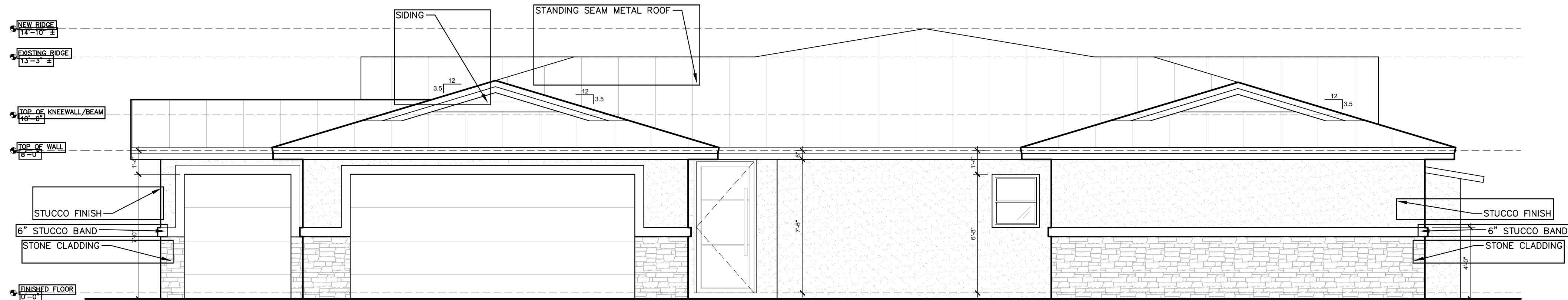
DATE: 1/23/25

SHEET:

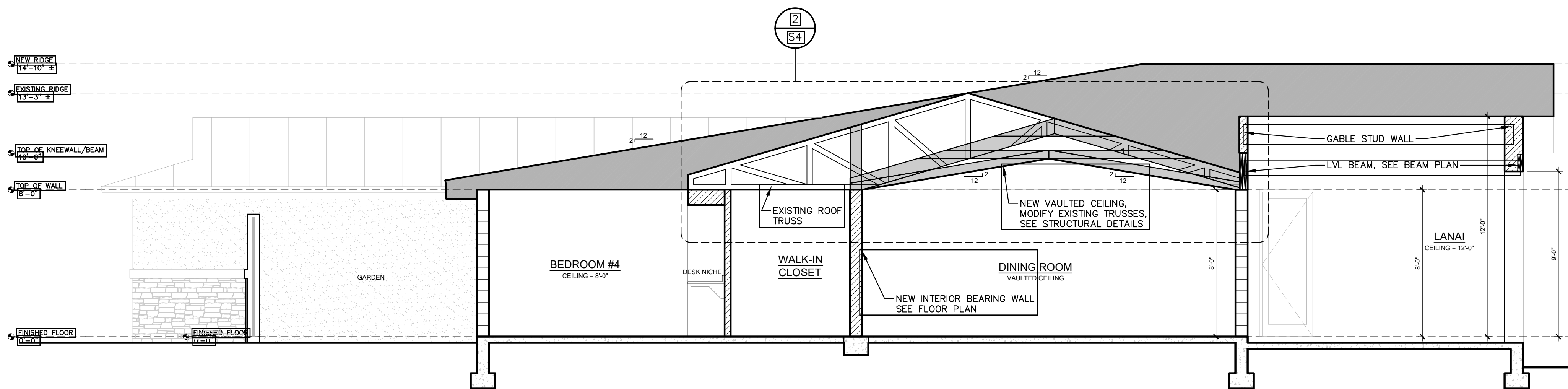
L-200



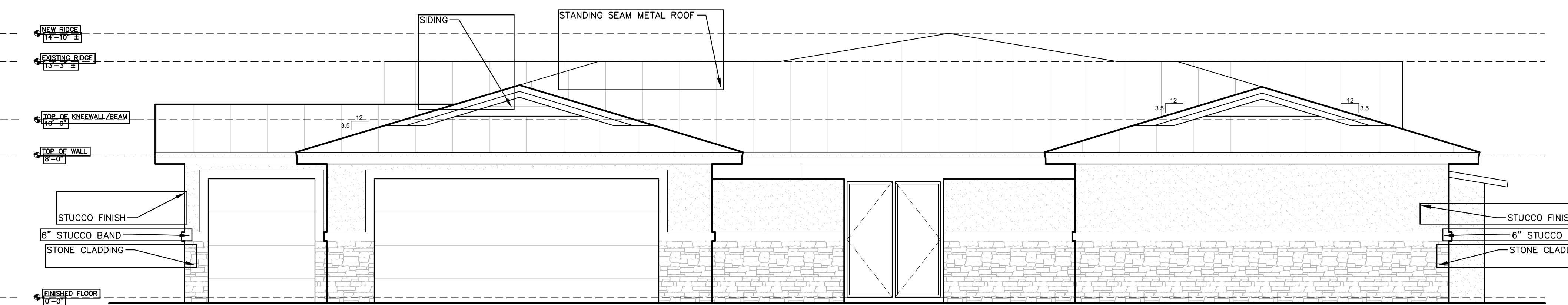
8] PROPOSED REAR ELEVATION (LAKE SIDE)
SCALE: 1/4" = 1'-0"



