



Board of Adjustments Regular Meeting

Agenda

June 17, 2025 @ 5:00 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. Selection of Chair and Vice Chair**
- 3. Consent Agenda**
 - a. Approve the minutes of April 15, 2025. 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. BOA #25-05. request of Z Properties for variance approval from Section 58-336 subsection (e)(1), to allow a 0-foot-wide landscape buffer area along Treat Way in lieu of the 8-foot minimum required to screen the vehicular use/parking area from the public right-of-way in conjunction with the proposed mixed-use development at 111 S. Knowles Avenue, zoned CBD. 20 minutes
- 6. Non-Action Items**
- 7. Staff Updates**
- 8. Board Comments**
- 9. Upcoming Agenda Items**
- 10. Adjournment**



Board of Adjustments

agenda item 3.a

item type

Consent Agenda

meeting date

June 17, 2025

prepared by

Mary Bush, Administrative Coordinator III

approved by**subject**

Approve the minutes of April 15, 2025.

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

1. Draft Board of Adjustments Regular Meeting Minutes



Board of Adjustments Regular Meeting Minutes

April 15, 2025 at 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Michael Clary, Robert Trompke, Charles Steinberg, Aimee Hitchner, Jeanne Reynaud, Frank Pruitt

Absent

Ann Higbie

Staff Present

City Attorney Hillary Griffith, Senior Planner/Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Administrative Coordinator Mary Bush

1. Call to Order

Chairman Steinberg called the meeting to order at 4:59 p.m.

2. Consent Agenda

- a. Approve the minutes of February 18, 2025.

Motion made by Michael Clary, seconded by Jeanne Reynaud, to approve the February 18, 2025 meeting minutes.

The motion carried unanimously by a 6-0 vote. (Ann Higbie was 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. BOA #25-03. Request of Sarah Silveira for variance approval from Section 58-65(f)(6), to allow a 33-foot front setback in lieu of the required front setback of 59 feet in conjunction with the proposed single-family home located at 1790 Windsor Drive, zoned R-1A.

Mr. Lewis provided a summary of the request. He noted that the property is located near Lakemont Elementary and the block is largely uniform in terms of home setbacks, Page 4 of 25

particularly on the south side of Windsor Drive, where the average front setback is 33 feet. Homes adjacent to the applicant's property are set back 30 and 32 feet, respectively. Mr. Lewis indicated that the existing structure on the applicant's property has a 59-foot setback, which is significantly deeper than others on the block and considered out of character with the surrounding homes. It includes an unenclosed carport that sits at 39 feet, but since the front setback is measured to the front building wall, which is at 59 feet, the carport does not count toward the official setback measurement. The property is described as the only notable outlier in terms of front setback on this block.

Mr. Lewis explained that enforcing a 59-foot setback would render roughly 40% of the applicant's lot unbuildable before even considering rear and side setbacks. In contrast, the proposed 33-foot setback aligns with the neighborhood average and places the new home behind the building lines of the adjacent properties, which helps maintain block conformity. He emphasized that the applicant's hardship is due to unique circumstances, specifically the existing out-of-character structure built in 1958, which predates the applicant's ownership. He also indicated that no special privilege would be granted as part of the request, as it aligns with existing conditions on the block and corrects an existing inconsistency rather than creating a new one.

Staff recommendation was for approval.

The applicant, Sarah Silvera of 1790 Windsor Drive, Winter Park, FL 32789 briefly addressed the Board, explaining her personal reasoning for building a single-story home—citing accessibility and long-term aging in place—as the rationale for the variance request. She presented a conceptual image of the proposed home and reaffirmed her intent to make it her “forever home.”

The Board heard public comment from the following resident who was in favor of the request:

Tammy Proden of 1810 Windsor Drive, Winter Park, FL 32789.

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

Motion made by Michael Clary, seconded by Robert Trompke, for variance approval from Section 58-65(f)(6), to allow a 33-foot front setback in lieu of the required front setback of 59 feet in conjunction with the proposed single-family home located at 1790 Windsor Drive, zoned R-1A.

The motion carried unanimously by a 6-0 vote. (Ann Higbie was absent from the meeting.)

5. Non-Action Items

6. Staff Updates

Staff and the Board expressed gratitude to Charles Steinberg and Ann Higbie for their years of service on the Board, as they had been termed out and would no longer be on the Board after April. Charles Steinberg expressed his pleasure with serving on the Board and working with the other Board members and staff. Ann Higbie was absent from the meeting.

7. Board Comments

8. Upcoming Agenda Items

9. Adjournment

The meeting adjourned at 5:13 p.m.

ATTEST:

/s/ Mary Bush, Board Secretary



Board of Adjustments

agenda item 5.a

item type

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

meeting date

June 17, 2025

prepared by

Nicholas Lewis, Planner II

approved by

John Harbilas, Senior Planner

subject

BOA #25-05. request of Z Properties for variance approval from Section 58-336 subsection (e)(1), to allow a 0-foot-wide landscape buffer area along Treat Way in lieu of the 8-foot minimum required to screen the vehicular use/parking area from the public right-of-way in conjunction with the proposed mixed-use development at 111 S. Knowles Avenue, zoned CBD.

motion | recommendation

Staff recommendation is for denial of the variance requested.

background

The applicant, Z Properties, is requesting variance approval to allow a 0-foot-wide landscape buffer area along Treat Way in lieu of the 8-foot minimum required to screen the vehicular use/parking area from the public right-of-way in conjunction with the proposed mixed-use development at 111 S. Knowles Avenue. The property is zoned CBD.

Variance Review Criteria:**Special Conditions and Circumstances**

In order for a variance to be granted, special conditions and circumstances must exist which are peculiar to the land, structure or building involved and are not applicable to other land, structures or buildings in the same zoning district.

The subject property is a standard rectangular lot located off W. Morse Boulevard (Morse), S. Knowles Avenue (Knowles), and Treat Way (Treat). The previous structure, which was a two-story mixed-use building, was demolished, and the lot currently sits vacant. The applicant is proposing to redevelop the parcel with a single-story commercial structure on the portion of the lot facing Morse, a single-family home facing Treat and a private swimming pool and outdoor recreation area between the two structures ancillary to the private residence.

The required parking is proposed along Treat and is designed for all six spaces to reverse into

the right-of-way. To allow for the proposed configuration, the applicant is requesting a 0-foot-wide landscape buffer space along Treat.

Staff does not believe that there are any special conditions and circumstances that arise from this lot that severely impact the site enough to justify a hardship. The applicant provides that requiring the 8-foot required landscape buffer would result in roughly 14% of the lot as unusable area. However, the lot is currently vacant. The applicant is choosing to underutilize the entitlements and limit the scale of the proposal. Roughly one-third of the property is being proposed for private recreational areas, ancillary to the private residence, inclusive of a swimming pool and outdoor pickleball court. The lot is roughly 142-feet in depth and the recreational area is 52.5-feet deep (37% of the total lot depth). Put differently, the lot is 10,347 square feet. The proposed pool and pickleball area is 3,832.5 square feet (37% of the total lot area). This proposed recreation space can be minimized to allow for the 8-foot landscape buffer and a parking lot design that does not require reversing directly into the right-of-way.

Deprivation of Rights

The second requirement for granting a variance request is that the literal interpretation of the provisions of the zoning code would deprive the applicant of the rights commonly enjoyed by other properties in the same zoning district.

