



Planning & Zoning Board Regular Meeting

Agenda

August 5, 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. Consent Agenda**
 - a. Approve the minutes of July 1, 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 #25-11. Request of Ovi Nasui with OVN Development for approval to construct a new, two-story, 6,496 square-foot, two-story single-family home located at 1441 Grove Terrace on Lake Sylvan, 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

August 5, 2025

prepared by

Mary Bush, Administrative Coordinator III

approved by**subject**

Approve the minutes of July 1, 2025.

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

1. Draft Planning & Zoning Board Regular Meeting Minutes



Planning & Zoning Board Regular Meeting Minutes

July 1, 2025 at 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Alex Stringfellow, David Bornstein, Jason Johnson, Charles Steinberg, Michael Dick, Vashon Sarkisian

Absent

Bill Segal

Staff Present

Director of Planning and Zoning Allison McGillis, Asst. Director of Planning and Zoning/Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corrinna Lundgren, Administrative Coordinator Mary Bush

1. Call to Order

Chairman Johnson called the meeting to order at 6:02 p.m.

2. 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.

3. Consent Agenda

- a. Approve the minutes of June 3, 2025.

Motion made by Alex Stringfellow, seconded by Charles Steinberg, to approve the June 3, 2025 regular meeting minutes.

The motion carried unanimously by a 6-0 vote.

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

- a. SPR #25-09. Request of Charles Clayton for: Approval to construct a new, two-story single-family home, totaling 6,791 square-feet, located on Lake Killarney, at 2056 Lake Drive, zoned R-1A.

Ms. Lundgren provided a summary of the request. She reviewed the site plan, floor plan, landscape plan and presented renderings of the proposed home. She noted that

the lot has a 100-year-flood line that cuts starkly into it and has water on two sides. She then reviewed the lakefront lot review criteria, noting that the only specimen trees to be removed include an existing stump located at the front of the lot and a dead 15-inch maple located at the rear of the property. She also indicated that there would be no infringement on the views of the neighbors and from the lake. In addition, she noted that multiple large swale retention areas are proposed along the waterfront and the front yard area of the property to meet the stormwater requirement.

Staff recommendation was for approval.

The Board inquired about an existing loop road adjacent to the property that would be cut off by the project.

The applicant's builder, Charles Clayton of 940 Old England Avenue, Winter Park, FL 32789, spoke on behalf of the applicant. There were no questions from the Board.

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

Vice Chair Bornstein reiterated his previous suggestion of adding items that appear to be straightforward and don't appear to have disapproval from neighbors to be placed on the consent agenda for a quicker approval process.

Motion made by Charles Steinberg, seconded by Alex Stringfellow, for approval to construct a new, two-story single-family home, totaling 6,791 square-feet, located on Lake Killarney, at 2056 Lake Drive, zoned R-1A.

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

- b. SPR #25-08. Request of Robert Kopperud for: Approval to construct a detached carport, totaling 240 square-feet in size, located at 465 Lake Front Boulevard on Lake Killarney, zoned R-1A.

Mr. Harbilas provided a summary of the request. He noted that the proposed carport would be screened by vegetation from the view from the lake and adjacent neighbor. He also indicated that staff had received letters of support from the neighbors of the property and that the request met all lakefront review criteria.

Staff recommendation was for approval.

The Board inquired about the side setback, the distance between the carport and the existing home, how the carport would be accessed, and how the request would meet the impervious surface requirement in the front yard.

Chairman Johnson expressed that he wanted to make a record that any approval by the Board of the applicant's request would not be an indication of the Board's favor of any variance that the applicant might seek from the Board of Adjustments.

Applicant Robert Kopperud of 465 Lake Front Boulevard, Winter Park, FL 32789, addressed the Board. He indicated that he had not planned on creating a driveway and that the carport would be a much nicer structure than a standard carport.

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

Motion made by Charles Steinberg, seconded by Michael Dick, for approval to construct a detached carport, totaling 240 square-feet in size, located at 465 Lake Front Boulevard on Lake Killarney, zoned R-1A.

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

- c. SPR #25-03. Request of Matthew Johnson with Winter Park Design for approval to construct additions to the existing, single-story single-family home, totaling 333 square-feet in size, located at 884 Audubon Lane on Lake Mizell, zoned R-1AAA.

Mr. Lewis provided a summary of the request. He reviewed code criteria and lakefront review criteria as well as provided aerial views and renderings of the proposed additions. He noted that the lot is a triangular shape with a uniquely shallow depth. He also indicated that the applicant's request was mainly to renovate the existing single-story structure, add a swimming pool area, and add a detached garage in the front of the structure. He also indicated that no specimen trees were to be removed as part of the request, no traditional views of the neighbors would be negatively impacted, and the required stormwater retention would be satisfied. Mr. Lewis then added that no neighbor letters for or against the request had been received, and staff was able to speak directly with both adjacent neighbors.

Staff recommendation was for approval, with the following condition:

- that any vegetation along the neighboring property lines be located to ensure that it falls entirely within the subject property and not on neighboring properties.

The Board inquired about the reasoning for the condition of approval, clarification of site tabulations for impervious coverage, the required front setback, and whether the wood deck would be considered permeable.

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

Motion made by Vashon Sarkisian, seconded by Alex Stringfellow, for approval to construct additions to the existing, single-story single-family home, totaling 333 square-feet in size, located at 884 Audubon Lane on Lake Mizell, zoned R-1AAA.

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

- d. ZTA #25-03. Request of the City of Winter Park for: An Ordinance amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-71 "General Provisions for Residential Zoning Districts" and Section 58-84 "General Provisions For Non-Residential Zoning Districts".

Mrs. McGillis provided a summary of the request. She reviewed the goals of the ordinance, which included updating the code language, protecting neighborhood character, enhancing safety, ensuring quality design, and reducing community impacts. She noted that the main reason for the ordinance was to address concerns about private pickleball courts and other outdoor recreation facilities. She indicated that the Board had reviewed and discussed the proposed amendments to the ordinance at their last Planning & Zoning Board work session. Mrs. McGillis gave a brief overview of the amendments.

Staff recommendation was for approval.

Discussion ensued about considering court/ball/racquet cushioning and adding a retroactive requirement for the use of noise-softening paddles to yield sound suppression.

Mrs. McGillis noted that zoning addresses standards related to the court, not the equipment. She explained that a requirement for specific equipment is outside the scope of the zoning code.

City Attorney Langley concurred with Mrs. McGillis. He indicated that the Board does not have the authority under the constitution to access and inspect the interior of people's homes and rear yards. His recommendation was not to include the proposed regulations for equipment and not to impose retroactivity. A brief discussion ensued about property use, residents' rights, and requiring a hedge to act as an additional noise buffer.

The Board heard public comment from the following residents opposed to the request:

Edson Campos of 2133 Lake Drive, Winter Park, FL 32789; Kathleen Brodeur of 2133 Lake Drive, Winter Park, FL 32789; and Chad Love of 2127 Lake Drive, Winter Park, FL 32789.