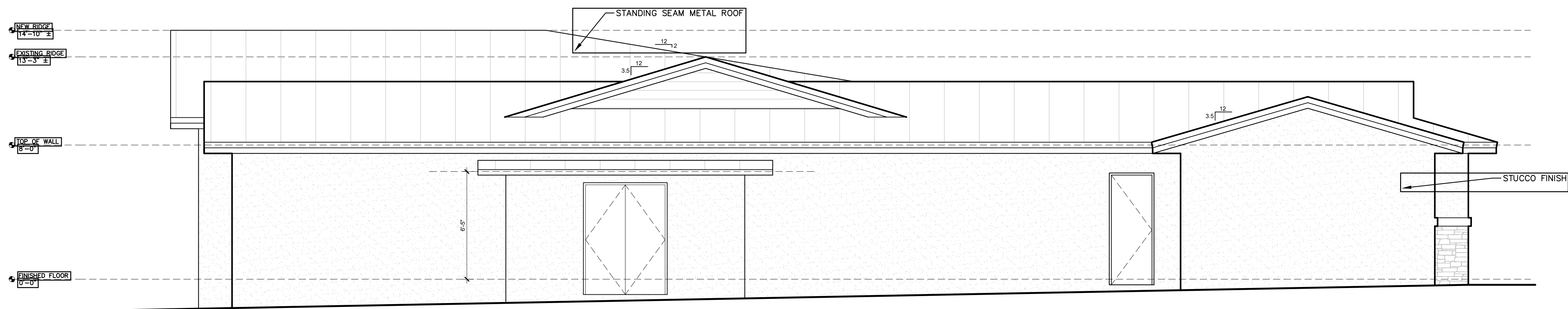
1] PROPOSED FRONT ELEVATION (FRONT GATE WALL NOT SHOWN FOR CLARITY)
SCALE: 1/4" = 1'-0"



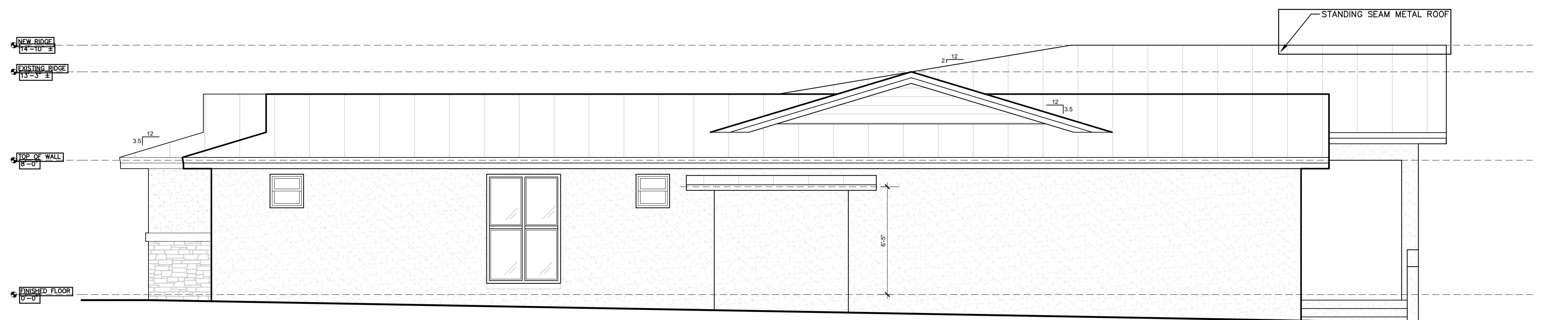
6] BUILDING SECTION
SCALE: 1/4" = 1'-0"



2] PROPOSED FRONT ELEVATION (WITH GATE WALL)
SCALE: 1/4" = 1'-0"



4] PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



5] PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

CONTRACTOR TO VERIFY W/ OWNER REPLACEMENT OF ALL WINDOWS
W/ ENGINEERING PRIOR TO DEMOLITION AND CONSTRUCTION

CONTRACTOR TO VERIFY ALL INTERIOR STRUCTURAL FRAMING W/
W/ ENGINEERING PRIOR TO DEMOLITION AND CONSTRUCTION
TO EVALUATE FIELD CONDITIONS

ALL DOORS, WINDOWS, TYPES AND SIZES TO BE VERIFIED
W/ CONTRACTOR / OWNER, PRIOR TO ORDERING / CONSTRUCTION.
FIELD VERIFY EXISTING CONDITIONS, WHERE APPLICABLE

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS & DIMENSIONS
W/ NEW DIMENSIONS AND PROPOSED LAYOUT

NOTE:
CONTRACTOR TO VERIFY ALL
EXTERIOR DETAILS, TRIM, SILLS, FINISHES,, ETC.
W/ OWNER AND INTERIOR DESIGNER, PRIOR TO CONSTRUCTION.
SEE SPECS BY INTERIOR DESIGNER FOR MORE INFO.

ISSUED FOR	
DATE	

DANIEL SOUTER, P.E.
P.E. # 68001
FLORIDA
FOR LAND, FL 32824
PHONE (407) 427-4866

alboa
ENGINEERING
C.A. #00556

LOPEZ DESIGN STUDIO
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(407) 921-6507

MERCIER RESIDENCE REMODEL
665 BALMORAL ROAD
WINTER PARK, FL 32789
PROPOSED ELEVATIONS

DRAWN: ELL
DATE: 01/19/25
CHKD: DM/DS

LICENSE NUMBER:
DANIEL SOUTER, P.E.
#68001

SHEET NUMBER:

A8



Planning & Zoning Board

agenda item 4.c

item type

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

meeting date

April 1, 2025

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

SPR #25-03. Request of David Konkol for approval to construct additions to the existing, two-story single-family home, totaling 848 square-feet in size, located at 255 Stirling Avenue on Lake Virginia, zoned R-1AAA.

motion | recommendation

Staff recommendation is for approval.

background

The applicant, David Konkol, on behalf of the homeowners, is requesting approval to add a total of 848 square feet to the existing, two-story home located at 255 Stirling Avenue on Lake Virginia. The property is zoned R-1AAA and the unsubmerged portion of the property is 13,752 square feet in size. The proposed impervious lot coverage of 5,721 square feet is 41.6% of the total lot, which is below 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 or 5,000 square feet, whichever is greater. In this case, the lot falls within the limited window where 5,000 square feet is the greater of the two and, thus, is the required maximum FAR. Including the additions and existing square footage, the applicant is proposing a 4,898-square-foot home which is under the maximum 5,000 square feet as the code allows.