A literal interpretation of Section 58-336(e)(1) requires an 8-foot-wide landscape buffer. This requirement serves two purposes. The first is to screen parking areas from views from the right-of-way. The second is to prohibit reversing into the right-of-way. The applicant is proposing a site plan where over one-third of the parcel is being utilized for private recreational spaces ancillary to the private residence on a vacant parcel. Staff believes that the proposal can be reasonably altered to meet the 8-foot landscape buffer requirement, allowing safe ingress and egress of the property, instead of reversing into the right-of-way.

Actions of the Applicant

The special conditions and circumstances must not result from the actions of the applicant.

Any special conditions and circumstances that run with the request are directly resultant from actions of the applicant. The landscape buffer provision does not severely limit the feasibility of the site and is required for all commercial sites. Instead, it is the applicant's proposal that severely limits their ability to meet all code requirements.

Special Privilege

The last requirement necessary to grant a variance request is that the variance will not confer onto the applicant any special privilege denied by the zoning ordinance to other lands, structures, or buildings in the same zoning district. No nonconforming use of the neighboring lands, structures, or buildings in other zoning districts shall be considered grounds for the issuance of a variance.

The applicant can reasonably alter their plans to meet all code requirements. It is staff's opinion that any special conditions and circumstances result directly from the actions of the applicant and allowing this variance would open the door for other applicants for commercial properties to request either: (1) no landscape buffers along public rights-of-way; and/or (2) parking with a 0-foot setback that reverses directly into public rights-of-way.

Summary

Staff believes that the applicant does not meet the four criteria required to grant the variance requested.

alternatives | other considerations

fiscal impact

attachments

1. 111 S Knowles Ave - Area Map
2. 111 S Knowles Ave - Aerial Map
3. 111 S Knowles Ave - Applicant Submittal
4. 111 S Knowles Ave - Survey
5. 111 S Knowles Ave - Site Plan
6. 111 S Knowles Ave - Plan Set



N PARK AVENUE

N CENTER

N KNOW

S CENTER STREET

TREAT WAY



PLAN SNAPSHOT REPORT BOA-2025-0005 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments	Project:	App Date: 05/15/2025
Work Class: Board of Adjustments/Variance Application	District: Winter Park	Exp Date: NOT AVAILABLE
Status: Submitted - Online	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Lewis, Nick	Approval Expire Date:

Description: We have designed a 2,650-square-foot coffee shop to be located at the front of the property at 111 S. Knowles Avenue. At the rear, the plan includes a 1,130-square-foot residence complemented by a 530-square-foot covered patio. The site design also features a swimming pool, elaborate landscaping and an open-air exercise area for use by the residence.

Parcel: 302207877600170	Main	Address: 111 S Knowles Ave Winter Park, FL 32789-3874	Main	Zone:
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Alternate Contact CHANEL MAGID PO BOX488 WINTER PARK, FL 32790-0488 Home: (407) 929-3303 Business: (407) 949-8639	Owner Jonathan D Phelps 521 GARFIELD AVE WINTER PARK, FL 32789-3118 Home: (321) 356-4926 Business: (407) 571-3907 Mobile: (321) 356-4926	Applicant ZANE L WILLIAMS PO BOX 488 WINTER PARK, FL 32790 Home: (407) 929-3303 Business: 00 Mobile: (407) 949-8639
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Plan Custom Fields

Is the property on waterfront?	No	Section	Subsection		
Zoning		Is this property on historic registry or district?	No	Describe variance	We are requesting a variance from the required 8-foot landscape buffer between the property line and the parking spaces on the rear of the property. We propose eliminating the buffer in this location and provide a landscape buffer along the perimeter of the entire property to maintain overall site aesthetics and functionality. This is similar to the surrounding properties.
How long have you owned the property?	2.5 years	How long have you occupied the property?	0 (vacant)	Special Condition	This property and the two adjacent properties that apprise Treat Way currently use the alleyway for ingress and egress to their designated parking lots. The current existing buildings do not have this required landscape buffer.
Rights/Priv	Strict adherence to this required landscape buffer would significantly limit the property owner's ability to utilize the full extent of the usable site area. The requested variance is compatible with all properties in and		around this area to allow for a more efficient and practical site layout while still meeting the overall intent of the landscape standards through alternative buffering along the property perimeter.	Hardship	Implementing the required 8-foot landscape buffer would result in a loss of approximately 14%—or 20 feet—of the property's usable area. This significantly impacts the functional layout of the site. As such, we are

PLAN SNAPSHOT REPORT (BOA-2025-0005)

requesting a variance to eliminate the rear landscape buffer in this location and relocate it to the property perimeter, where it can still contribute to the site's overall landscape character without compromising usability.

Limited Variance

Due to the significant impact a limited variance would have on the site's usability, we are not wanting to accept a limited variance. The full variance is necessary to preserve the functional integrity of the development and to allow the property owner to make reasonable use of the site. We respectfully request the board's consideration of the full relief as proposed.

Attachment File Name	Added On	Added By	Attachment Group	Notes
BOA CHECKLIST.pdf	05/15/2025 17:11	Williams, Zane		Signed Checklist
KNOWLES SITE PLAN.pdf	05/15/2025 17:11	Williams, Zane		Site Plan
KNOWLES SURVEY.pdf	05/15/2025 17:11	Williams, Zane		Survey
Storyville New proposal 5.15.25.pdf	05/15/2025 17:11	Williams, Zane		Site Plan
Signature_ZANE_WILLIAMS_5/15/2025.jpg	05/15/2025 17:11	Williams, Zane		Uploaded via CSS
111 S Knowles Ave - Applicant Submittal.pdf	05/23/2025 13:11	Lewis, Nick		SIGNED CHECKLIST

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00060203	Commercial/Multi-Family Variance Application Fee	\$400.00	\$400.00
Total for Invoice INV-00060203		\$400.00	\$400.00
Grand Total for Plan		\$400.00	\$400.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Board of Adjustments Review v.1	Approved	05/15/2025	05/19/2025	05/20/2025	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Review	Building & Permitting Services	Lewis, Nick	Approved	05/15/2025	05/19/2025	05/20/2025

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		05/20/2025 11:35	05/20/2025 11:35
Board of Adjustments Review v.1	Receive Submittal	05/15/2025 0:00	05/20/2025 11:32
Issue Invoice v.1	Generic Action		05/20/2025 11:35
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		



STORYVILLE COFFEE

111 S KNOWLES AVE, WINTER PARK, FL 32789

Project No. 1623

Developer
 Name: Z PROPERTIES
 Address: 219 W Comstock Ave, Winter Park, FL 32789
 Tel: 407.529.3303
 Email: Zane@zpropertiesinc.com

Design:
 Name: Z PROPERTIES
 Address: 219 W Comstock Ave, Winter Park, FL 32789
 Tel: 407.529.3303
 Email: Zane@zpropertiesinc.com

Structure:
 Name:
 Address:
 Tel:
 Email:

Trusses:
 Name:
 Address:
 Tel:
 Email:

Landscape Architect:
 Name:
 Address:
 Tel:
 Email:

Civil:
 Name:
 Address:
 Tel:
 Email:

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

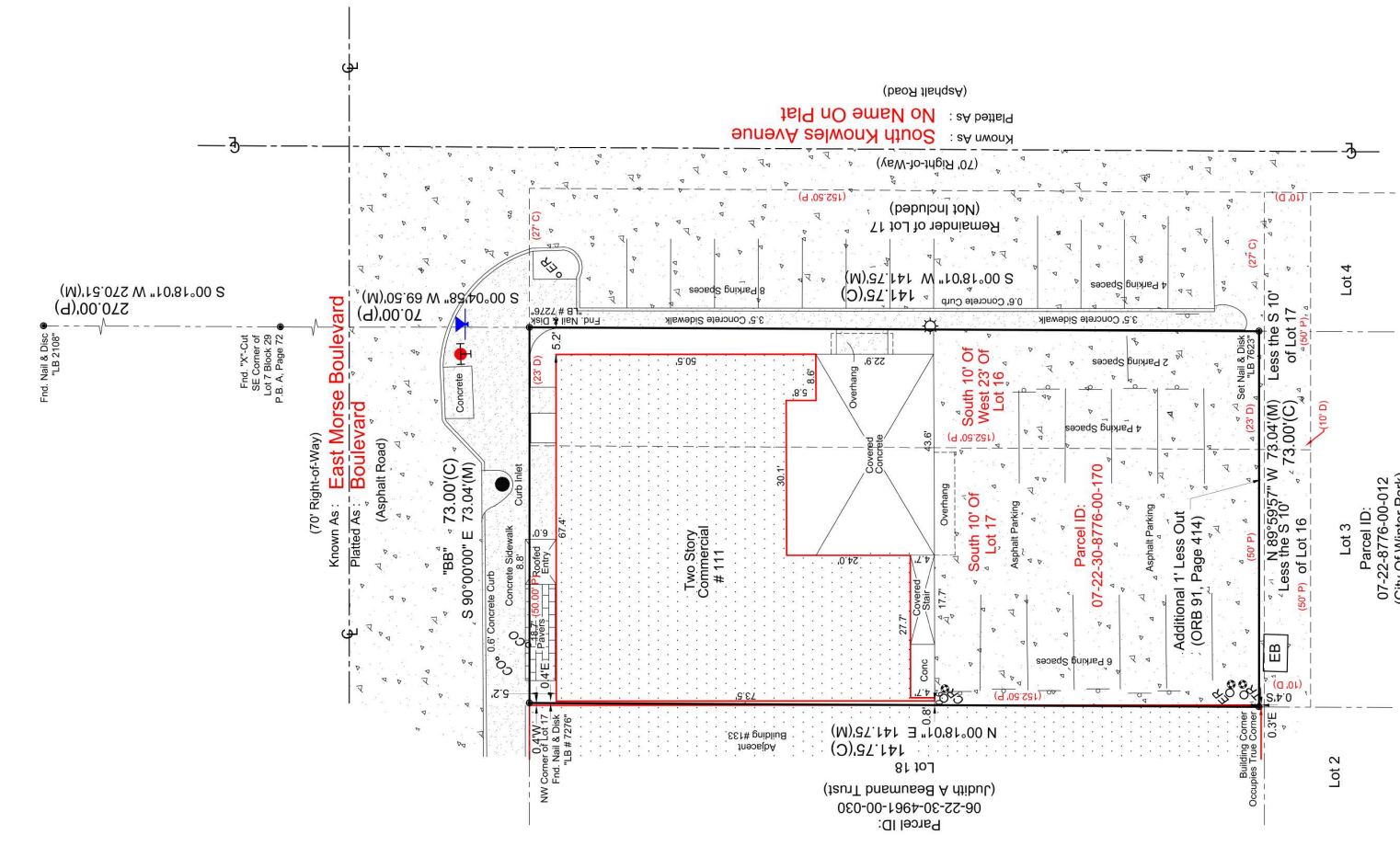
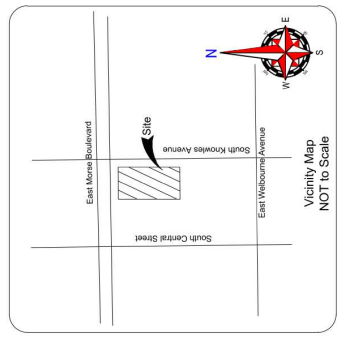
Interior Design: NOT PART OF PERMIT SET
 Name:
 Address:
 Tel:
 Email:

Rev.: _____ **Date:** _____

Scale
SURVEY
 Date: 5/2025

A100

Sheet No.



Known As: East Morse Boulevard
 Platted As: Boulevard
 (Asphalt Road)

Known As: South Knowles Avenue
 Platted As: No Name On Plat
 (70' Right-of-Way)

Known As: Judith A Beaman Trust
 Parcel ID: 06-22-30-4961-00-030

Known As: Two Story Commercial #111

Parcel ID: 07-22-30-8776-00-170

Parcel ID: 07-22-30-8776-00-012

Parcel ID: 07-22-30-8776-00-012

Parcel ID: 07-22-30-8776-00-012

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- Utility Legend-**
- Air Release Manhole
 - Backflow Preventer
 - Ballast
 - Cable Riser
 - Chenout
 - Concrete Light Pole
 - Concrete Power Pole
 - Crosswalk Post
 - Curb Inlet
 - Elastic Box
 - Electric Riser
 - File Department Connection
 - File Optic Cable
 - File Optic Cable Box
 - File Hydrant
 - Gas Meter
 - Gas Valve
 - Guy Anchor
 - Handicap Parking
 - Mixed End Section
 - Overhead Power Line
 - Sanitary Manhole
 - Sanitary Valve
 - Signal Pole
 - Sign
 - Storm Inlet
 - Storm Manhole
 - Telephone Box
 - Telephone Riser
 - Traffic Light Pole
 - Traffic Panel
 - Traffic Signal Box
 - Transformer
 - Water Valve
 - Water Meter
 - Wood Power Pole

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ALTNANSPS Land Title Survey / Boundary Survey

Legal Description:
 Lot 17, Less the South 10 feet thereof, and the West 23 feet of Lot 16, Less the South 10 feet thereof, J.A. TROVILLON'S REDIVISION, according to the plat thereof recorded in Plat Book F, Page 70, of the Public Records of Orange County, Florida, less that portion Out Claimed to the City of Winter Park, Florida, as recorded in O.R. Book 91, Page 414, Public Records of Orange County, Florida, being more particularly described as follows: Beginning 141.75 feet South of the Northwest corner of Lot 17, Block 36, J.A. TROVILLON'S REDIVISION, according to the map or plat thereof as recorded in Plat Book F, Page 70, Public Records of Orange County, Florida, run South 1 foot, North 1 foot, East 73 feet, West 73 feet to the Point of Beginning.

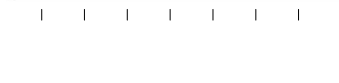
Recorded and a SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV. THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 12188, DATED 05/20/2025.

ATLANSPPS CERTIFICATION
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2023 Minimum Standard Detail Requirements for ALTNANSPS Land Title Surveys, jointly established and adopted by ALTA and NPS, and includes the following information:
 The Survey was conducted on 05/14/2025.
 Date of Plat or Map: 05/14/2025

Patrick K. Ireland
 Patrick K. Ireland, FPM 4687

10,333 Square Feet or 0.24 Acres more or less
 Front: 00'
 Rear: 00'
 C-2
 3,887 Square Feet more or less
 01' Balance front of lot
 (Residential) 01' Parking Slips front of lot of Survey

In the process of conducting the platwork, no evidence of record deed or admissible construction or remains were observed.
 In the process of conducting the platwork, no evidence of any use as a solid waste dump, dump or sanitary landfill were observed.
 In the process of conducting the platwork, no evidence of any water features were observed.
 Measurements were taken in accordance with the standards of the Surveying and Mapping Act of 2002.
 Measure Access to Subject Property is provided by:



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 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2023 Minimum Standard Detail Requirements for ALTNANSPS Land Title Surveys, jointly established and adopted by ALTA and NPS, and includes the following information:
 The Survey was conducted on 05/14/2025.
 Date of Plat or Map: 05/14/2025

Patrick K. Ireland
 Patrick K. Ireland, FPM 4687

10,333 Square Feet or 0.24 Acres more or less
 Front: 00'
 Rear: 00'
 C-2
 3,887 Square Feet more or less
 01' Balance front of lot
 (Residential) 01' Parking Slips front of lot of Survey

In the process of conducting the platwork, no evidence of record deed or admissible construction or remains were observed.
 In the process of conducting the platwork, no evidence of any use as a solid waste dump, dump or sanitary landfill were observed.
 In the process of conducting the platwork, no evidence of any water features were observed.
 Measurements were taken in accordance with the standards of the Surveying and Mapping Act of 2002.
 Measure Access to Subject Property is provided by:



STORYVILLE COFFEE

111 S KNOWLES AVE, WINTER PARK, FL 32789

Project No. 1623

Developer
 Name: Z PROPERTIES
 Address: 219 W Comstock Ave, Winter Park, FL 32789
 Phone: 407.569.3303
 Email: Zane@zpropertiesinc.com

Design:
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 Address: 219 W Comstock Ave, Winter Park, FL 32789
 Phone: 407.569.3303
 Email: Zane@zpropertiesinc.com

Structure:
 Name: _____
 Address: _____
 Phone: _____
 Email: _____

Trusses:
 Name: _____
 Address: _____
 Phone: _____
 Email: _____

Landscape Architect:
 Name: _____
 Address: _____
 Phone: _____
 Email: _____

Civil:
 Name: _____
 Address: _____
 Phone: _____
 Email: _____

Pools: NOT PART OF PERMIT SET
 Name: _____
 Address: _____
 Phone: _____
 Email: _____

Interior Design: NOT PART OF PERMIT SET
 Name: _____
 Address: _____
 Phone: _____
 Email: _____

Rev.	Date

Date: 5/2025
 Scale: 1/8" = 1'-0"

SITE PLAN

A101

Sheet No.

PROJECT DATA

PARCEL ID 07-22-30-8776-00-170
 CITY WINTER PARK
 ACREAGE 0.24

PROPERTY DESCRIPTION

J A TROVILLIONS REVISION F70 LOT 17 & W 23 FT OF LOT 16
 (LESS S 10.75 FT THEREOF FOR ST)

LOT LAND AREA

10,349 SQFT (+/-) | 0.24 ACRES (+/-)

LAND USE CODE

1800 - OFFICE LOW-RISE

ZONING

C-2

BUILDING SQ FT

COMMERCIAL	2,650 SF
GUEST HOUSE	1130 SF
COVER PATIO	530
TOTAL	4,310 SF

PARKING CALCS

2650 SF COMMERCIAL @ 641 PER SF
 (GRANDFATHERED)
 RESIDENTIAL UNIT
TOTAL ON SITE
 ADA PARKING

PROPOSED

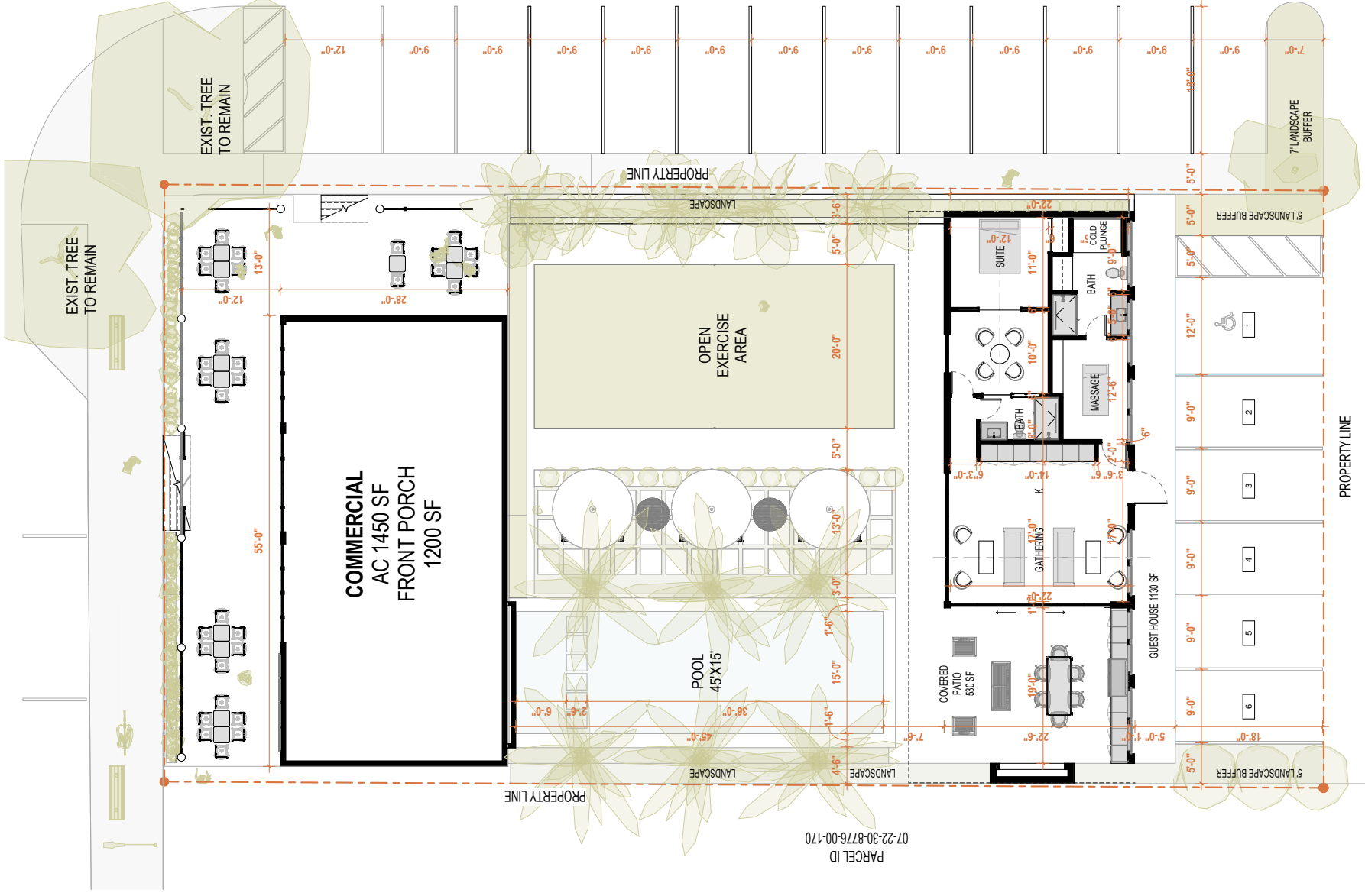
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 2
6 P.S.
 2 P.S.

REQUIRED

4
 2
 6

EXIST.

12



1 PROPOSED SITE PLAN
 1/8" = 1'-0"

STORYVILLE COFFEE

111 S KNOWLES AVE, WINTER PARK FL, 32789



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 Address:
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Pools: NOT PART OF PERMIT SET
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 Email:

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

Rev. Date

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Date 5/2025

Scale
COVER

A000

Sheet No.