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

In-depth discussion ensued about the Board's options regarding the ordinance, the implications of the ordinance on a fixed basketball hoop on driveways, reconsideration of set hours of play, sound proofing of homes, and possible improvements to the city's noise ordinance.

Motion made by Charles Steinberg, seconded by Alex Stringfellow, for approval of an Ordinance amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-71 "General Provisions for Residential Zoning Districts" and Section 58-84 "General Provisions For Non-Residential Zoning Districts".

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

- e. ZTA #25-01. Request of the City of Winter Park for: An Ordinance amending Chapter 58 "Land Development Code", Article III, "Zoning Regulations" Subsection 58-76 "Commercial (C-3) District" so as to add provisions relating to the South of Fairbanks Avenue (SOFA) District as outlined in the Comprehensive Plan.

Mrs. McGillis provided a summary of the request. She indicated that the south of Fairbanks Avenue area had been identified by the Planning & Zoning Board as the SOFA district when the Comprehensive Plan was updated in 2023. She explained that the district includes three distinct areas and the policies for the district established at that time are inconsistent with C-3 zoning districts in the Land Development Code. So, the purpose of the ordinance is to make the zoning code compliant with the standards in the Comprehensive Plan and to include the allowances that the Comprehensive Plan gives to the West Fairbanks study area. Mrs. McGillis then went over the changes that were made, which included taking most of the language in the Comprehensive Plan and adding it to the C-3 section of the zoning code.

Staff recommendation was for approval.

The Board inquired about the determination of the allowance given with regard to withdrawal from the density bonus pool, the city's definition of certified workforce housing, and the allowances for murals within the SOFA district.

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

Motion made by Alex Stringfellow, seconded by Vashon Sarkisian, for approval of an Ordinance amending Chapter 58 "Land Development Code", Article III, "Zoning Regulations" Subsection 58-76 "Commercial (C-3)

District” so as to add provisions relating to the South of Fairbanks Avenue (SOFA) District as outlined in the Comprehensive Plan.

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

5. Action Items

6. Non-Action Items

7. Staff Updates

8. Board Comments

Vice Chair Bornstein asked for clarification of a discussion that occurred at the June work session regarding his term as Chairman of the Board.

The Board discussed moving the Planning & Zoning Board's regular meeting from 6:00 p.m. to 5:00 p.m. By consensus, the Board agreed to change the meeting start time to 5:00 p.m.

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 7:44 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

August 5, 2025

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

SPR #25-11. Request of Ovi Nasui with OVN Development for approval to construct a new, two-story, 6,496 square-foot, two-story single-family home located at 1441 Grove Terrace on Lake Sylvan, zoned R-1AAA.

motion | recommendation

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

- 1) That the specimen tree designated for removal be fully mitigated through Urban Forestry's Tree Removal Permit process; and
- 2) That the existing vegetation buffer, inclusive of the podocarpus and birds-of-paradise along the eastern property line, remain or be removed and replaced upon agreement between both properties adjacent to the shared property line.

background

The applicant, Ovi Nasui of OVN Development, is requesting approval to construct a new, two-story, 6,496-square-foot home located at 1441 Grove Terrace on Lake Sylvan. The property is zoned R-1AAA, and the unsubmerged portion of the property is 20,997 square feet in size. The proposed impervious lot coverage of 8,770 square feet is 41.8% of the total lot area, which is below the maximum 50% allowed by the code. 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. The applicant proposes a 6,496-square-foot home, which equates to a FAR of 31%, meeting this requirement.

The required lakefront and front setbacks severely limit the building pad for the structure and pool deck. Therefore, the applicant is requesting a 10-foot encroachment in the front, putting the structure roughly in line with the neighboring structure to the east to ease the difficult building pad.

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. There are five specimen oak trees on the property (three in the right-of-way and one on each side of the property). The applicant's request includes the removal of the smaller 26-inch caliper oak tree on the driveway side, allowing adequate room to position the house and driveway away from the larger and healthier 34-inch caliper oak. The applicant has also designed the circular driveway around the three right-of-way trees.

View From the Lake

The code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of three feet in height. This plan complies with that provision. The lot has a challenging slope, and the applicant has adequately stepped the pool deck down to meet this requirement. Additionally, due to the limited building pad, a small portion of the deck is located within the 50-foot setback line, but this area is less than the 5% impervious area within the 50-foot setback line that the code allows.

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 55 feet. The neighbor to the east has a 50-foot setback, and the home to the west was approved by the Board last year at a 60-foot setback. The proposed setback of 66.5 feet is behind the required average and behind both neighbors.

Based on conversations with neighboring property owners, there is a mature vegetation buffer along the eastern property line, consisting of podocarpus, birds-of-paradise, and other plantings. However, it is difficult to determine which vegetation lies on which property. The neighbors have expressed a strong desire for this buffer to be preserved. As such, staff is proposing a condition of approval requiring that the existing buffer be maintained. Alternatively, it may be removed and replaced, but only if both adjoining property owners mutually agree.

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 lining the lakefront of the property and two other ponds located along the property lines to meet the required stormwater storage.