The lot is extremely unique in both shape and circumstance. The required setbacks render a new structure on the lot close to unbuildable. The lot itself is a triangular lot with only 102-feet of width at the front of the lot and tapers down to roughly 40-feet at the water's edge. In addition to the difficult setbacks that come with such a unique lot shape, the lot also has a distinctive situation, being located on both a lake and a canal. A new structure would have to meet 50-feet from both waterfront lot lines. Because this is an existing, nonconforming structure, the Code allows for side setback additions that follow the existing nonconforming setback up to 24-feet in length.

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 three (3) feet in height. No such component is being proposed as part of this request. The lot is relatively flat, and the pool deck elevation is proposed to meet this requirement.

Traditional Views of Neighbors

The Code directions 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 111.5 feet. The neighbor to the west has a 144.3-foot setback. The home to the east has a 78.7-foot setback. The proposed setback of 116.6 feet is behind this average and is well behind the neighbor to the east. Although the existing home is already in front of the neighbor to the west and the applicant's proposal encroaches an additional 12-feet towards the lake, the entire structure is still entirely located behind the neighbor to the east and no traditional view of the lake is being blocked by the addition. The applicant has also provided a line-of-sight marker on the plans that shows that the proposed additions do not affect this neighbor's viewshed.

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 and 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 and an existing seawall along the canal-side which directs water towards the proposed pond.

Summary

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

alternatives | other considerations

fiscal impact

attachments

1. 255 Stirling Ave - Area Map
2. 255 Stirling Ave - Aerial Map
3. 255 Stirling Ave - Lakefront Table
4. 255 Stirling Ave - Survey
5. 255 Stirling Ave - Grading Plan
6. 255 Stirling Ave - Plan Set_revised
7. 255 Stirling Ave - Existing Building Pad
8. 255 Stirling Ave - Hardship Justification





LAKEVIEW DRIVE

STIRLING AVENUE

STIRLING AVENUE

COLLEGE POINT

GLENCOE AVENUE

Lakefront Site Plan Review: 255 Stirling Ave

	R-1AAA Requirements	Existing	Proposed
Zoning	N/A	R-1AAA	R-1AAA
Future Land Use	N/A	SFR	SFR
Lot Width	150 ft.	102 ft.	102 ft.
Lot Depth	N/A	164 ft. (avg.)	164 ft. (avg.)
Lot Area	25,000 sf	13,752 sf	13,752 sf
Floor Area Ratio	5,000 sf	4,141 sf	4,989 sf
Impervious Lot Coverage	50% (6,876 sf)	-	41.6% (5,721 sf)
Front Setback	44 ft.	44 ft.	44 ft.
Side Setbacks (1st floor/2nd floor)	11 ft./15 ft.	6.3 ft./6.3 ft. (east) 5.7 ft./5.7 ft. (west)	6.3 ft./6.3 ft. (east) 5.7 ft./5.7 ft. (west)
Lakefront Setbacks	111.5 ft. (avg.)	128.6 ft.	116.6 ft.

Boundary Survey

LAKE VIRGINIA



ADDRESS
255 Stirling Avenue
Winter Park, FL 32789



- CA = Covered Area
ID = Identification
LB = Licensed Business
FIP = Found Iron Pipe
FIR = Found Iron Rod
GEN = Generator
D = Central Angle
L = Arc Length
R = Radius
(P) = Plat Dimension
(C) = Calculated Dimension
(D) = Deed Dimension
(F) = Field Dimension
- Pg = Page
E = Electric Box
WM = Water Meter
X = Light Pole
T = Telephone Riser
TR = Transformer
P/E = Pool Equipment
C = Cable TV Riser
ONS = Onsite
OFFS = Offsite
Ø = Power Pole
ohu = Overhead Utilities
⊕ = Well

- OR Book = Official Record Book
SIR = Set 1/2" Iron Rod & Cap LB#7788
GBP = Covered Brick Pavers
FCM = Found Concrete Monument
SECC = Screen Enclosed Covered Concrete
FN&D = Found Nail & Disk
SN&D = Set Nail & Disk LB#7788
BP = Brick Pavers
CWD = Covered Wood Deck
FC = Fence Corner
FE = Fence End
VF = Vinyl Fence
MF = Metal Fence
CLF = Chain Link Fence