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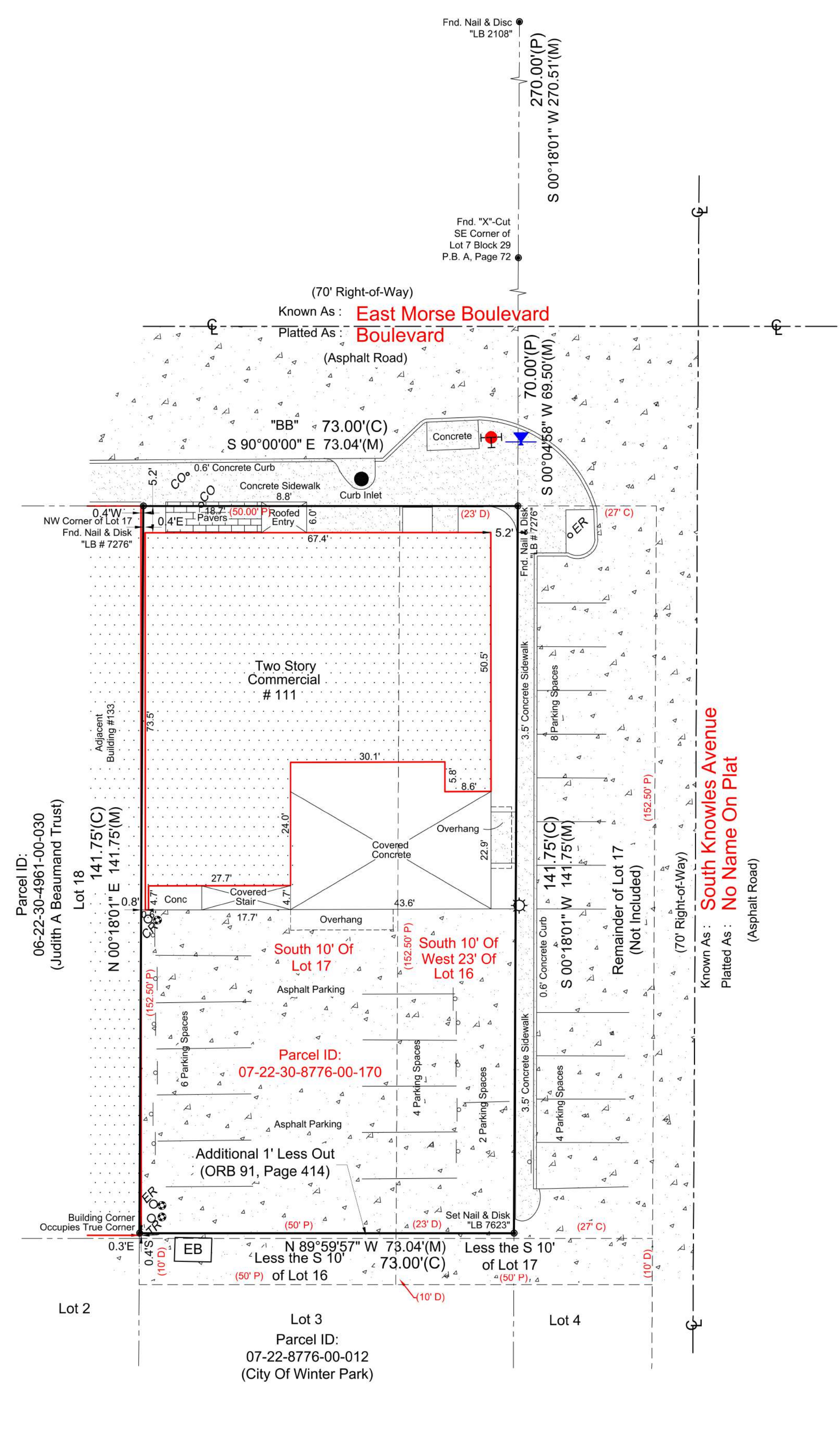
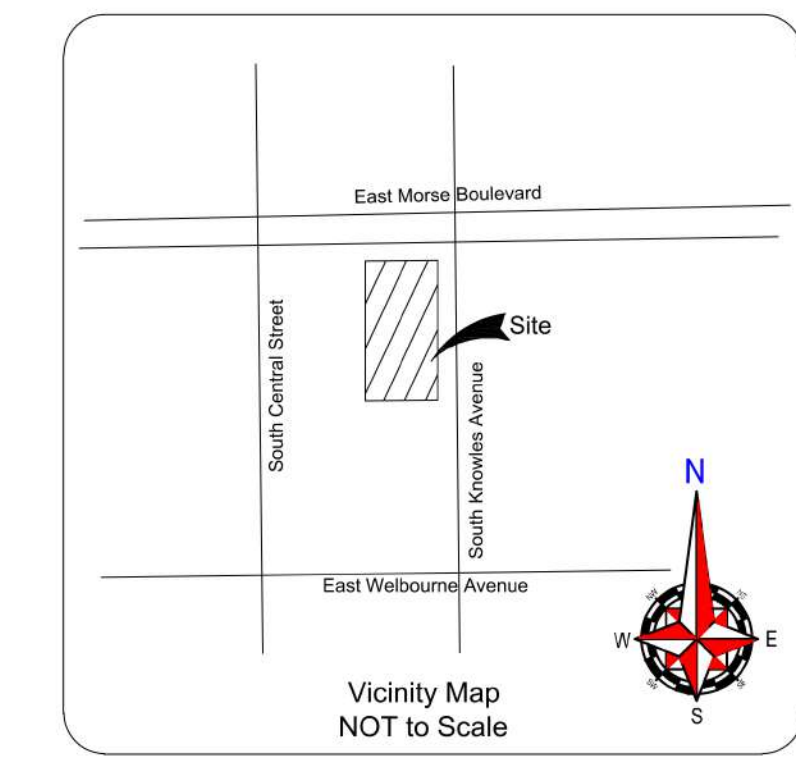
Rev. Date

Date: 5/2025

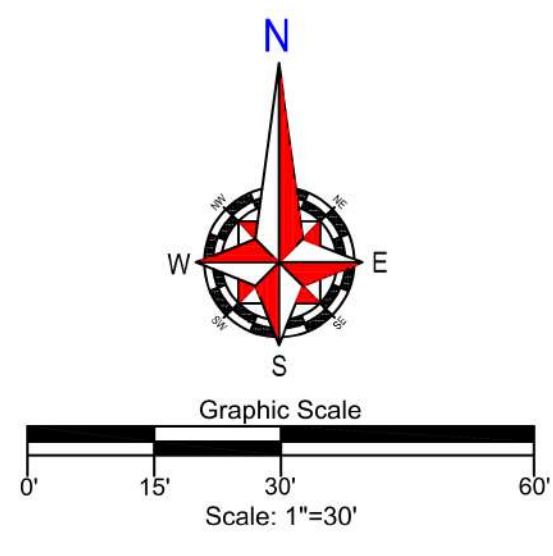
Scale: SURVEY

A100

Sheet No. Page 17 of 25



- Utility Legend-**
- Air Release Manhole
 - Backflow Preventer
 - Bollard
 - Cable Riser
 - Cleanout
 - Concrete Light Pole
 - Concrete Power Pole
 - Crosswalk Post
 - Curb Inlet
 - Electric Box
 - Electric Riser
 - Fire Department Connection
 - Fiber Optic Cable
 - Fiber Optic Cable Box
 - Fire Hydrant
 - Gas Meter
 - Gas Valve
 - Guy Anchor
 - Handicap Parking
 - Mitered End Section
 - Overhead Power Line
 - Sanitary Manhole
 - Sanitary Valve
 - Signal Pole
 - Sign
 - Storm Inlet
 - Storm Manhole
 - Telephone Box
 - Telephone Riser
 - Traffic Light Pole
 - Traffic Panel
 - Traffic Signal Box
 - Transformer
 - Water Valve
 - Water Meter
 - Wood Power Pole



Issued by: Fidelity National Title Insurance Company
Issuing Agent: The Kabrawala Law Group, PLLC
Commitment Number: 10431471
Issuing Office File Number: 111 S Knowles Ave.
Effective Date: August 22, 2020 @ 05:00 P.M.
Schedule B - Section 2

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. **Not survey related.**
- Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable. **Not survey related.**
- Standard Exceptions:
 - Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. **Concrete, Asphalt, & Pavers cross lot lines.**
 - Rights or claims of parties in possession not shown by the public records. **Not survey related.**
 - Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. **Not survey related.**
 - Taxes or assessments which are not shown as existing liens in the public records. **Not survey related.**
 - Notice of Lien Prohibition Under Section 713.10 Florida Statutes recorded January 18, 2017 in Official Records Instrument No. 20170034480, of the Public Records of Orange County, Florida. **Not survey related.**
 - Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements. **Not survey related.**

ALTA/NSPS Land Title Survey / Boundary Survey

Legal Description:
Lot 17, Less the South 10 feet thereof, and the West 23 feet of Lot 16, Less the South 10 feet thereof, J.A. TROVILLON'S REDIVISION, according to the plat thereof recorded in Plat Book F, Page 70, of the Public Records of Orange County, Florida, less that portion Quit Claimed to the City of Winter Park, Florida, as recorded in O.R. Book 91, Page 414, Public Records of Orange County, Florida, being more particularly described as follows: Beginning 141.75 feet South of the Northwest corner of Lot 17, Block 36, J.A. TROVILLON'S REDIVISION, according to the map or plat thereof as recorded in Plat Book F, Page 70, Public Records of Orange County, Florida; run South 1 foot, East 73 feet; North 1 foot; West 73 feet to the Point of Beginning.

ALTA/NSPS CERTIFICATION
Certified to: ZANE WILLIAMS; Z PROPERTIES GROUP; CHIRAG B. KABRAWALA, ESQ. KABRAWALA LAW GROUP, PLLC
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2023 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(B), 7(a), 7(b)(1), 8, 9, 13(B), 13, 16, and 22 of Table A thereof.
The fieldwork was completed on 09/16/2022.
Date of Plat or Map: 09/16/2022.
Patrick K. Ireland
Patrick K. Ireland, FSM 6637

Gross Land Area: 10.353 Square Feet or 0.24 Acres more or less
Setback Requirements: Front: 0'0", Side: 10', Rear: 0'
Zoning: C-2
Square footage of Buildings: 3,587 Square Feet more or less
Parking Space Size: (Standard) 24 Parking Spaces found at time of Survey (Handicap) 00 Parking Spaces found at time of Survey
In the process of conducting the fieldwork, no evidence of earth moving work, building construction or building additions within recent months were observed.
In the process of conducting the fieldwork, no evidence of recent street or sidewalk construction or repairs were observed.
In the process of conducting the fieldwork, no evidence of site use as a solid waste dump, sump or sanitary landfill were observed.
In the process of conducting the fieldwork, no evidence of cemeteries and/or burial grounds were observed.
In the process of conducting the fieldwork, no evidence of any water features were observed.
In the process of conducting the fieldwork, no evidence of wellhead delineation markers were observed.
Vehicular Access to Subject Property is provided by: **South Knowles Avenue**

Revisions	Field Date: 09/08/22	Date Completed: 09/16/22
Drawn By: SMT	File Number: 109536	

-Legend-

PC - Calculated	PC - Point of Curvature
CB - Concrete Block	Pg - Page
CM - Concrete Monument	PI - Point of Intersection
Conc. - Concrete	P.O.B. - Point of Beginning
D - Description	P.O.L. - Point on Line
DE - Drainage Easement	PP - Power Pole
Easement	PRM - Permanent Reference Monument
F.E.M.A. - Federal Emergency Management Agency	PT - Point of Tangency
FFE - Finished Floor Elevation	R - Radius
Find. - Found	Rad. - Radius
IP - Iron Pipe	R&C - Rebar & Cap
M - Measured	Rec. - Recovered
N&D - Nail & Disk	RR - Rooted
NR - Non-Radial	Set - Set 1/2 Rebar & Cap "LB 7623"
ORB - Official Records Book	UE - Utility Easement
P - Plat	WM - Water Meter
P.B. - Plat Book	Δ - Delta (Central Angle)
PL - Plat	○ - Chain Link Fence

-Notes-
Survey is Based upon the Legal Description Supplied by Client.
Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
Subject to any Easements and/or Restrictions of Record.
Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "B".
Building Ties are NOT to be used to reconstruct Property Lines.
Fence Ownership is NOT determined.
Root 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 Herein 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 the 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.

I hereby certify that this ALTA/NSPS Land Title Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 54-17.002 Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.
Patrick K. Ireland
Patrick K. Ireland, PSM 6637, LB 7523
This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.
Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165



STORYVILLE COFFEE

111 S KNOWLES AVE, WINTER PARK, FL 32789

Project No. 1823

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

Design:
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Structure:
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Trusses:
 Name:
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Landscape Architect:
 Name:
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 Tel:
 Email:

Civil:
 Name:
 Address:
 Address:
 Tel:
 Email:

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

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

Rev.	Date

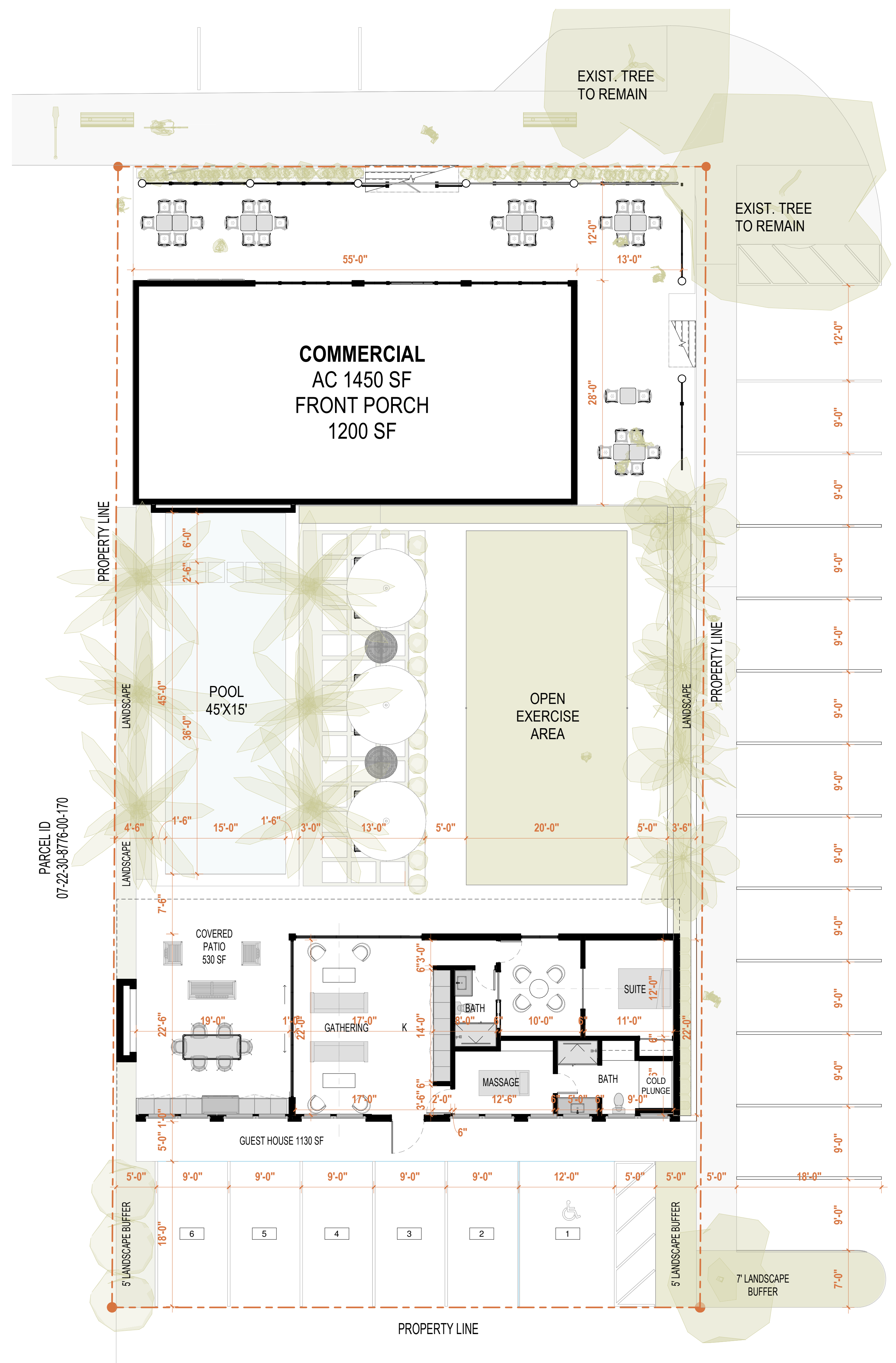
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Z PROPERTIES INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Z PROPERTIES INC.

Date: 5/2025

Scale: 1/8" = 1'-0"

SITE PLAN

A101



PROJECT DATA

PARCEL ID 07-22-30-8776-00-170
 CITY WINTER PARK
 ACREAGE 0.24

PROPERTY DESCRIPTION

J A TROVILLIONS REVISION F/70 LOT 17 & W 23 FT OF LOT 16
 (LESS S 10.75 FT THEREOF FOR ST)

LOT LAND AREA

10,349 SQFT (+/-) | 0.24 ACRES (+/-)

LAND USE CODE

1800 - OFFICE LOW-RISE

ZONING

C-2

BUILDING SQ FT

COMMERCIAL	2,650 SF
GUEST HOUSE	1130 SF
COVER PATIO	530
TOTAL	4,310 SF

PARKING CALCS

	EXIST.	REQUIRED	PROPOSED
2650 SF COMMERCIAL @ 641 PER SF (GRANDFATHERED)	12	4	5
RESIDENTIAL UNIT		2	2
TOTAL ON SITE		6	6 P.S
ADA PARKING			2 P.S.

PROPOSED SITE PLAN
 1/8" = 1'-0"



STORYVILLE COFFEE

111 S KNOWLES AVE, WINTER PARK, FL 32789

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Structure:
 Name:
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 Tel:
 Email:

Trusses:
 Name:
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 Address:
 Tel:
 Email:

Landscape Architect:
 Name:
 Address:
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Civil:
 Name:
 Address:
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 Email:

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

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

Rev.	Date

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Date 5/2025

Scale
RENDERINGS

A108

Sheet No.



STORYVILLE COFFEE

111 S KNOWLES AVE, WINTER PARK, FL 32789

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Date 5/2025

Scale
RENDERINGS 2

A109

Sheet No. Page 21 of 25



STORYVILLE COFFEE

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Date 5/2025

Scale
RENDERINGS 3

A110

Sheet No.