Summary

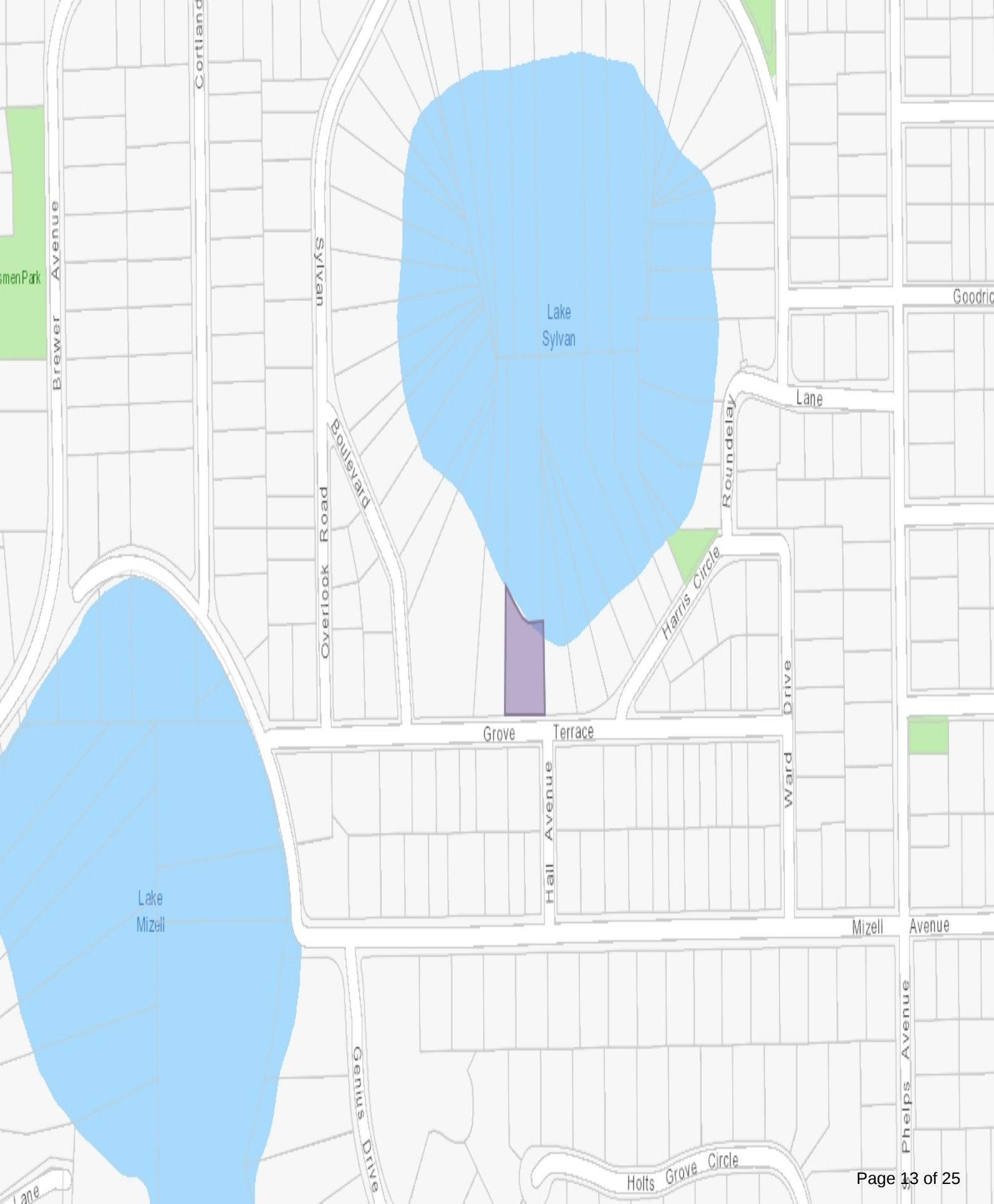
Overall, the plans meet the intent of the lakefront review criteria.

alternatives | other considerations

fiscal impact

attachments

1. 1441 Grove Terrace - Area Map
2. 1441 Grove Terrace - Aerial Map
3. 1441 Grove Terrace - Site Plan
4. 1441 Grove Terrace - Plan Set



men Park

Brewer Avenue

Cortland

Sylvan

Overlook Road
Boulevard

Lake
Sylvan

Lane

Roundelay

Harris Circle

Drive

Grove Terrace

Hall Avenue

Ward

Mizell Avenue

Phelps Avenue

Holts Grove Circle

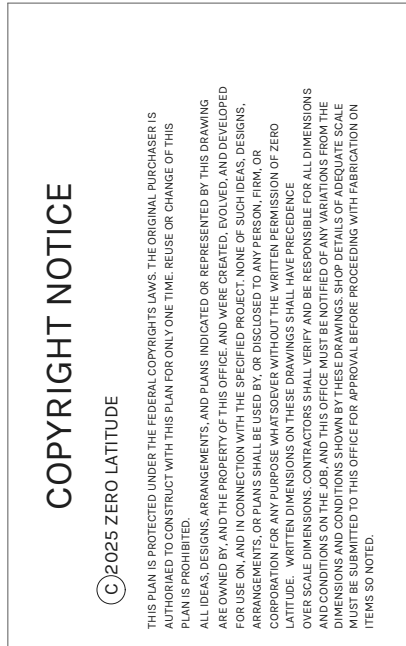
Genius Drive

Lane



GROVE TERRACE

HALL AVENUE

[illegible]

THIS IS NOT A SURVEY
SITE PLAN BASED ON
BOUNDARY SURVEY BASED
ON OCCUPATION AND
MONUMENTATION.

This is not a survey. Zero Latitude Inc. assumes no responsibility for its accuracy. The Owner and Contractor are totally responsible for placing the building on the property.

Pool Design and location, if shown, are only suggested.

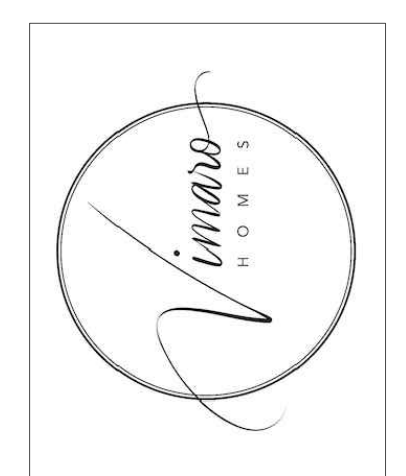
Landscaping design by others.

Zero Latitude Inc. assumes no responsibility for septic design or location. Septic, if shown, on plan is per builder or owner requirements. Septic systems are to be designed and located per Dept. of Health requirements or as per governing codes.