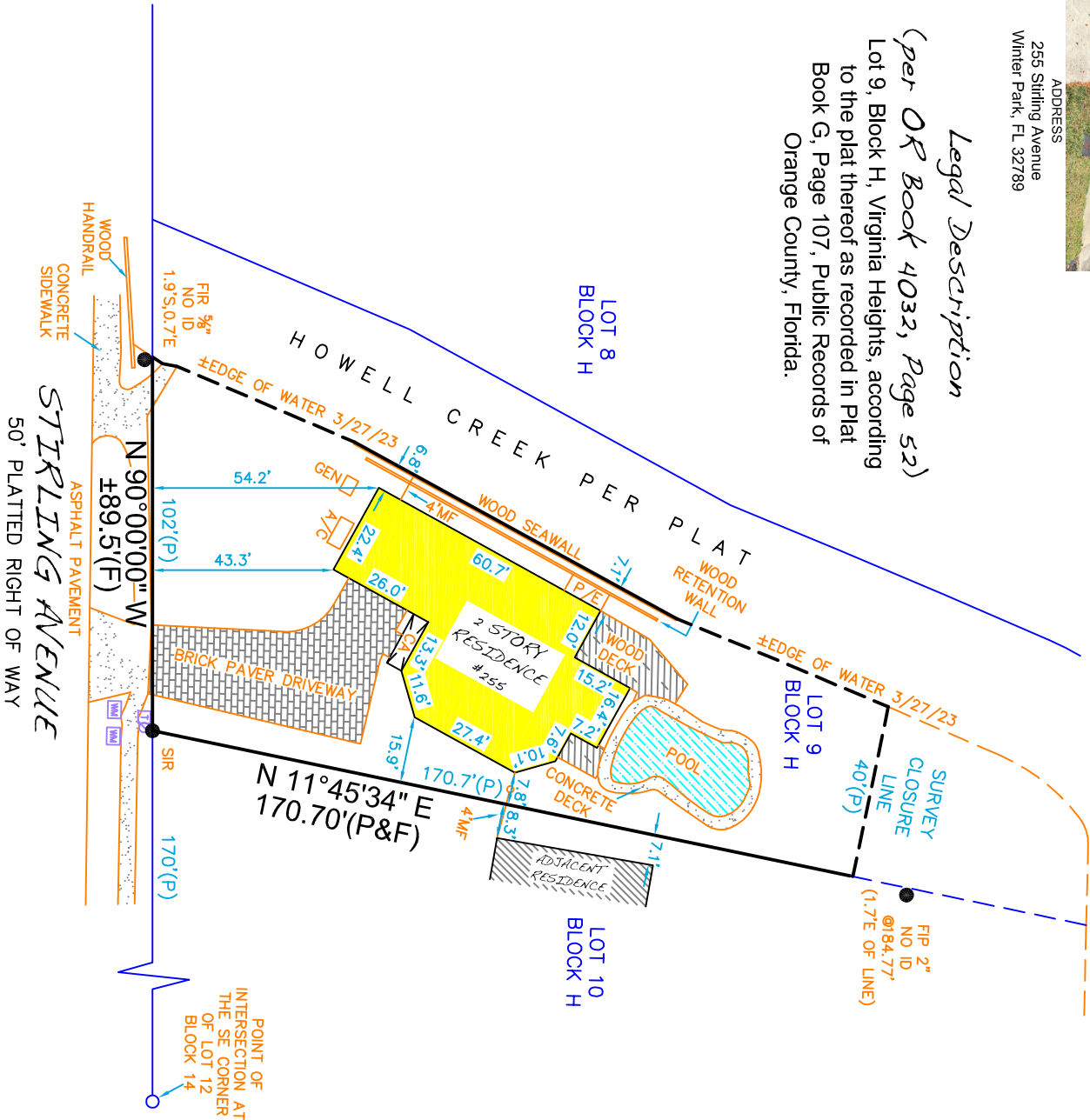
JOB #:	VLSR23-66184		
CLIENT #:	2138580		
FIELD DATE:	3/27/23	CREW:	CS
DRAFTER:	DF		
APPROVED:	EMD		
SCALE:	1" = 40'		

COPYRIGHT 2011

X	Borrower's Acknowledgment and Acceptance	X	Borrower's Acknowledgment and Acceptance
---	--	---	--



Legal Description
(per OR Book 4032, Page 52)
Lot 9, Block H, Virginia Heights, according to the plat thereof as recorded in Plat Book G, Page 107, Public Records of Orange County, Florida.



CERTIFIED TO: (AS FURNISHED)

Melanie & Paul Lavery
The Closing Agent, LLC
Old Republic National Title Insurance Company
PNC Bank, N.A., ISAOA/ATIMA

FLOOD ZONE

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE & X500", AREAS DETERMINED TO BE INSIDE & OUTSIDE THE 100-YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12096C0255F. LAST REVISION DATE 3/7/14, (PER MAPWISE WEBSITE). THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

LIST OF POSSIBLE ENCROACHMENTS:
FENCE & CONCRETE CROSSES PROPERTY LINE.
OWNERSHIP OF WALLS & FENCES HAS NOT BEEN DETERMINED.

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY OF STIRLING AVENUE WHICH HAS AN ASSUMED BEARING OF N 90°00'00" W.

- NOTES
- Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this survey.
 - The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes.
 - Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
 - The property shown hereon is subject to all easements, restrictions and reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
 - Building ties and dimensions for improvements should not be used to reconstruct boundary lines.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LB 7788



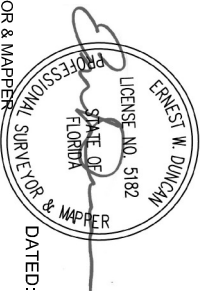
VISION LAND
S U R V E Y O R S

941 S Pennsylvania Ave, Winter Park, FL 32789 | (888) 399-8474

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

Ernest W. Duncan, PSM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION # LS 5182
DATED: 3/29/23



NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

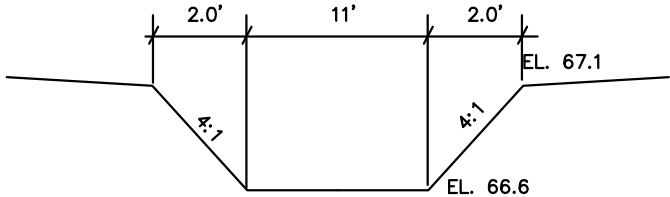
DATE	REVISION	DATE	REVISION
3/30/23	Revise boundary		

Boundary & Topographic Survey

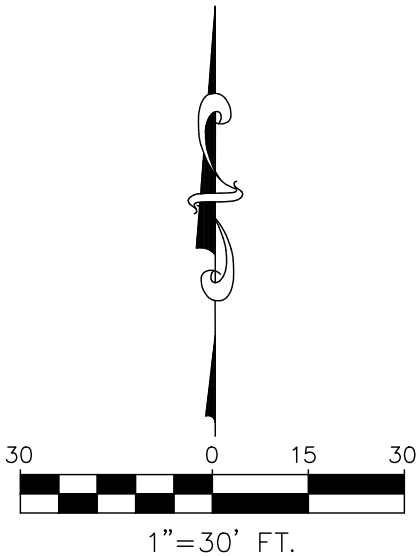
Legal Description:

LOT 9, BLOCK H, VIRGINIA HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGE 107, OF THE 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 ZONED X500 & AE. THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 120188, DATED 2014-03-07.



DRY RETENTION POND 1 SECTION
N.T.S.



WATER QUALITY CALCULATIONS
1" OVER NEW IMPERVIOUS
1,683 S.F. TOTAL PROPOSED NEW IMPERVIOUS
1/12 x 1,683 = 140 C.F.
TOTAL REQUIRED IS 140 CF
184 C.F. PROVIDED IN POND
POND 1: 15'x30' 6" DEEP 184 C.F.