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Date 5/2025

Scale
**COMMERCIAL BLDG
 RENDERINGS**

A111

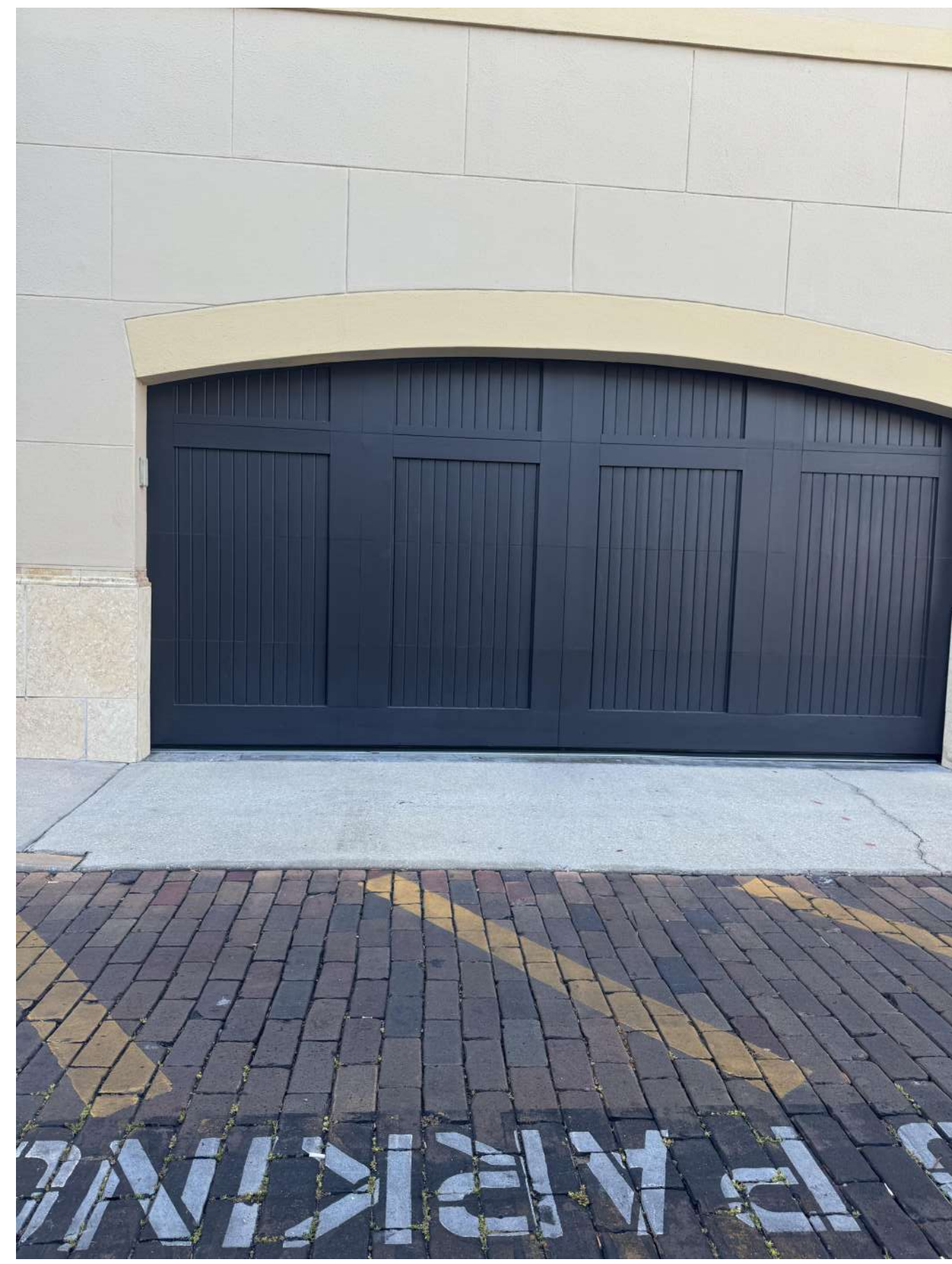
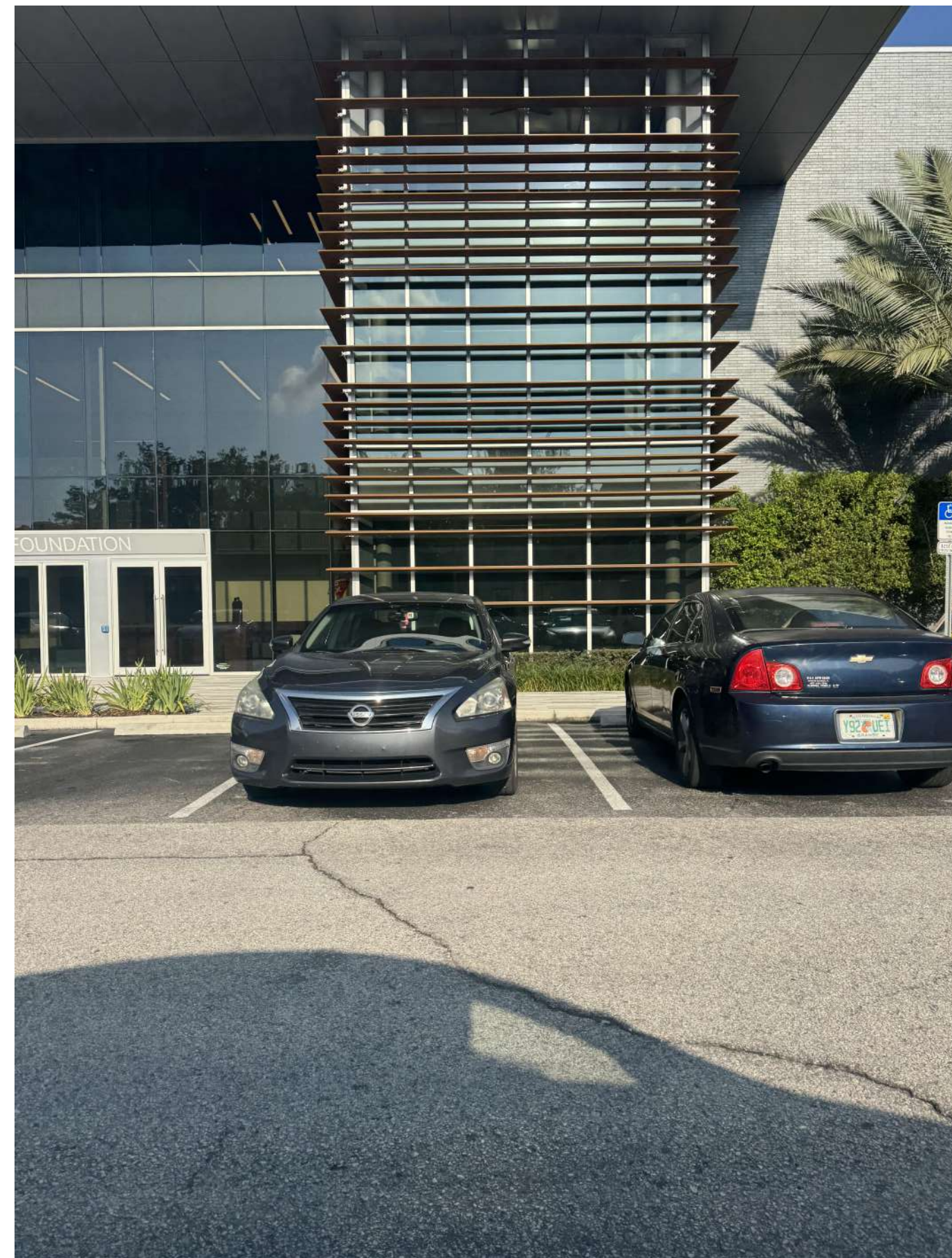
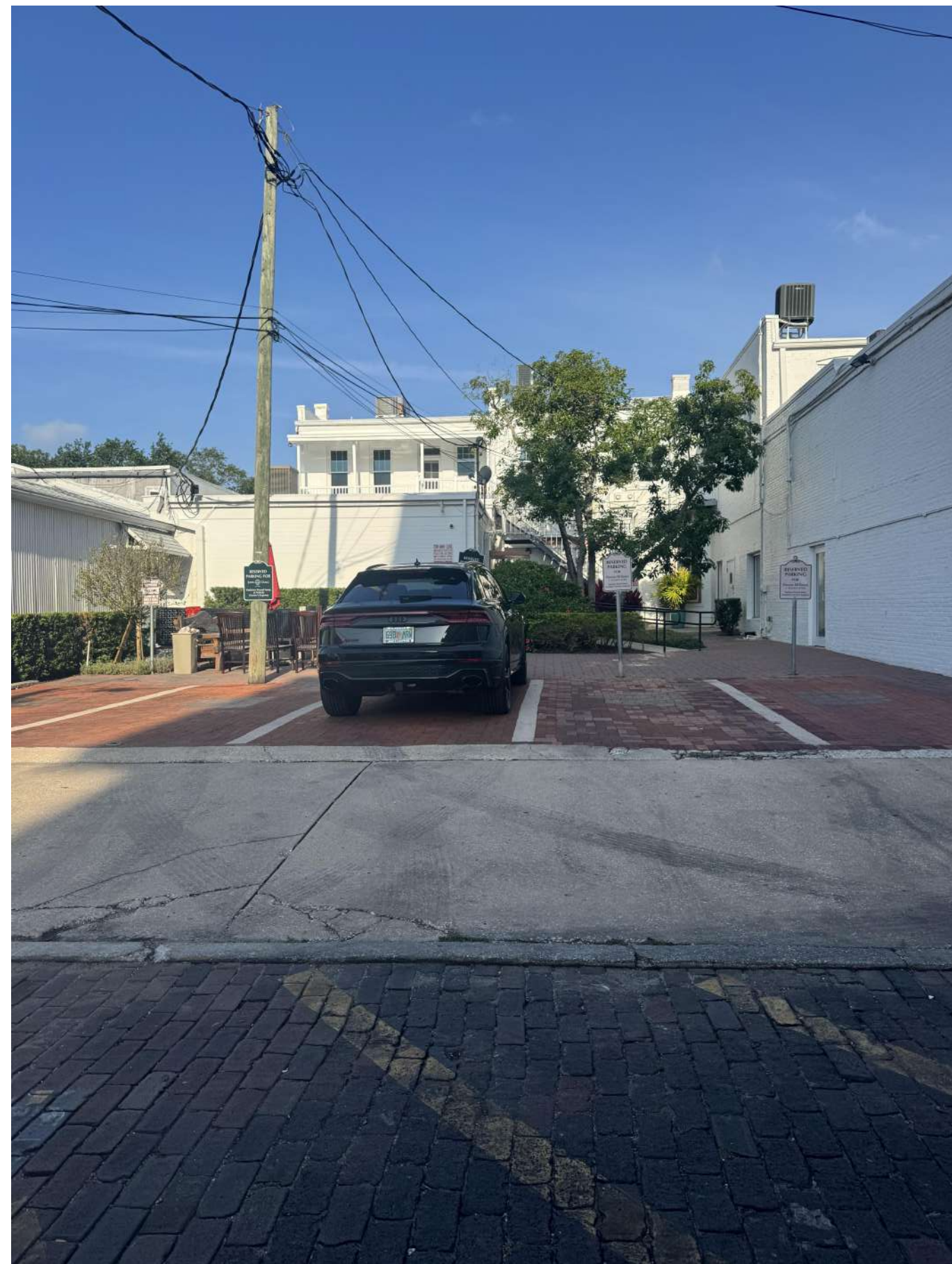
Sheet No. Page 23 of 25



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Date 5/2025

Scale
Existing Neighbors/Surroundings

A112

Sheet No.



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Date 05/07/25

Scale EXISTING NEIGHBORS/SURROUNDINGS

A112

Sheet No.