A NEW HOME BY ZERO LATITUDE HOMES

GROVE TERRACE

1441 Grove Terrace, Sylvan Lake Shores,
Winter Park, Florida - Vimarò Homes



alba
ENGINEERING

C.A. #30556

DANIEL SOUTER, P.E.
P.E.# 63901
P.O. BOX 547774
ORLANDO, FL 3285
PHONE: (407) 421-48

Date	07/14/2014
Project #	25-008
Drawn by	JH/CS
Checked by	
Preliminary Set	



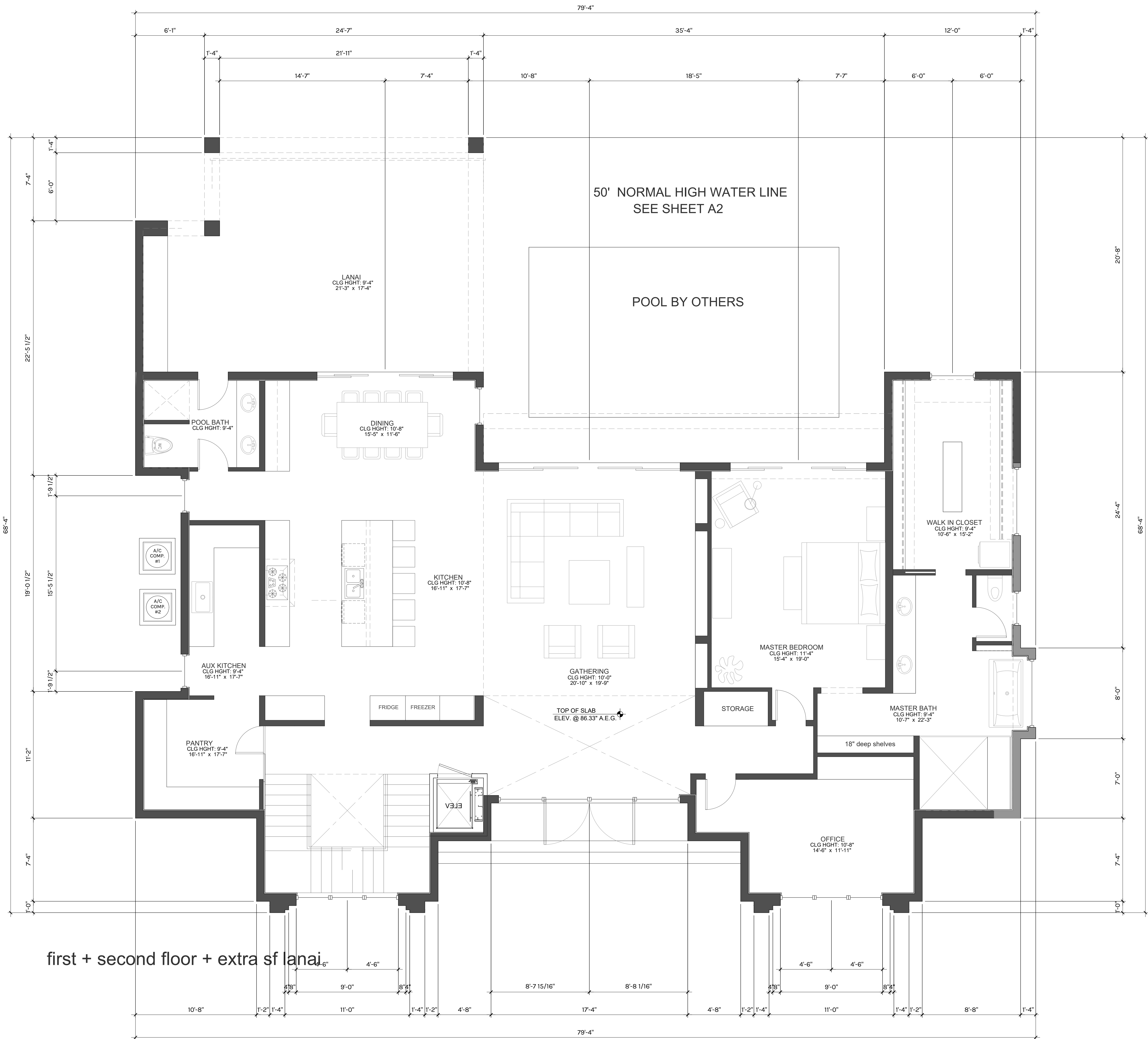
A2

1 DWELLING LOCATION PLAN

A2 SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
07-14-2025





first + second floor + extra sf lanai

1 DIM 1ST FLOOR PLAN
A6 SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

1. DOOR BETWEEN GARAGE AND LIVING AREA OF HOUSE TO BE MINIMUM 20 MINUTE SOLID CORE DOOR WITH SELF CLOSING MECHANISM.
2. WALL BETWEEN GARAGE AND LIVING AREA OF HOUSE TO HAVE 1/2" FINISHED DRYWALL MINIMUM IF WALL IS NOT SOLID BLOCK.
3. GARAGE CEILING TO BE 1/2" FINISHED DRYWALL MINIMUM AND 5/8" TYPE X DRYWALL IF THERE IS LIVING SPACE ABOVE THE GARAGE.
4. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" INCH GYPSUM BOARD. (FBCR-R302.7)
5. ATTIC ACCESS, MINIMUM 30"x22" OPENING. PROVIDE (1) OUTLET, SWITCH AND LIGHT IN ATTIC AT PULL-DOWN STAIRS.
6. PULL DOWN ATTIC ACCESS LADDER, MINIMUM 54"x22" OPENING.
7. AT SECOND FLOOR BALCONIES: FLOORING TO BE TILES OVER PLI-DEK WATERPROOF SYSTEM. CONTRACTOR OPTION WITH OWNER APPROVAL TO USE DUROCK OVER 60 MIL WATERPROOF MEMBRANE OVER 30# FELT OVER 3/4" PLYWOOD W/ FLASHING (TYP.)
8. CONTRACTOR AND/OR STAIR MANUFACTURER TO VERIFY ALL STAIR HEIGHTS, RISER HEIGHTS AND TREAD DEPTHS TO ENSURE THE CORRECT DIMENSIONS WERE PROVIDED.
9. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES PRIOR TO ORDERING TO ENSURE ELEVATIONS PORTRAY THE CORRECT WINDOW AND DOOR HEIGHTS.
10. ALL RAILINGS ABOVE 24" A.F.F. SHALL BE 42 INCH HIGH GUARDRAILS UNLESS OTHERWISE SPECIFIED.
11. ALL SHOWERS TO BE 4 INCH RECESSED, WHERE APPLICABLE, IN FIRST FLOOR SLAB AND IN TRUSSES AT ALL OTHER FLOORS.
12. ALL TRAY CEILINGS TO BE 8 INCHES DEEP UNLESS OTHERWISE NOTED ON DRAWINGS.

EGRESS WINDOWS

MEAN OF ESCAPE NOTE (EGRESS):

ALL EGRESS WINDOWS TO COMPLY W/F.B.C. R 310.1. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SF IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET, EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE ENSURING AN EMERGENCY WHEN LOCKED.

ELEVATOR

INSTALLED ELEVATOR:

HOUSE IS EQUIPPED WITH A 3-STORY ELEVATOR. G.C. TO VERIFY ELEVATOR MANUFACTURER'S SPECIFICATIONS AND INFORM DESIGNER & ENGINEER IF ELEVATOR REQUIREMENTS NEED TO BE ADJUSTED OR RECONFIGURED PRIOR TO PERMITTING IN ORDER TO ALLOW FOR TIME TO VERIFY AND UPDATE ARCHITECTURAL & ENGINEERING DRAWINGS. Elevator MAY ALSO INTERFERE WITH TRUSS DESIGN IF CHANGED AFTER TRUSSES HAVE BEEN DESIGNED AND APPROVED. ARCHITECTURAL DESIGNER, ENGINEER AND TRUSS MANUFACTURER ARE NOT RESPONSIBLE FOR ANY CHANGES THAT ARE REQUESTED AFTER DRAWING HAVE BEEN APPROVED AND CERTIFIED BY CITY FOR PERMIT.

HOOD NOTE

ALL HOODS, WHETHER INTERIOR OR EXTERIOR SHALL BE REQUIRED TO BE VENTED TO THE EXTERIOR OF THE ENCLOSED SPACE, EITHER DIRECTLY THROUGH THE ROOF ABOVE OR THE CLOSEST EXTERIOR WALL AS PER INSTRUCTED BY THE MANUFACTURE'S SPECIFICATIONS ON THE INSTALLATION OF THE PRODUCT. ALL HOOD SHALL BE EQUIPPED WITH A SWITCH WITH WHICH TO OPERATE THE HOODS EXHAUST.

FIREPLACES

FIREPLACES AS INDICATED

ELECTRIC FIREPLACES:
ALL INDICATED ELECTRICAL FIREPLACES SHOWN ON THE DRAWINGS ARE FRAMED AND DO NOT REQUIRE ANY MASONRY WALLS OR VENTILATION DISCHARGE THROUGH A FLUME OR CHIMNEY. ELECTRICAL FIREPLACES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, WHICH SHALL BE SUPPLIED BY THE CONTRACTOR.

GAS FIREPLACES:
ALL INDICATED GAS FIREPLACES SHOWN ON THE DRAWINGS ARE FRAMED AND DO NOT REQUIRE ANY MASONRY WALLS, WILL REQUIRE VENTILATION THROUGH THE EXTERIOR WALL OR THROUGH THE ROOF ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS SUPPLIED BY CONTRACTOR.

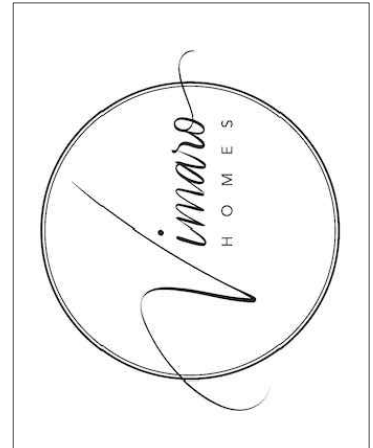
NATURAL FIREPLACE:
ALL INDICATED NATURAL FIREPLACES SHALL BE CONSTRUCTED WITH MASONRY-CMU WALLS THAT WILL PROVIDE ADEQUATE SMOKE VENTILATION THROUGH THE ROOF OF DWELLING TO THE EXTERIOR. CONSTRUCTION AND VENTILATION SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AS PROVIDED BY CONTRACTOR.

COPYRIGHT NOTICE

Date

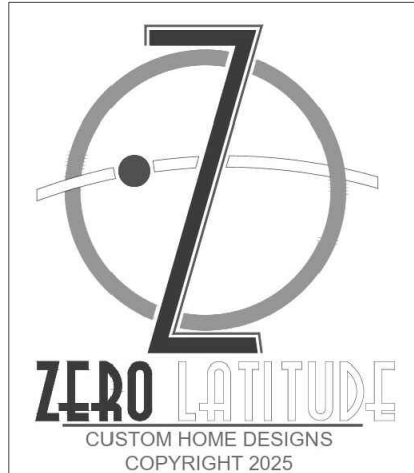
Revisions

A NEW HOME BY ZERO LATITUDE HOMES
GROVE TERRACE
1441 Grove Terrace, Sylvan Lake Shores,
Winter Park, Florida - Vimaro Homes



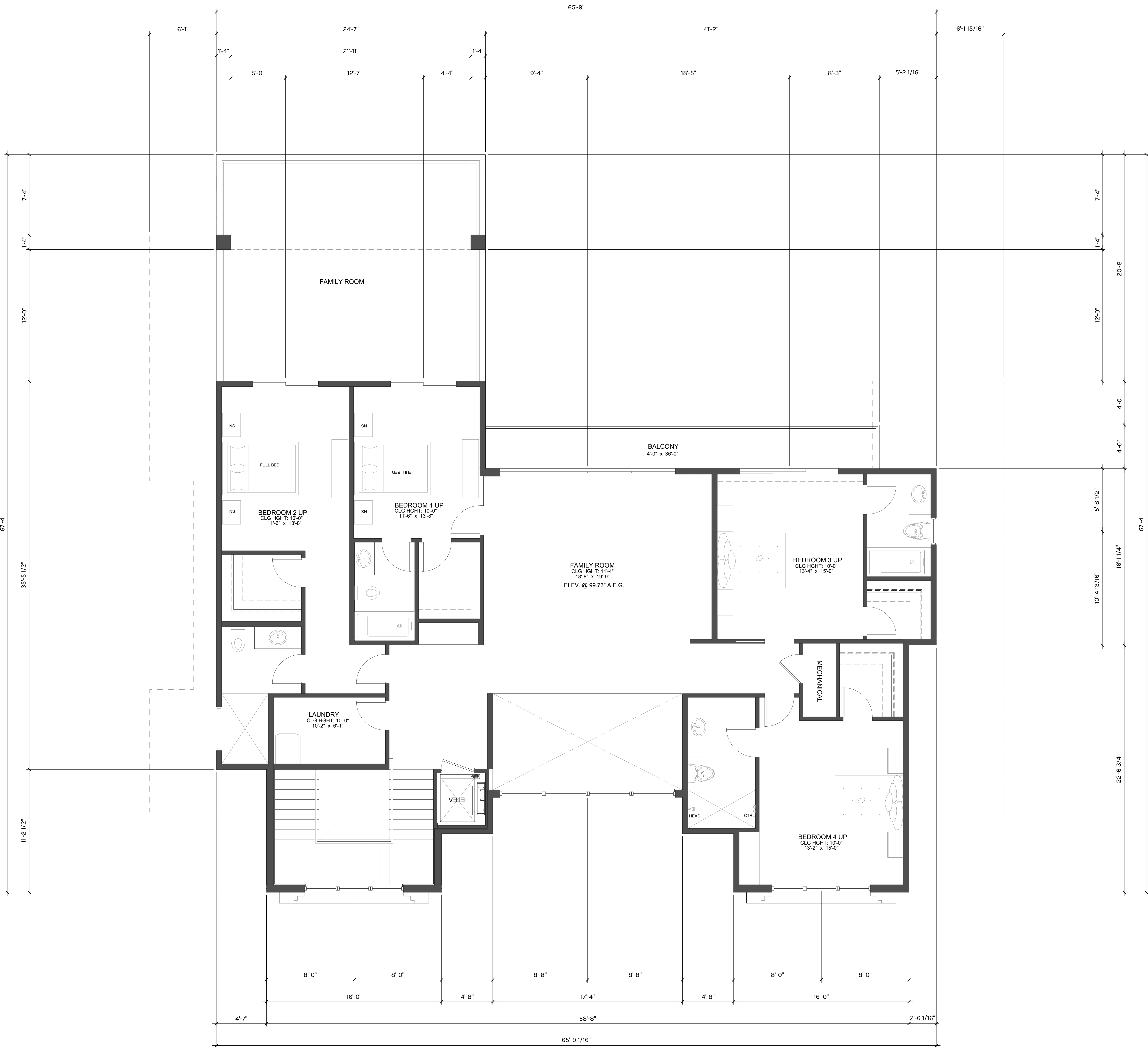
alba ENGINEERING
C.A. #30556
DANIEL SOUTER, P.E.
P.E.# 63901
P.O. BOX 547774
ORLANDO, FL 32854
PHONE: (407) 421-486

Date	07/14/25
Project #	25-008
Drawn by	JH/CS
Checked by	
Preliminary Set	



A6

PRELIMINARY
NOT FOR CONSTRUCTION
07-14-2025



1 DIM 2ND FLOOR PLAN
A8 SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

- 1. DOOR BETWEEN GARAGE AND LIVING AREA OF HOUSE TO BE MINIMUM 20 MINUTE SOLID CORE DOOR WITH SELF CLOSING MECHANISM.
- 2. WALL BETWEEN GARAGE AND LIVING AREA OF HOUSE TO HAVE 1/2" FINISHED DRYWALL MINIMUM IF WALL IS NOT SOLID BLOCK.
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- 6. PULL DOWN ATTIC ACCESS LADDER, MINIMUM 54"x22" OPENING.
- 7. AT SECOND FLOOR BALCONIES: FLOORING TO BE TILES OVER PLI-DEK WATERPROOF SYSTEM. CONTRACTOR OPTION WITH OWNER APPROVAL TO USE DUROCK OVER 60 MIL WATERPROOF MEMBRANE OVER 30# FELT OVER 3/4" PLYWOOD W/ FLASHING (TYP.)
- 8. CONTRACTOR AND/OR STAIR MANUFACTURER TO VERIFY ALL STAIR HEIGHTS, RISER HEIGHTS AND TREAD DEPTHS TO ENSURE THE CORRECT DIMENSIONS WERE PROVIDED.
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EGRESS WINDOWS

MEAN OF ESCAPE NOTE (EGRESS):
ALL EGRESS WINDOWS TO COMPLY W/F.B.C. R 310.1. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SF IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OF THE FLOOR, THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

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ELEVATOR

INSTALLED ELEVATOR:
HOUSE IS EQUIPPED WITH A 3-STORY ELEVATOR. G.C. TO VERIFY ELEVATOR MANUFACTURER'S SPECIFICATIONS AND INFORM DESIGNER & ENGINEER IF ELEVATOR REQUIREMENTS NEED TO BE ADJUSTED OR RECONFIGURED PRIOR TO PERMITTING IN ORDER TO ALLOW FOR TIME TO VERIFY AND UPDATE ARCHITECTURAL & ENGINEERING DRAWINGS. Elevator MAY ALSO INTERFERE WITH TRUSS DESIGN IF CHANGED AFTER TRUSSES HAVE BEEN DESIGNED AND APPROVED. ARCHITECTURAL DESIGNER, ENGINEER AND TRUSS MANUFACTURER ARE NOT RESPONSIBLE FOR ANY CHANGES THAT ARE REQUESTED AFTER DRAWING HAVE BEEN APPROVED AND CERTIFIED BY CITY FOR PERMIT.

HOOD NOTE

ALL HOODS, WHETHER INTERIOR OR EXTERIOR SHALL BE REQUIRED TO BE VENTED TO THE EXTERIOR OF THE ENCLOSED SPACE, EITHER DIRECTLY THROUGH THE ROOF ABOVE OR THE CLOSEST EXTERIOR WALL, AS PER INSTRUCTED BY THE MANUFACTURE'S SPECIFICATIONS ON THE INSTALLATION OF THE PRODUCT. ALL HOOD SHALL BE EQUIPPED WITH A SWITCH WITH WHICH TO OPERATE THE HOODS EXHAUST.

FIREPLACES

FIREPLACES AS INDICATED
ELECTRIC FIREPLACES:
ALL INDICATED ELECTRICAL FIREPLACES SHOWN ON THE DRAWINGS ARE FRAMED AND DO NOT REQUIRE ANY MASONRY WALLS OR VENTILATION DISCHARGE THROUGH A FLUME OR CHIMNEY. ELECTRICAL FIREPLACES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, WHICH SHALL BE SUPPLIED BY THE CONTRACTOR.
GAS FIREPLACES:
ALL INDICATED GAS FIREPLACES SHOWN ON THE DRAWINGS ARE FRAMED AND DO NOT REQUIRE ANY MASONRY WALLS, WILL REQUIRE VENTILATION THROUGH THE EXTERIOR WALL OR THROUGH THE ROOF ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS SUPPLIED BY CONTRACTOR.
NATURAL FIREPLACE:
ALL INDICATED NATURAL FIREPLACES SHALL BE CONSTRUCTED WITH MASONRY-CMU WALLS THAT WILL PROVIDE ADEQUATE SMOKE VENTILATION THROUGH THE ROOF OF DWELLING TO THE EXTERIOR. CONSTRUCTION AND VENTILATION SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AS PROVIDED BY CONTRACTOR.

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DATE: 07/14/25
PROJECT: 25-008
DRAWN BY: JH/CS
CHECKED BY: Preliminary Set

Revisions

#	Date

A NEW HOME BY ZERO LATITUDE HOMES

GROVE TERRACE

1441 Grove Terrace, Sylvan Lake Shores,
Winter Park, Florida - Vimaro Homes

alba ENGINEERING
C.A. #430556

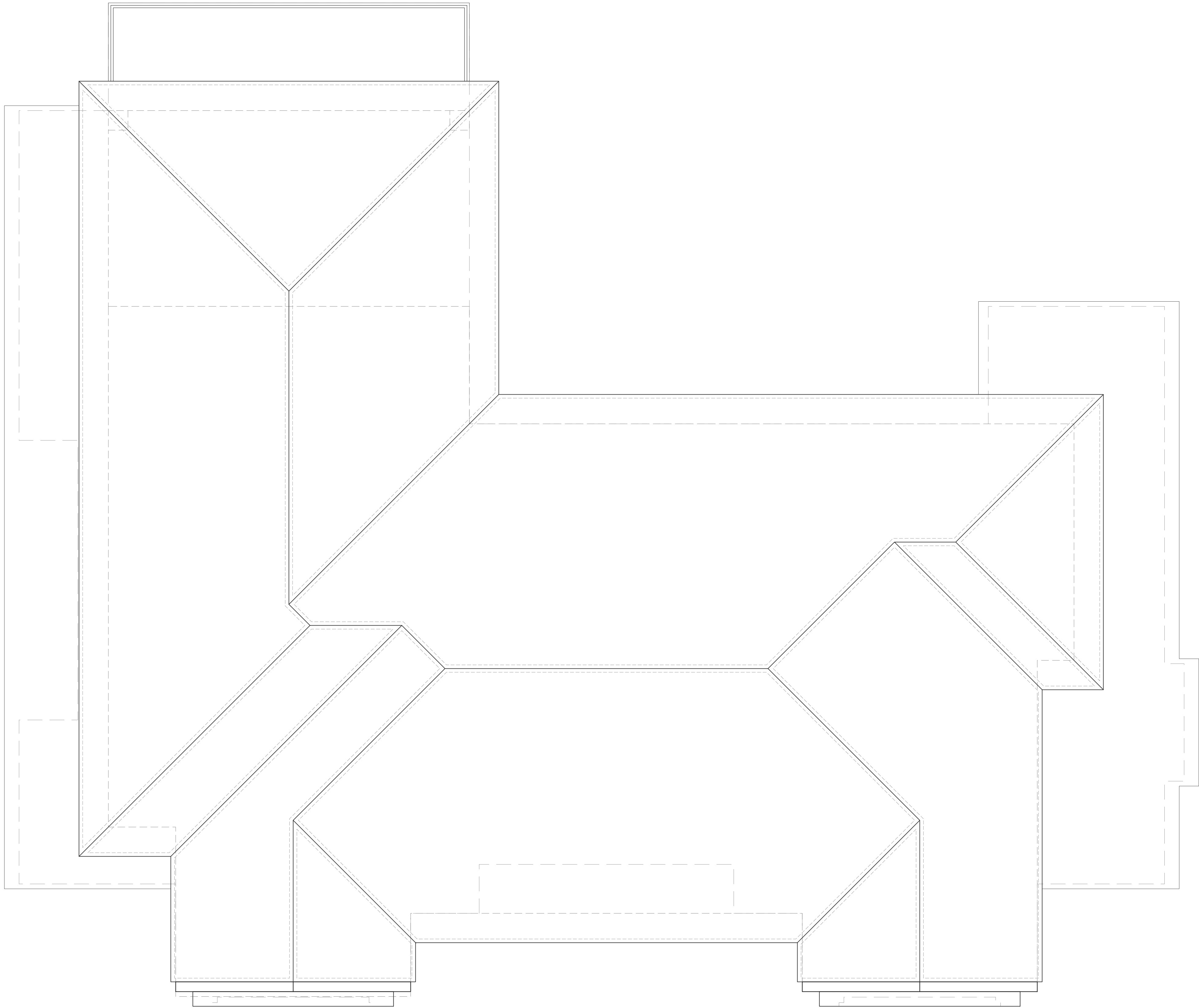
DANIEL SOUTER, P.E.
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ROOF PLAN

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

ROOF NOTES

GENERAL NOTES:

1. COORDINATE ALL ROOF NOTES WITH ELEVATION AND FLOOR PLANS NOTES.
2. REFER TO ROOFING SPECIFICATIONS 2023 8TH EDITION FBC CHAPTER 9 - ROOF ASSEMBLIES FOR FURTHER INFORMATION, TYP.
3. REFER TO CIVIL DRAWINGS FOR STORM DRAIN LOCATION, COORDINATE IN FIELD.
4. PROVIDE ROOF CRICKETING AROUND ROOF ACCESSORIES AND PENETRATIONS.
5. GENERAL CONTRACTOR TO COORDINATE LOCATIONS OF DOWNSPOUT AND/OR SCUPPERS IF APPLICABLE TO BUILD.

LOW-SLOPE ROOF DRAINAGE

ALL LOW- SLOPE ROOFS SURROUNDED BY PARAPET WALLS TO HAVE DRAINS PIPED TO EXTERIOR OF RESIDENCE, WITH SEPARATE OVERFLOW DRAINS OR SCUPPERS LOCATED 2" ABOVE PRIMARY DRAIN ELEVATION TO COMPLY WITH FBC-R304 AND FBC-PLUMBING 1105 & 1106

FLASHING NOTE:

FLASHING SHALL BE INSTALLED AT ALL WALL AND ROOF INTERSECTIONS, AT ALL CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ALL ROOF OPENINGS PER FBC-R903.

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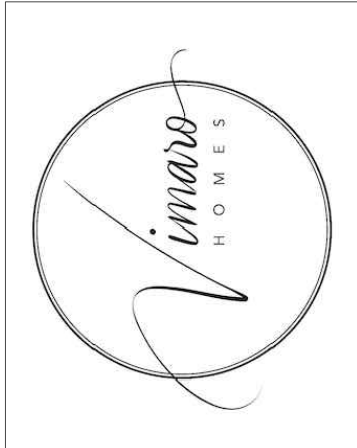
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alba

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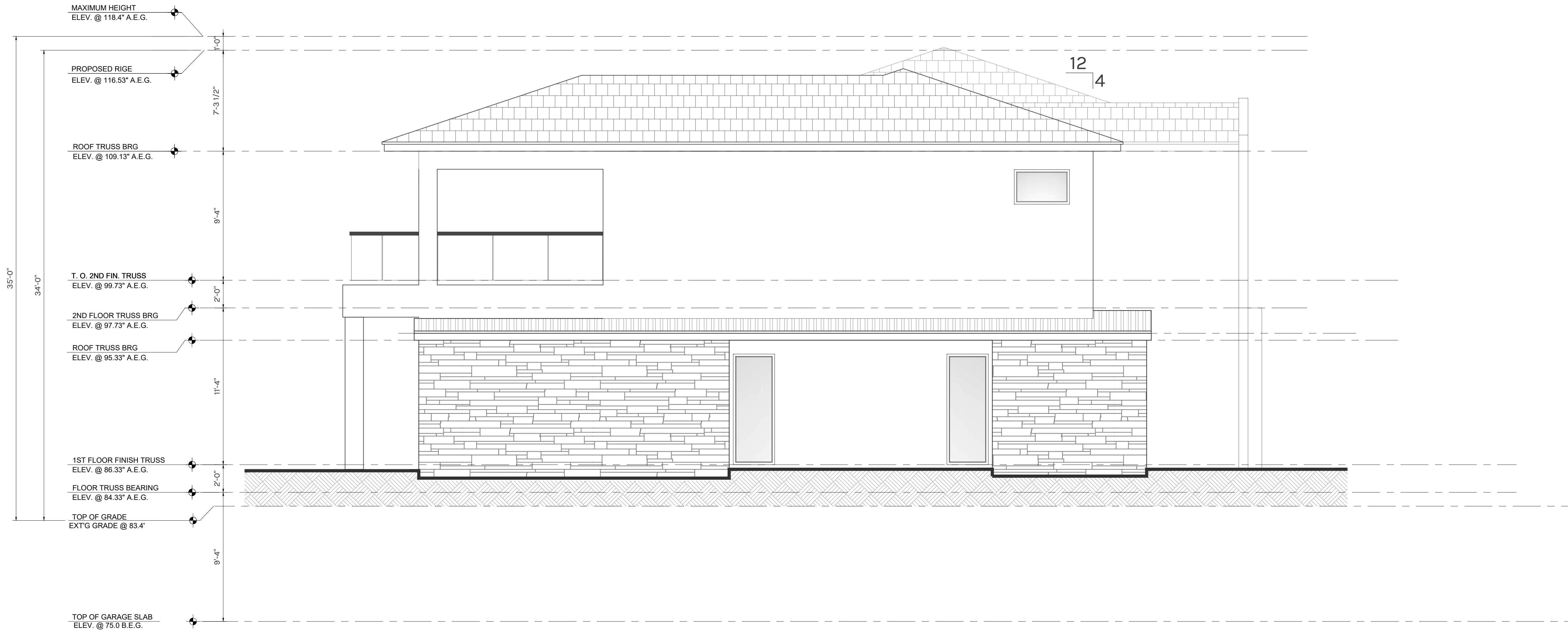


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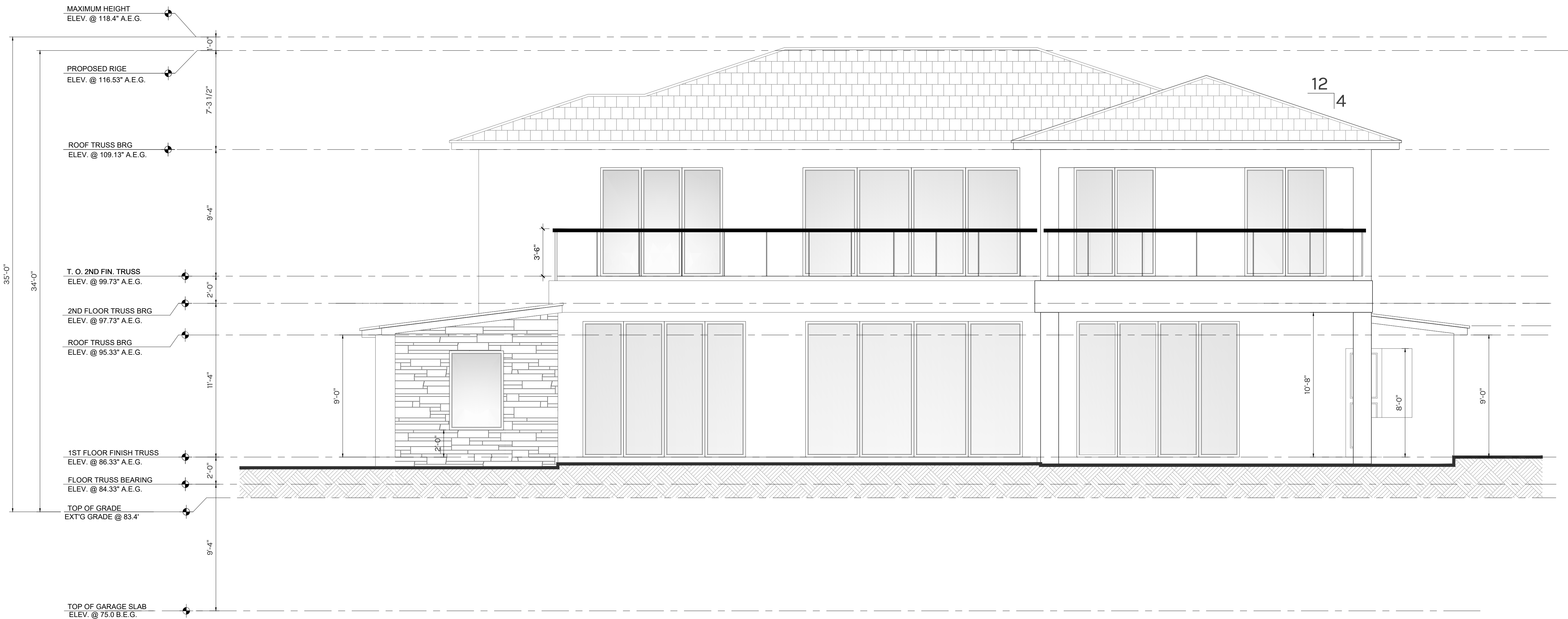
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- GUARD RAILS SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDE WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 24 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
- GUARD RAILS SHALL NOT BE CONSIDERED AS THE LARGEST GAPS BETWEEN HANDRAIL MEMBERS, PICKETS AND BASE SHALL NOT EXCEED 4". HANDRAIL/GUARDRAIL LIVE LOADS, GUARDS AND HANDRAILS (HIGHER OF 200LB PLT LOAD OR 50PLF), GUARD/PICKET INFILL COMPONENTS, 50PSF OVER A 1 SQ. FT. AREA.



2 LEFT SIDE ELEVATION
A12 SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
A12 SCALE: 1/4" = 1'-0"

ELEVATION NOTES

1. TYPICAL 5/8" SMOOTH STUCCO FINISH @ C.M.U. WALL
2. TYPICAL 7/8" SMOOTH STUCCO FINISH @ FRAME WALL
3. ARCHITECTURAL ASPHALT SHINGLES, CONCRETE OR METAL TILE OR METAL STANDING-SEAM ROOF SHALL BE INSTALLED PER THE PRODUCTS MANUFACTURER SPECIFICATION.
4. NO ROOF VENTS REQUIRED, SPRAY FOAM INSULATION TO BE USED PER ENERGY CALCULATIONS.
5. FRONT ELEVATION WINDOW SILLS TO BE 4" x 6" STUCCO AND/OR WHERE ALSO INDICATED.
6. 6" WOOD SIDING WHERE INDICATED, STYLE AND COLOR PER CONTRACTOR AND OWNER.
7. CONTROL JOINTS ON EXTERIOR STUCCO WALLS OVER WOOD FRAME TO BE INSTALLED PER ASTM 1063

NOTE: CONTRACTOR TO VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND CONTACT DESIGNER/ENGINEER WITH ANY CHANGES OR QUESTIONS.

EGRESS

MEAN OF ESCAPE NOTE (EGRESS):

ALL EGRESS WINDOWS TO COMPLY W/F.B.C. R 310.2. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SF IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OF THE FLOOR, THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET, EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE ENSURING AN EMERGENCY WHEN LOCKED.

STUCCO APPLICATION

- TYPICAL 5/8" SMOOTH STUCCO FINISH @ C.M.U. WALLS
- TYPICAL 7/8" SMOOTH STUCCO FINISH @ FRAME WALLS OVER EXPANDED METAL OR FIBERGLASS LATH, OVER #15 BUILDING PAPER, OVER TYVEK HOMEWRAP (OR EQUAL).

CONTROL JOINTS

- CONTROL JOINTS IN STUCCO SHALL NOT EXCEED 9'-0" IN LENGTH.
- STUCCO AREAS ARE BETWEEN CONTROLS JOINTS SHALL NOT EXCEED 144 SQ. FT.

GUARD RAILS

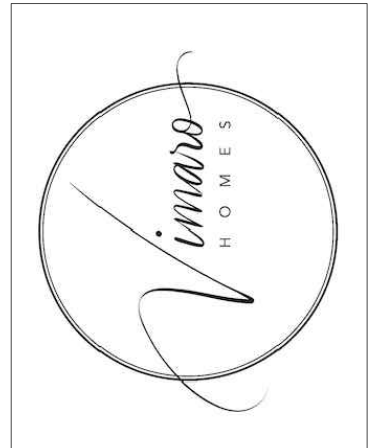
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RAILINGS WILL NEED TO BE APPLIED TO THE LANAI AREA AS REQUIRED.