SITE COVERAGE DATA:

TOTAL SITE: 13,752 SQ. FT.
IMPERVIOUS MAX. ALLOWED: 50%= 6,876 SQ. FT.

IMPERVIOUS AREA
50% MAX. PERMITTED

EXISTING FIRST FLOOR: 1,827 SQ. FT.
EXISTING ENTRY: 42 SQ. FT.
PROPOSED FIRST FLOOR ADDITION: 219 SQ. FT.
PROPOSED ENTRY ADDITION: 15 SQ. FT.
PROPOSED PATIO: 228 SQ. FT.
EXISTING GARAGE: 506 SQ. FT.
EXISTING AC PATIOS / STOOPS: 24 SQ. FT.
PROPOSED DRIVE / WALKWAY: 1,665 SQ. FT.
PROPOSED POOL / DECK: 1,195 SQ. FT.
TOTAL: 5,721 SQ. FT. = 41.60%

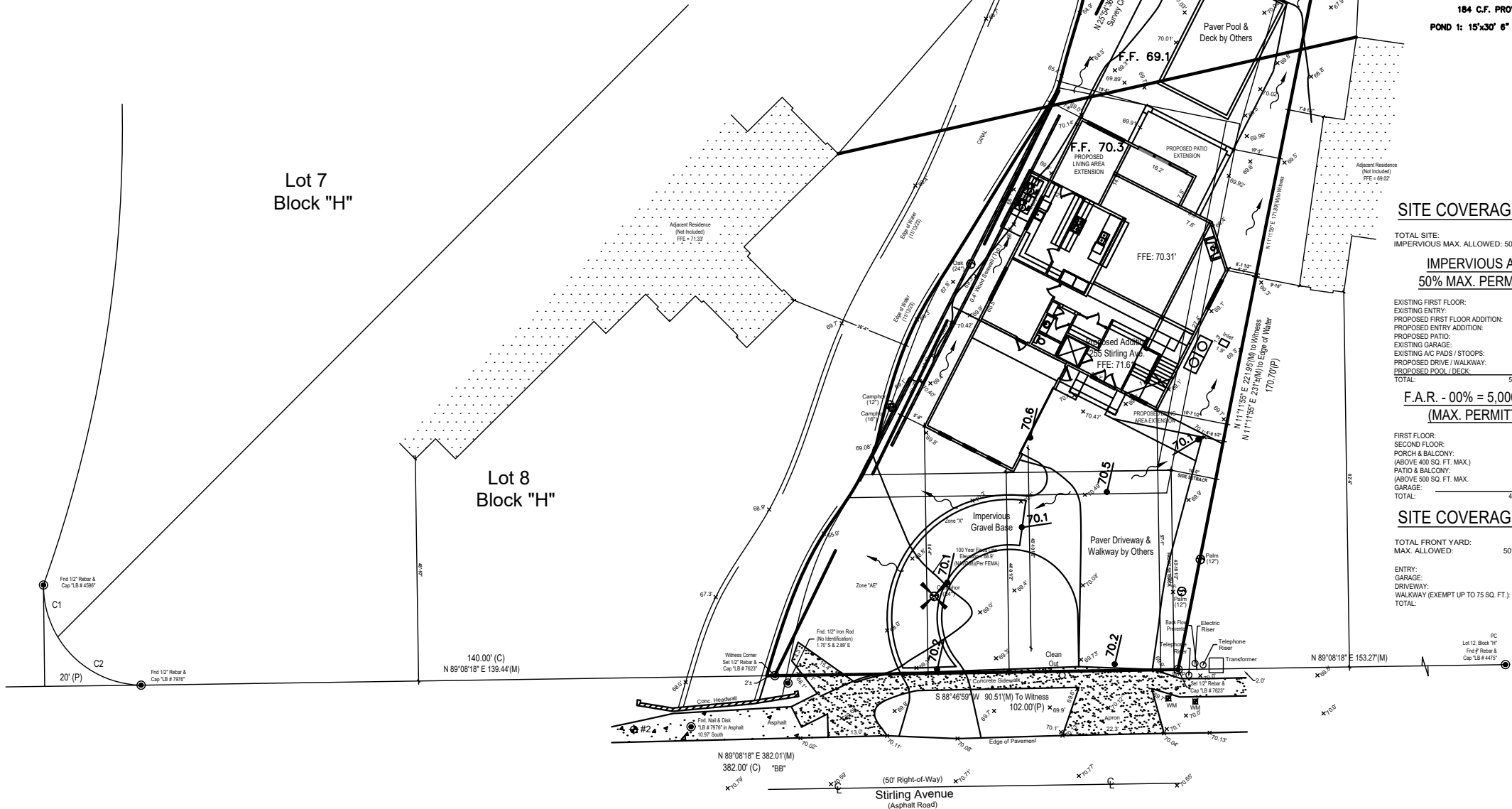
F.A.R. - 00% = 5,000 SQ. FT.
(MAX. PERMITTED)

FIRST FLOOR: 2,046 SQ. FT.
SECOND FLOOR: 2,437 SQ. FT.
PORCH & BALCONY: 278 SQ. FT.
(ABOVE 400 SQ. FT. MAX.)
PATIO & BALCONY: 51 SQ. FT.
(ABOVE 500 SQ. FT. MAX.)
GARAGE: 506 SQ. FT.
TOTAL: 4,989 SQ. FT. = 36.27%

SITE COVERAGE DATA:

TOTAL FRONT YARD: 5,189 SQ. FT.
MAX. ALLOWED: 50% = 2,594 SQ. FT.

ENTRY: 57 SQ. FT.
GARAGE: 506 SQ. FT.
DRIVEWAY: 1,665 SQ. FT.
WALKWAY (EXEMPT UP TO 75 SQ. FT.): 0 SQ. FT.
TOTAL: 2,228 SQ. FT.



STEVE L. MELlich STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NUMBER 38733. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY STEVE L. MELlich, P.E. ON THE DATE SHOWN USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CERTIFICATE OF AUTHORIZATION NUMBER 6886
STEVE MELlich P.E. NO. 38733

REV	DATE	DESCRIPTION
1	11-01-18	ADDED SEPS TO POOL DECK

MELlich-BLENden ENGINEERING, INC.
P.O. BOX 646
YANKEE, FLORIDA 32777

Steve L. Mellich

Digitally signed
by Steve L. Mellich
Date: 2025.02.24
09:40:02 -05'00'

DRAWN	SLM	DESIGNED	SLM	CHECKED	SLM	DATE	11-01-18
-------	-----	----------	-----	---------	-----	------	----------

225 STERLING AVENUE
LOT GRADING PLAN

SCALE
1" = 30'
PROJECT NO.
11-018
SHEET
1 OF 1



- KONKOL CUSTOM HOMES & REMODELING, LLC.



Page 2

   FIND US ON FACEBOOK, HOUZZ & ZILLOW AT MJS DESIGNERS GROUP



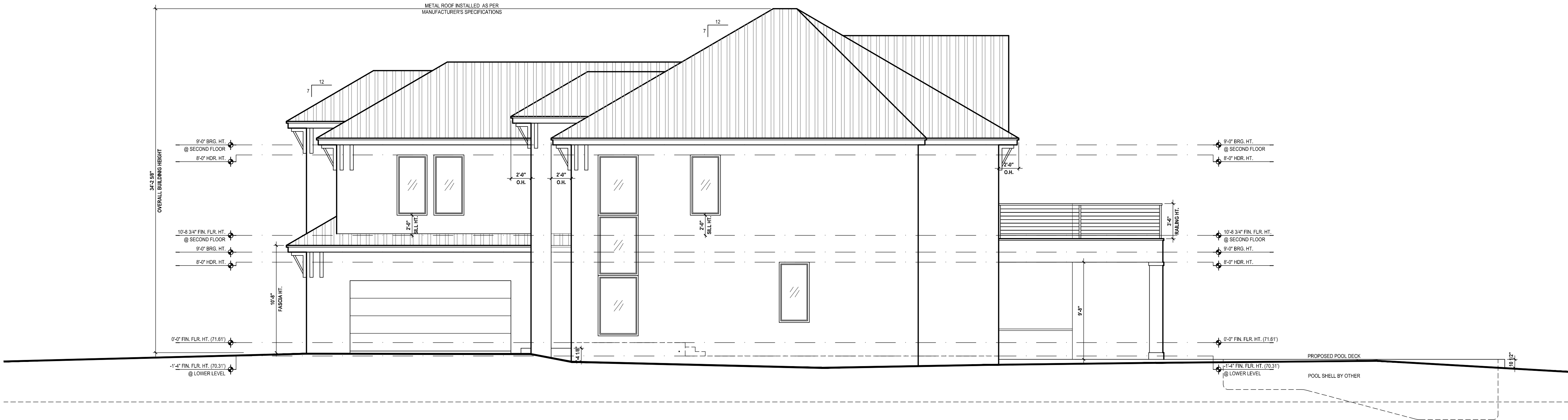
Rear Elevation

SCALE 3/16" = 1'-0"



Front Elevation

SCALE 1/4" = 1'-0"



Right Elevation

SCALE 3/16" = 1'-0"



Left Elevation

SCALE 3/16" = 1'-0"

Mar 18, 2025 3:42pm

JRSOIT: Z:\Korkol Custom Homes\Lavery House (255 Stirling Ave.)\Study set\X-Study Set.dwg

PROJECT: 24-0132
SCALE: AS NOTED
DRAWN BY: JML
DESIGNED BY: MJS

STUDY SET
S-04

ISSUE DATE: 00/00/0000
REVISIONS:

815 Orienta Ave., Suite #1050
Altamonte Springs, FL 32701
www.korkolcustom.com
CC0057805

Korkol
CUSTOM HOMES & REMODELING, LLC

815 Orienta Ave., Suite #1040
Altamonte Springs, FL 32701
Ph: (407) 629-6711
Fax: (407) 629-6776
www.mjsdesignsgroup.com

MJS
designers group
residential commercial architecture

A.I.D.

GOBA
CREATOR ORLANDO BUILDERS ASSOCIATION

Lavery Addition-Remodel
255 Stirling Ave.
Winter Park, FL 32789

RKE ENTERPRISES LLC
Florida Reg. #47515
4707 Wild Turkey Rd.
Mims, FL 32754
FL REG #47515 CDS-18-0407

ENTERPRISES LLC
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WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and MJS, Inc. must be notified in writing of any changes in the dimensions, conditions and specifications appearing on these plans.



Lot 8
Block "H"

140.00' (C)
N 89°08'18" E 139.44'(M)

N 89°08'18" E 382.01'(M)
382.00' (C) "BB"

(50' Right-of-Way)
Stirling Avenue

PC
Lot 12, Block "H"
Fnd 5" Rebar &
Cap "LB # 4475"

N 89°08'18" E 153.27'(M)

N 11°11'55" E 221.95'(M) to Witness
N 11°11'55" E 231.11'(M) to Edge of Water
170.70'(P)

N 25°54'36" E 248.64'(M)
Survey Closure Line

S 78°48'05" E 23.63'(M)
Survey Closure Line

Adjacent Residence
(Not Included)
FFE = 71.33'

Adjacent Residence
(Not Included)
FFE = 69.02'

100 Year Flood Line
Elevation = 68.9'
(NAVD88)(Per FEMA)

100 Year Flood Line
Elevation = 68.9'
(NAVD88)(Per FEMA)

Normal High Water Line
Elevation = 65.7' (NAVD88)
(Per City of Winter Park
CHVE Fact Sheet)

Witness Corner
Fnd. 2" Iron Pipe
(No Identification)

Witness Corner
Set 1/2" Rebar &
Cap "LB # 7623"

Fnd. 2" Iron Pipe
(No Identification)
1.63' East

Witness Corner
Fnd. 1/2" Iron Rod
(No Identification)

100 Year Flood Line
Elevation = 68.9'
(NAVD88)(Per FEMA)

Conc. Deck

Pool

N 11°11'55" E 171.89'(M) to Witness

Edge of Water
(11/1/23)

Edge of Water
(11/1/23)

Edge of Water
(11/1/23)

Edge of Water
(11/1/23)

Edge of Water
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Edge of Water
(11/1/23)

Edge of Water
(11/1/23)

Edge of Water
(11/1/23)

1. The existing lot conditions—including the canal to the west, current setback requirements, and the irregular lot shape—make redevelopment of the site unfeasible.
2. These site constraints prevent full utilization of the allowable Floor Area Ratio (FAR).
3. The existing home does not conform to the current setback requirements.
4. The proposed variance, which extends the northwest wall 12' along the canal frontage, will not obstruct lake views for either neighboring property.



Planning & Zoning Board

agenda item 4.d

item type

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

meeting date

April 1, 2025

prepared by

Allison McGillis, Director of Planning and Zoning

approved by**subject**

RP #25-01. Request of Fairbanks Winter Park LLC for final plat approval to combine 1980 West Fairbanks Avenue and the property behind it fronting on Kentucky Avenue.

motion | recommendation

Staff recommendation is for approval.

background

The applicant, Fairbanks Winter Park LLC, is requesting final plat approval for the Olympia at Fairbanks Replat, located between Fairbanks Avenue and Kentucky Avenue. The proposed plat includes combining two commercial lots totaling approximately 0.322 acres. Relevant city staff, the city attorney and Orange County have reviewed the plat and confirmed that the plat meets all technical requirements for final approval.

alternatives | other considerations**fiscal impact****attachments**

1. Location Map
2. 221016 OLYMPIA AT FAIRBANKS REPLAT 11-12-24

OLYMPIA AT FAIRBANKS REPLAT

SHEET 1 OF 1

PLAT
BOOK

PAGE

LOTS 16 AND 29 OF THE PLAT OF OLYMPIA HEIGHTS RECORDED IN PLAT BOOK J, PAGE 61 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SITUATED WITHIN THE SOUTHWEST
1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A REPLAT OF LOTS 16 AND 29 OF THE PLAT OF OLYMPIA HEIGHTS RECORDED IN PLAT BOOK J, PAGE 61 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SITUATED WITHIN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 30 OF SAID PLAT OF OLYMPIA HEIGHTS; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF KENTUCKY AVENUE PER SAID PLAT RUN NORTH 89°32'22" WEST A DISTANCE OF 50.20 FEET TO THE SOUTHEAST CORNER OF LOT 28 OF SAID PLAT; THENCE ALONG THE EAST LINE OF LOTS 17 AND 28 OF SAID PLAT RUN NORTH 00°54'11" WEST A DISTANCE OF 280.05 FEET TO THE INTERSECTION OF SAID EAST LINE OF LOT 17 AND THE SOUTH RIGHT-OF-WAY LINE OF FAIRBANKS AVENUE, SAID INTERSECTION POINT BEING A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 11,417.16 FEET, A CENTRAL ANGLE OF 0°11'21", AND A CHORD DISTANCE OF 37.68 FEET WHICH BEARS SOUTH 89°46'13" EAST; THENCE ALONG THE ARC OF SAID CURVE FOR A LENGTH OF 37.68 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE RUN SOUTH 89°49'33" EAST A DISTANCE OF 12.34 FEET TO THE NORTHWEST CORNER OF LOT 15 OF AFORESAID OLYMPIA HEIGHTS PLAT; THENCE ALONG THE WEST LINE OF SAID LOTS 15 AND 30 RUN SOUTH 00°56'21" EAST A DISTANCE OF 280.23 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 14,035 SQUARE FEET OR 0.322 ACRES, MORE OR LESS.

LEGEND

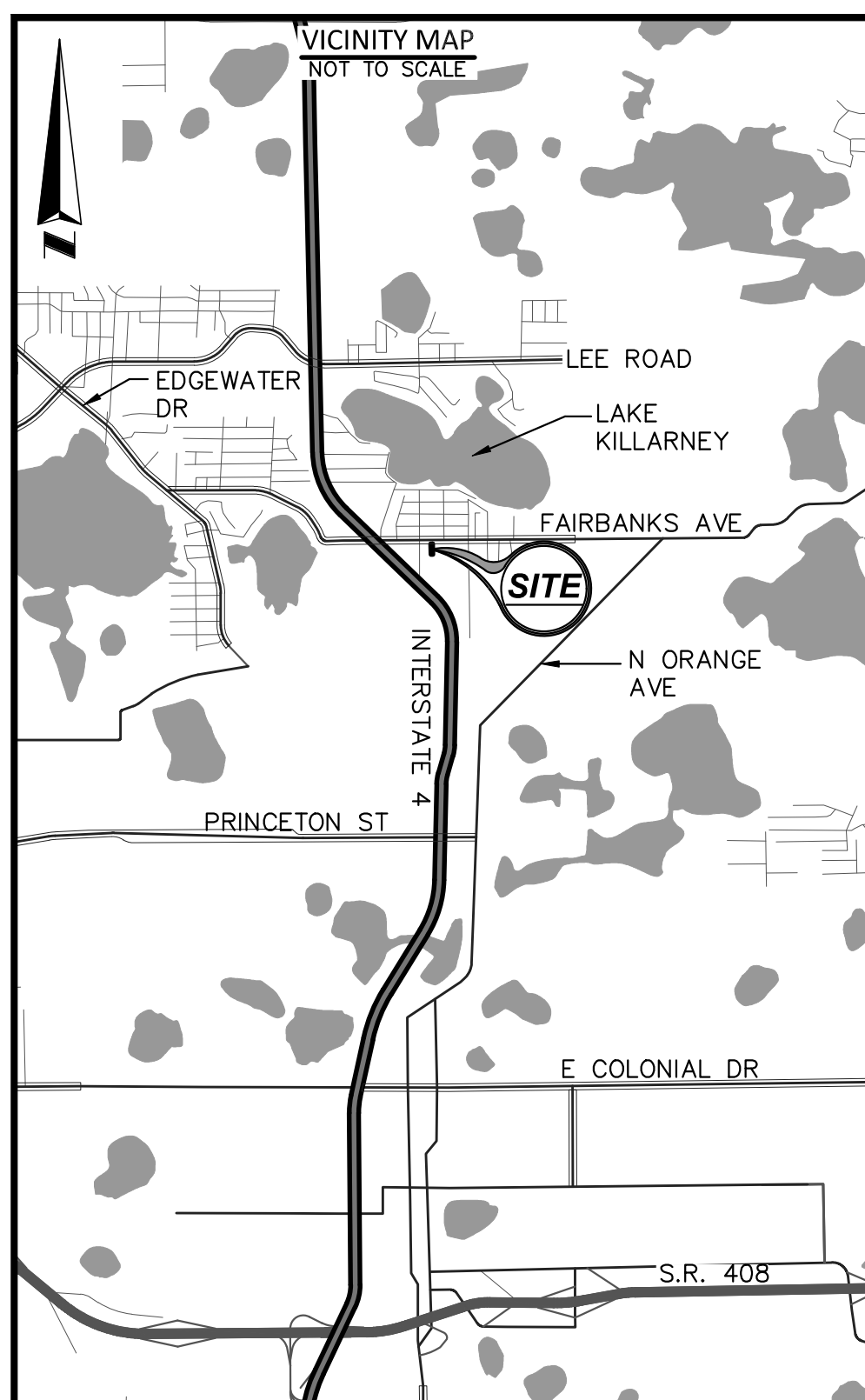
- = SET 4"x4" CM (CONCRETE MONUMENT)
INSCRIBED 'PRM LB 6393' IN
ACCORDANCE WITH F.S. 177.091(7)
(UNLESS OTHERWISE NOTED)
C = CENTERLINE
COR = CERTIFIED CORNER RECORD
F.S. = FLORIDA STATUTES
ID = IDENTIFICATION
LB = LICENSED BUSINESS
PG = PAGE(S)
PNT = POINT OF NON-TANGENCY
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PT = POINT OF TANGENCY

NOTICE

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

NOTICE

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



SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 29 EAST
CCR#93347



AMERICAN SURVEYING
& MAPPING, INC.

NDDS NATIONAL DUE
DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

221 Circle Drive, Maitland, FL 32751 Phone: 407-426-7979

LB#6393 nationalduediligenceservices.com

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 29 EAST BEING S00°40'57"W, AS CALCULATED BETWEEN CERTIFIED CORNER RECORD #93341 & CERTIFIED CORNER RECORD #93347. THE COORDINATES SHOWN HEREON ARE BASED ON NAD83(1990) FLORIDA EAST ZONE.
- ALL DOCUMENTS CITED HEREON ARE FOUND IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO CERTAIN TITLE MATTERS AS REPORTED IN THAT CERTAIN PROPERTY INFORMATION REPORT PREPARED BY ATTORNEYS' TITLE FUND SERVICES, INC., FUND FILE NUMBER 1580485, HAVING AN EFFECTIVE DATE OF OCTOBER 23RD, 2024. SAID TITLE MATTERS ARE LISTED AS FOLLOWS:
 - ALL MATTERS CONTAINED ON THE PLAT OF OLYMPIA HEIGHTS, AS RECORDED IN PLAT BOOK J, PAGE 61, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)
 - RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS ESTABLISHING A MUNICIPAL SERVICE TAXING UNIT/BENEFIT UNIT FOR STREETLIGHTING AS RECORDED IN O.R. BOOK 5442, PAGE 1874, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)
 - DISTRIBUTION EASEMENT CONTAINED IN INSTRUMENT RECORDED JANUARY 25, 2016, UNDER INSTRUMENT NUMBER 20160039594, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)
 - DECLARATION OF TEMPORARY ACCESS RECORDED IN INSTRUMENT NUMBER 20240453502, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER THAT HAS PREPARED THE FOREGOING PLAT THAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA.

SURVEYOR: E. GLENN TURNER, PSM
REGISTRATION NUMBER: LS# 5643
PROFESSIONAL SURVEYOR
AND MAPPER
REGISTRATION NUMBER OF
LEGAL ENTITY: LB# 6393
AMERICAN SURVEYING & MAPPING, INC.

OLYMPIA FAIRBANKS REPLAT DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT FAIRBANKS WINTER PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS IN THE ATTACHED PLAT ENTITLED "OLYMPIA FAIRBANKS REPLAT" LOCATED IN THE CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA, DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY DEDICATES NOTHING TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW AND ITS SEAL AFFIXED HERETO ON THIS _____ DAY OF _____ 2024.

BY: FAIRBANKS WINTER PARK, LLC, A FLORIDA
LIMITED LIABILITY COMPANY

BY: _____

PRINT NAME

TITLE

WITNESS PRINT NAME

WITNESS PRINT NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS _____ DAY OF _____ 20____ BY _____ AS _____ FOR FAIRBANKS WINTER PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY, HE [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION

NOTARY PUBLIC, STATE OF FLORIDA

PRINTED NAME

STATE OF FLORIDA
MY COMMISSION EXPIRES: _____

COMMISSION #: _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON _____
THE CITY COMMISSION APPROVED THE FOREGOING PLAT.

ORANGE COUNTY

ATTEST: _____

CLERK OF THE BOARD _____ DATE
BY: _____ D.C.

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

EXAMINED
AND
APPROVED: _____
CITY PLANNING OFFICIAL DATE

CERTIFICATE OF APPROVAL OF CITY ENGINEER

EXAMINED
AND
APPROVED: _____
CITY ENGINEER DATE

CERTIFICATE OF REVIEW BY CITY SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES.

CITY SURVEYOR DATE

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON _____ AS
DOC.# _____

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA