



Development Review Committee Regular Meeting

Agenda

August 20, 2025 @ 11:00 AM

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. Approval of Minutes**
 - a. Minutes of May 15, 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. Request of Benjamin Partners, LTD for: Development Plan Approval to construct two, two-story office buildings, each containing 3,352 square feet of gross floor area, along with associated parking, within the Ravaudage PD. 15 minutes
 - 5. Staff Updates**
 - 6. Board Comments**
 - 7. Adjournment**



Development Review Committee

agenda item 2.a

item type

Approval of Minutes

meeting date

August 20, 2025

prepared by

Corinna Lundgren, Planner I

approved by**subject**

Minutes of May 15, 2025.

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

1. Draft Development Review Committee Regular Meeting Minutes



Development Review Committee Regular Meeting Minutes

May 15, 2025 at 11:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

Senior Planner/Zoning Official John Harbilas, Director of Building, Permitting Services and Code Compliance Gary Hiatt, Director of Parks and Recreation Jason Seeley, Assistant City Manager Michelle del Valle, Assistant Director of Public Works Don Marcotte

Absent

None

Staff Present

Director of Planning and Zoning Allison McGillis, Administrative Coordinator Mary Bush, Recording Secretary Corinna Lundgren, Planner II Nicholas Lewis

1. Call to Order

Chairman Harbilas called the meeting to order at 11:05 a.m.

2. Consent Agenda

- a. Approve the minutes of March 19, 2025.

Motion made by Jason Seeley, seconded by Don Marcotte, to approve the March 19, 2025, meeting minutes with the condition to be added to the attendance.

The motion carried by a 5-0 vote.

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

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

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

- a. Request of Benjamin Partners, LTD to: Amend the Ravaudage Planned Development boundary, to include 1101 Lewis Drive,

and additional associated entitlements of 6,597 square feet of commercial and two (2) residential units.

Mrs. McGillis provided an overview of the item. She noted that Ravaudage has entitlements for 683 units and 56 Affordable Housing units. Out of the 683, 546 have been constructed. Thirty-six (36) have been approved but not permitted. With the addition, 101 remaining units in Ravaudage, and of the 56 Affordable Housing units, only one (1) has been approved. She also notes the next step of the request would go to the Planning and Zoning Board for Future Land Use and zoning changes from R-2 to Orange County Planned Development. Then the request will go to the City Commission for final approval.

Staff recommends approval.

Chairman Harbilas clarified the 101 units that are remaining, inclusive of the units that have been approved on other projects.

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

Motion to approve made by Don Marcotte, seconded by Jason Seeley, to amend the Ravaudage Planned Development boundary, to include 1101 Lewis Drive and additional associated entitlements of 6,597 square feet of commercial and two (2) residential units.

The motion carried unanimously by 5-0 vote.

5. Staff Updates

6. Board Comments

7. Adjournment

The meeting was adjourned at 11:09 a.m.

ATTEST:

/s/ Corinna Lundgren, Board Secretary



Development Review Committee

agenda item 4.a

item type

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

meeting date

August 20, 2025

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

Request of Benjamin Partners, LTD for: Development Plan Approval to construct two, two-story office buildings, each containing 3,352 square feet of gross floor area, along with associated parking, within the Ravaudage PD.

motion | recommendation

Staff recommendation is for approval.

background

The applicant is requesting Development Plan approval for the construction of two new, two-story, office buildings, one on Lot 1 (Building 1) and one on Lot 2 (Building 2) of Block F. These lots were created from the addition of 1101 Lewis Drive to the Ravaudage Planned Development, in combination with a portion of 1105 Lewis Drive. Lot 3 and Lot 4 shown in the submittal are not part of this request. Both buildings will be located adjacent to the existing office building at 1007 Lewis Drive, occupied by Brannon Construction. Each proposed building will have a total gross floor area of 3,352 square feet, consisting of 1,583 square feet on the first floor and 1,769 square feet on the second floor, and will include an elevator core. Parking for each building is calculated at one space per 333 square feet, resulting in 10 spaces per building (20 total). For Building 1, seven of the required parking spaces are being satisfied within the parking proposed behind the buildings, two within the parallel spaces behind the parking lot, and one within the parallel spaces in front of the buildings. For Building 2, eight of the required parking spaces are being satisfied within the parking proposed behind the buildings, one within the parallel spaces behind the parking lot, and one within the parallel spaces in front of the buildings.

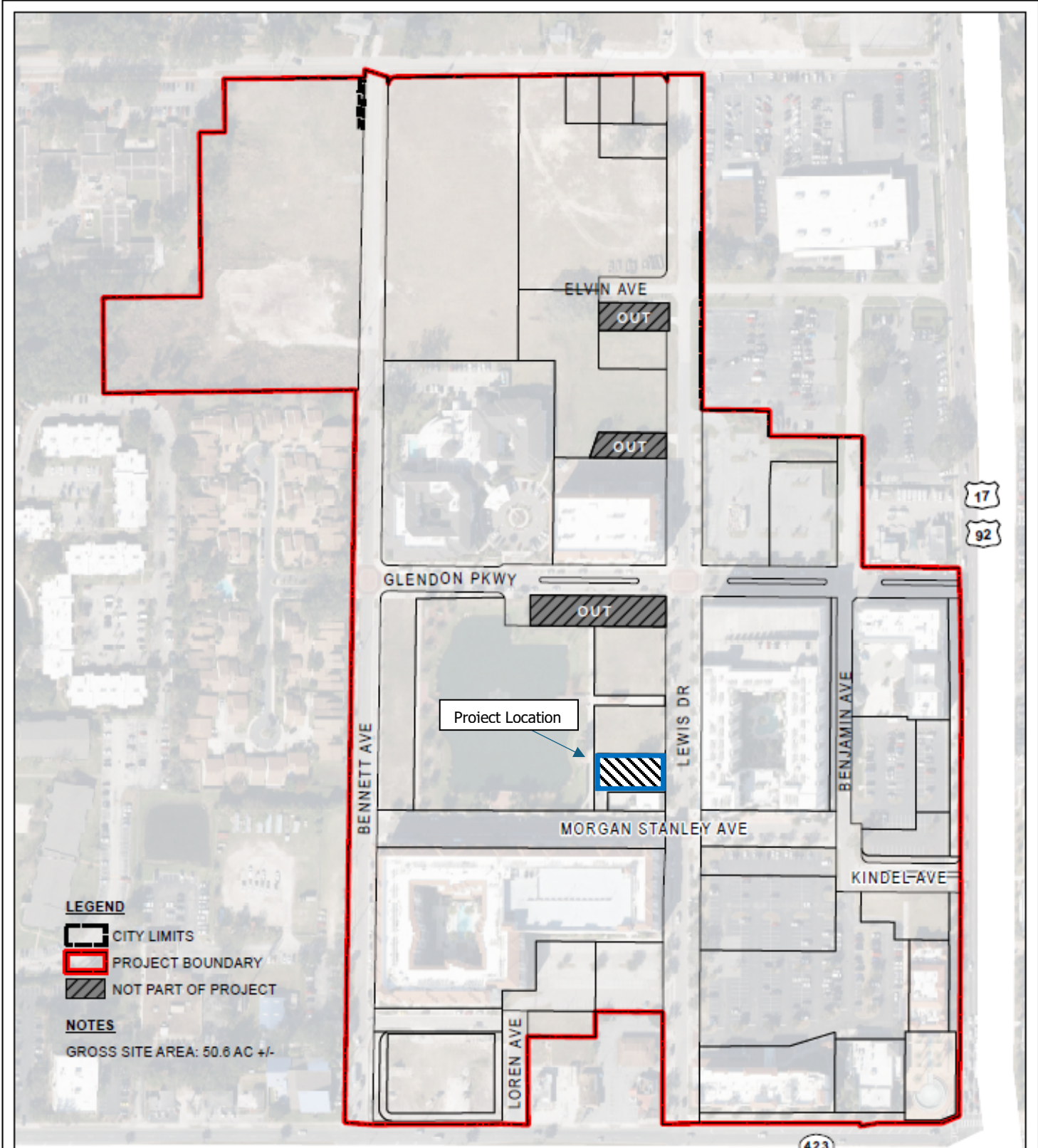
The project meets the Ravaudage development standards with minimal front setbacks and zero side setbacks are consistent with existing development patterns along Lewis Drive. The two buildings are designed to match in scale, footprint, and architectural style with each other and the existing office building, creating a cohesive appearance for Lewis Drive.

alternatives | other considerations

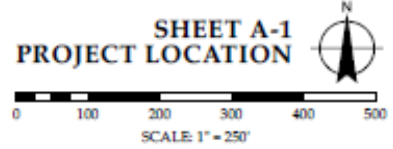
fiscal impact

attachments

1. Location Map
2. Aerial Map
3. Lot 1 Building 1 Block F Homeacres DRC applicaton 08.20.2025 (1)
4. Lot 2 Building 2 Block F Homeacres DRC 08.20.2025 (1)



**RAVAUDAGE
LAND USE PLAN**
WINTER PARK, FLORIDA



DRC Meeting Application



who to contact

Allison McGillis, Planning Director
amcgillis@cityofwinterpark.org

ph 407.599.3665 fax 407.599.3499
401 S. Park Ave. Winter Park, FL 32789

Submittal Date: August 1, 2025

Tentative DRC Date: August 20, 2025

Project Name: Lot 1 Lewis Drive Block F, Home acres

Project Address: Lewis Drive See attached Survey/SOD

Request Type:

- Concept Plan or Preliminary Plan
- Change Determination - Previously Approved Plan Revision / Development Order Modification
- Final Plan Submittal
- Preliminary Review Item / DRC Discussion Item

Project Type: Commercial Office Residential Mixed-Use

PLEASE SPECIFY BELOW, IN DETAIL, YOUR REQUEST FOR CONSIDERATION BY THE DRC (OR ATTACH LETTER)

Site plan and building approval of a two story office building

Approximately 3,352 Sf total Gross

Applicant/ Authorized Agent: Dañ Bellows Phone: 407-620-3005 Email: W1454@aol.com

Signature: [Signature] Address: PO Box 350 Winter Park, Fla 32790

Owner: Brannon Construction Phone: 407-948-3803 Email: mike@brannon-construction.com

Signature: [Signature] Address: 1007 Lewis Drive Winter Park, Fl 32789

Fee Payment Schedule

All DRC application fees are paid to the Planning Department located on the second floor of City Hall, 401 S. Park Avenue, Winter Park, FL 32789. All Checks are to be made payable to the City of Winter Park.

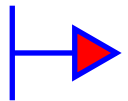
Concept Plan or Preliminary Plan — \$300.00

Final Plan Submittal / Development Order Modification — \$500.00

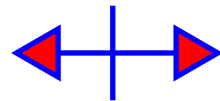
Plan Revision / Preliminary Review Item / Staff Discussion — \$200.00

REQUIRED BACKUP MATERIALS

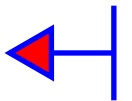
Please consult with planning staff at the required pre-application conference.
One hard-copy 11 by 17 and electronic plan set (PDF) of required backup materials.

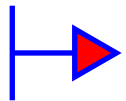


LOT 1 PROPOSED

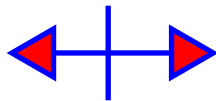


LOT 2 PROPOSED

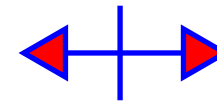




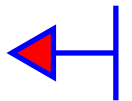
**EXISTING OFFICE BUILDING
1007 LEWIS DRIVE, WINTER PARK**



LOT 1 PROPOSED

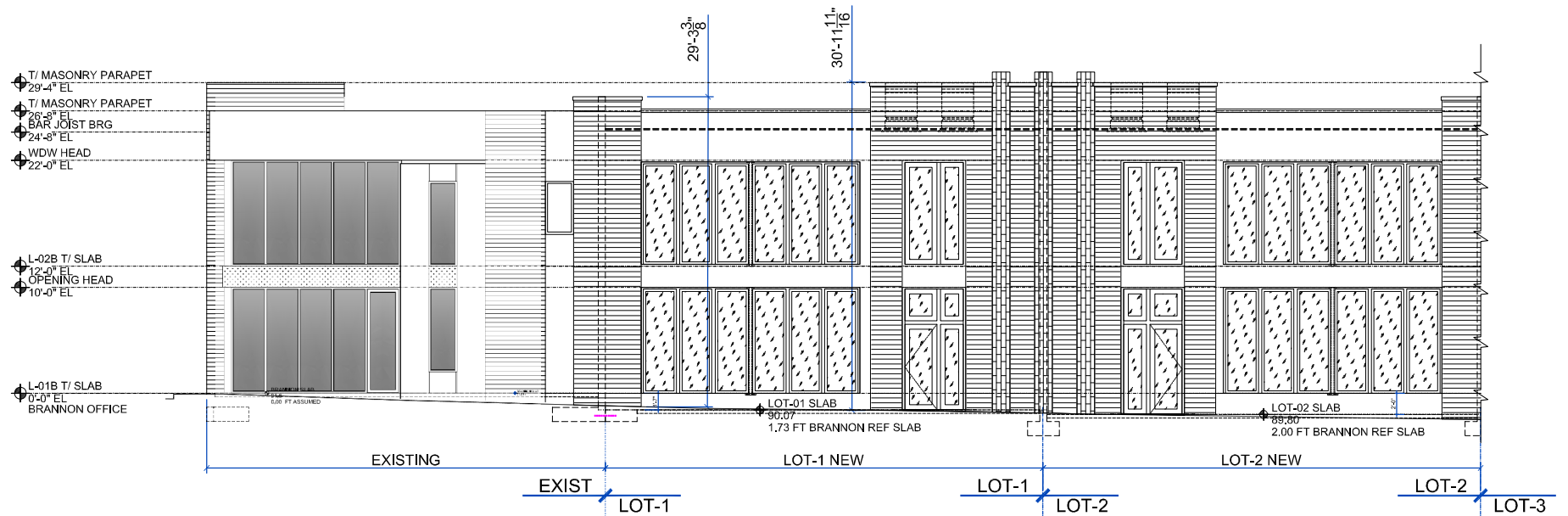


LOT 2 PROPOSED



2025-08-01

LOT-01 BLD 1 BLOCK F HOMEMACRES WINTER PARK, FLORIDA



EL-01 | LEWIS DRIVE - OVERALL

SCALE: 1" = 10 FT

NASRALLAH
Architectural Group Inc

1007 Lewis drive
Winter Park, FL 32789
Ph: 407-647-0938 Fax: 407-647-2499
email: Mark@nasrallah.com
AA26001471

LOT 1, BUILDING 1

3,352 SF / 335 = 10 PARKING SPACES

The square footage of the first 2 buildings
(gross outside wall including elevator core :

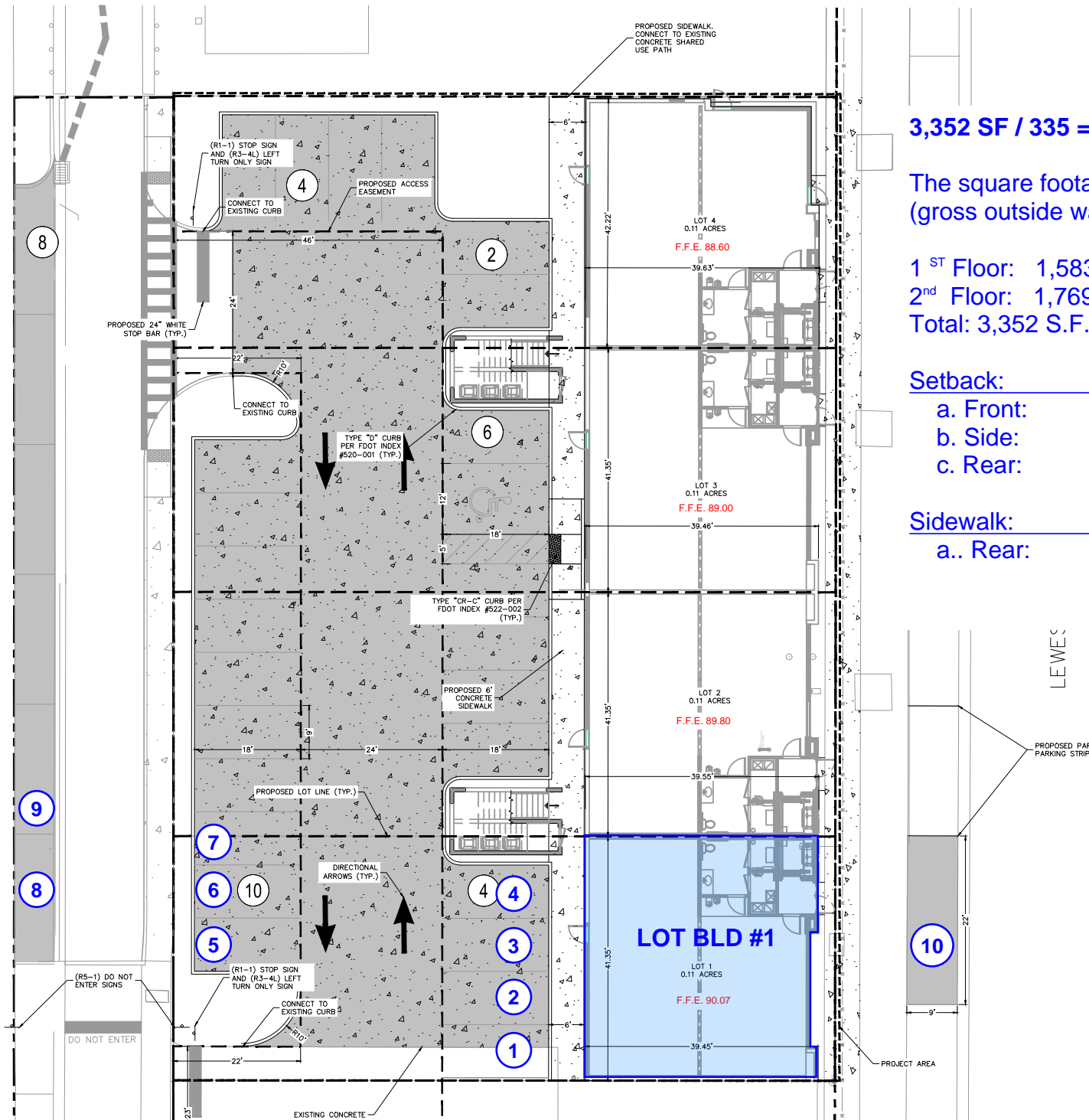
1ST Floor: 1,583 S.F.
2ND Floor: 1,769 S.F.
Total: 3,352 S.F. EACH BLDG

Setback:

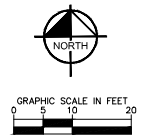
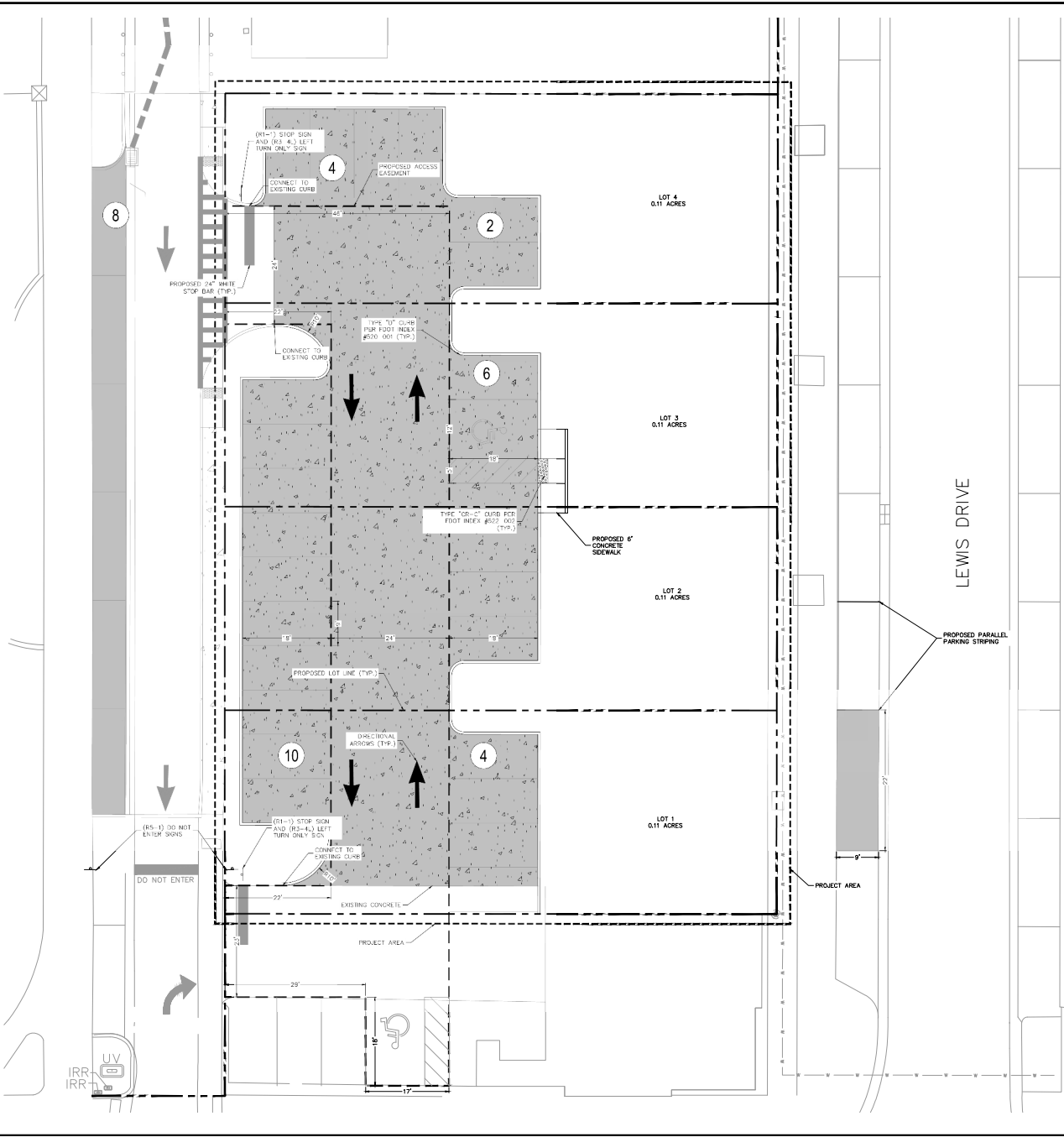
- a. Front: 3 feet.
- b. Side: 0 feet
- c. Rear: 0 feet

Sidewalk:

- a.. Rear: 6 feet



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LEGEND

- PROPERTY BOUNDARY
- PROJECT AREA
- PROPOSED ACCESS EASEMENT
- PROPOSED CONCRETE SIDEWALK
- CONCRETE PAVEMENT (SEE DETAIL SHEET CS.0)
- LIGHT DUTY PAVEMENT (SEE DETAIL SHEET CS.0)

SITE DATA

EXISTING ZONING: PD - RAVALDAGE
 PROPOSED ZONING: PD - RAVALDAGE
 EXISTING USE: VACANT COMMERCIAL
 PROPOSED USE: COMMERCIAL
 PROJECT AREA: 0.44 ACRES

PARKING:
 SHARED PARKING AGREEMENT AND CROSS ACCESS TO BE PROVIDED BETWEEN 1007 LEWIS DRIVE AND PROPOSED FUTURE LOTS.
 EXISTING ALLEYWAY PARKING (SOUTH OF PLUMHOUSE): 8 SPACES
 PROPOSED PRIVATE SURFACE PARKING: 26 SPACES
 TOTAL PARKING PROVIDED: 34 SPACES

PERVIOUS AREA: 0.23 ACRES

IMPERVIOUS CALCULATIONS:
 TOTAL IMPERVIOUS AREA = 0.21 ACRES
 ISR = 47.73 %

LOT 1 AREA:
 TOTAL AREA = 0.110 ACRES
 TOTAL IMPERVIOUS AREA = 0.064 ACRES

LOT 2 AREA:
 TOTAL AREA = 0.110 ACRES
 TOTAL IMPERVIOUS AREA = 0.066 ACRES

LOT 3 AREA:
 TOTAL AREA = 0.110 ACRES
 TOTAL IMPERVIOUS AREA = 0.064 ACRES

LOT 4 AREA:
 TOTAL AREA = 0.110 ACRES
 TOTAL IMPERVIOUS AREA = 0.048 ACRES

PHASING:
 THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

STORMWATER MANAGEMENT:
 THIS DEVELOPMENT COMPLIES WITH THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SRWMD) AND CITY OF WINTER PARK CRITERIA FOR WATER QUALITY REQUIREMENTS AND PEAK STORM ATTENUATION.
 THIS SITE IS PART OF A MASTER STORMWATER SYSTEM; SRWMD PERMIT NO. 128708-14

SIGNAGE:
 SIGNAGE & LOCATIONS SHALL COMPLY WITH CITY OF WINTER PARK CODE OF ORDINANCES.

GENERAL NOTES:
 1. ALL PAVS TO BE 3' UNLESS OTHERWISE NOTED.
 2. ALL SIDEWALKS & CURB RAMPS SHOULD ADHERE TO THE FOOT STANDARD INDEX

SITE PLAN	KHA PROJECT NO. 24900003	LICENSED PROFESSIONAL	DATE: 7/31/2025
	DATE: 7/31/2025	SCALE: AS SHOWN	DESIGNED BY: [Blank]
1105 LEWIS PARKING LOT	DRAWN BY: [Blank]	CHECKED BY: [Blank]	DATE: 7/31/2025
CITY OF WINTER PARK	FLORIDA	REVISIONS	NO.
SHEET NUMBER C4.0	DATE	BY	NO.

SITE DATA

EXISTING ZONING:
PD – RAVAUDAGE

PROPOSED ZONING:
PD – RAVAUDAGE

EXISTING USE:
VACANT COMMERCIAL

PROPOSED USE:
COMMERCIAL

PROJECT AREA:
0.44 ACRES

PARKING:
SHARED PARKING AGREEMENT AND CROSS ACCESS TO BE PROVIDED BETWEEN 1007 LEWIS DRIVE AND PROPOSED FUTURE LOTS.

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PERVIOUS AREA: 0.23 ACRES

IMPERVIOUS CALCULATIONS:
TOTAL IMPERVIOUS AREA = 0.21 ACRES
ISR = 47.73 %

LOT 1 AREA:
TOTAL AREA: 0.110 ACRES
TOTAL IMPERVIOUS AREA = 0.054 ACRES

LOT 2 AREA:
TOTAL AREA: 0.110 ACRES
TOTAL IMPERVIOUS AREA = 0.056 ACRES

LOT 3 AREA:
TOTAL AREA: 0.110 ACRES
TOTAL IMPERVIOUS AREA = 0.054 ACRES

LOT 4 AREA:
TOTAL AREA: 0.110 ACRES
TOTAL IMPERVIOUS AREA = 0.048 ACRES

PHASING:
THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

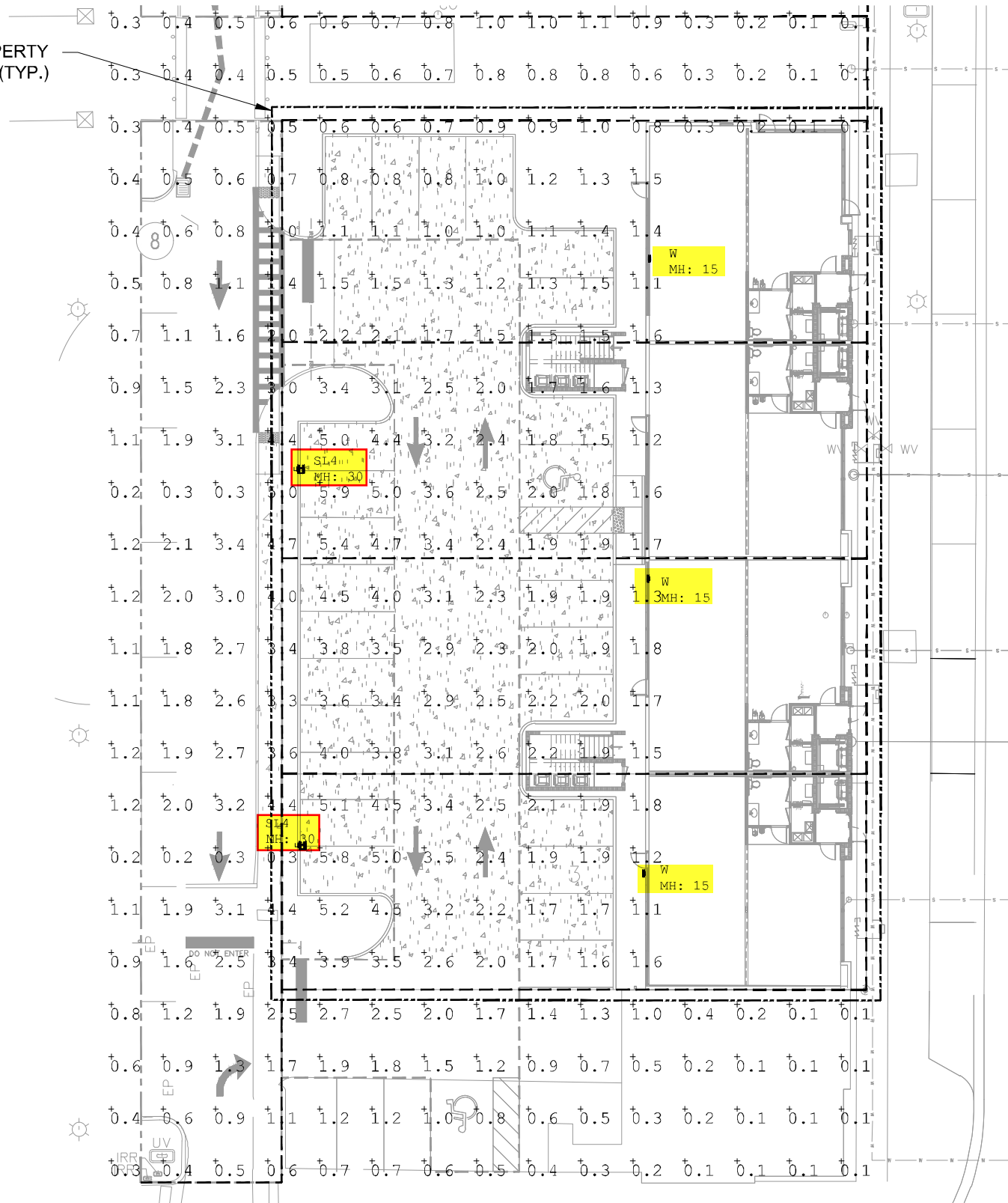
STORMWATER MANAGEMENT:
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THIS SITE IS PART OF A MASTER STORMWATER SYSTEM; SJRWMD PERMIT NO. 128708-14

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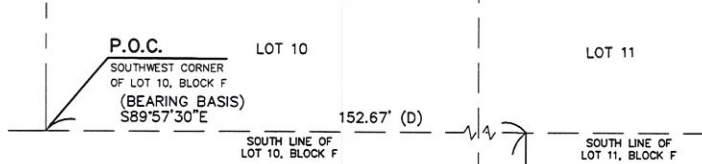
GENERAL NOTES:
1. ALL RADII TO BE 3' UNLESS OTHERWISE NOTED.
2. ALL SIDEWALKS AND CURB RAMPS SHOULD ADHERE TO THE FDOT STANDARD INDEX

PROPERTY
LINE (TYP.)



LOT 1

BOUNDARY & TOPOGRAPHIC SURVEY FOR SYDGAN



DESCRIPTION:

A PORTION OF LOTS 17 AND 18, BLOCK F, HOME ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK M, PAGE 97, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

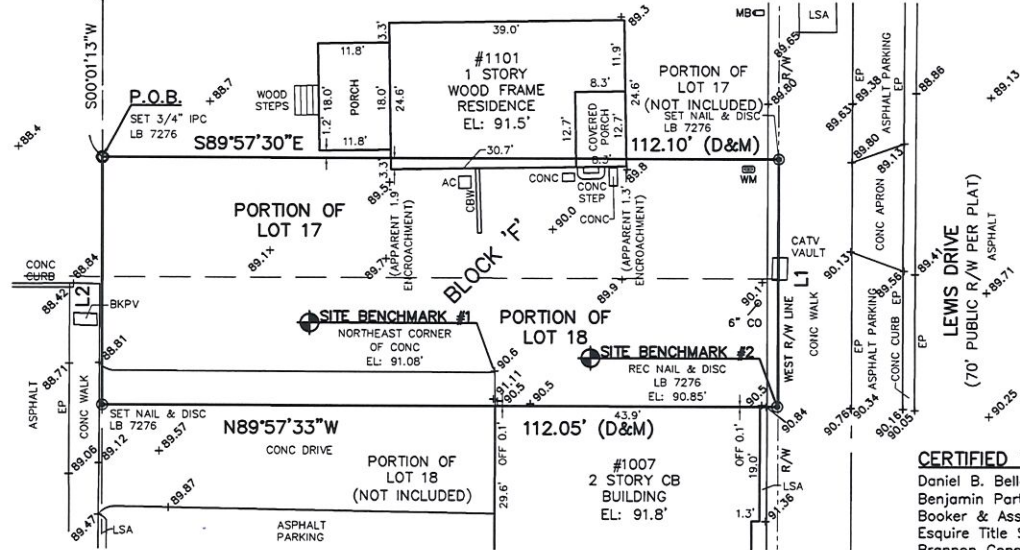
COMMENCE AT THE SOUTHWEST CORNER OF LOT 10, BLOCK F, HOME ACRES; THENCE, ALONG THE SOUTH LINE OF SAID LOT 10 AND A PORTION OF THE SOUTH LINE OF LOT 11, BLOCK F, S89°57'30"E, A DISTANCE OF 152.67 FEET; THENCE, DEPARTING THE SOUTH LINE OF SAID LOT 11, S00°01'13"W, A DISTANCE OF 279.92 FEET TO THE POINT OF BEGINNING; THENCE, S89°57'30"E, A DISTANCE OF 112.10 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LEWIS DRIVE; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, S00°05'33"W, A DISTANCE OF 41.35 FEET; THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE, N89°57'33"W, A DISTANCE OF 112.05 FEET; THENCE, N00°01'13"E, A DISTANCE OF 41.36 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING APPROXIMATELY 4,635 SQUARE FEET, MORE OR LESS.

LEGEND:

AC	AIR CONDITIONER
BKPV	BRICK PAVERS
CATV	CABLE TELEVISION
CB	CONCRETE BLOCK
CBW	CONCRETE BLOCK WALL
CO	CLEANOUT
CONC	CONCRETE
D	DESCRIBED
EL	ELEVATION
EP	EDGE OF PAVEMENT
IPC	IRON PIPE AND CAP
LB	LICENSED BUSINESS
LSA	LANDSCAPE AREA
M	MEASURED
MB	MAILBOX
P.O.B	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
REC	RECOVERED
X00.00	SPOT ELEVATION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°05'33"W	41.35' (D&M)
L2	N00°01'13"E	41.36' (D&M)



SURVEYOR'S NOTES:

- The lands as shown hereon lie within Section 1, Township 22 South, Range 29 East, Orange County, Florida.
- This survey represents a survey made on the ground under the supervision of the signing surveyor, unless otherwise noted.
- Underground improvements or underground foundations have not been located except as noted.
- This survey does not reflect or determine ownership.
- All easements of which the surveyor has knowledge of, or has been furnished, have been noted on this map.
- No title data has been provided to this surveyor unless otherwise noted.
- Bearings shown hereon are assumed relative to the South property line of Lot 10, Block F; Said bearing being, S89°57'30"E assumed.
- According to the Federal Insurance Rate Map, this property lies in Zone "X", Community Panel number 12095C0255 F, Dated: 9/25/2009.
- There are no bearings shown on the plat.
- Elevations shown hereon are based on Orange County benchmarks relative to the North American Vertical Datum 1988 (NAVD 88).

CERTIFIED TO:

Daniel B. Bellows
Benjamin Partners, Ltd
Booker & Associates P. A.
Esquire Title Services, Inc.
Brannon Construction Company
Old Republic Title Insurance Group

REVISIONS

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

HLSM, LLC

Henrich-Luke-Swaggerty-Menard
Professional Surveyors & Mappers
Licensed Business No. 7276

302 Live Oaks Boulevard
Casselberry, Florida 32707
P. (407) 647-7346

Survey@HLSM.US

Job No: P-139
Field Date: 4/8/25
Drawn By: JJR
Field By: JR/RF
Scale: 1"=20'

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

William F. Menard
William F. Menard
Professional Surveyor & Mapper
Florida Registration #5625

DRC Meeting Application



who to
contact

Allison McGillis, Planning Director
amcgillis@cityofwinterpark.org

ph 407.599.3665 fax 407.599.3499
401 S. Park Ave. Winter Park, FL 32789

Submittal Date: August 1, 2025

Tentative DRC Date: August 20, 2025

Project Name: Lot 2 Lewis Drive Block F, Home acres

Project Address: Lewis Drive See attached Survey/SOD

Request Type:

- Concept Plan or Preliminary Plan
 Change Determination - Previously Approved Plan Revision / Development Order Modification
 Final Plan Submittal
 Preliminary Review Item / DRC Discussion Item

Project Type: Commercial Office Residential Mixed-Use

**PLEASE SPECIFY BELOW, IN DETAIL, YOUR REQUEST FOR CONSIDERATION BY THE DRC
(OR ATTACH LETTER)**

Site plan and building approval of a two story office building

Approximately 3,352 Sf total Gross

Applicant/
Authorized Agent: Dan Bellows Phone: 407-620-3005 Email: W1454@aol.com

Signature: [Signature] Address: PO Box 350 Winter Park, Fla 32790

Owner: Nicole Whittaker Phone: 407-952-9571 Email: meers627@outlook.com

Signature: [Signature] Address: 4604 Saxon Drive New Smyrna Beach, Fl 32169

Fee Payment Schedule

All DRC application fees are paid to the Planning Department located on the second floor of City Hall, 401 S. Park Avenue, Winter Park, FL 32789. All Checks are to be made payable to the City of Winter Park.

Concept Plan or Preliminary Plan — \$300.00

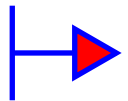
Final Plan Submittal / Development Order Modification — \$500.00

Plan Revision / Preliminary Review Item / Staff Discussion — \$200.00

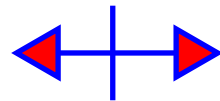
REQUIRED BACKUP MATERIALS

Please consult with planning staff at the required pre-application conference.

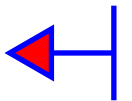
One hard-copy 11 by 17 and electronic plan set (PDF) of required backup materials.

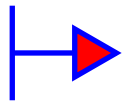


LOT 1 PROPOSED

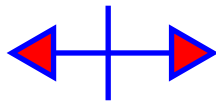


LOT 2 PROPOSED

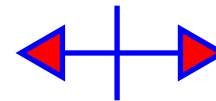




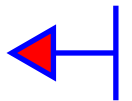
**EXISTING OFFICE BUILDING
1007 LEWIS DRIVE, WINTER PARK**



LOT 1 PROPOSED

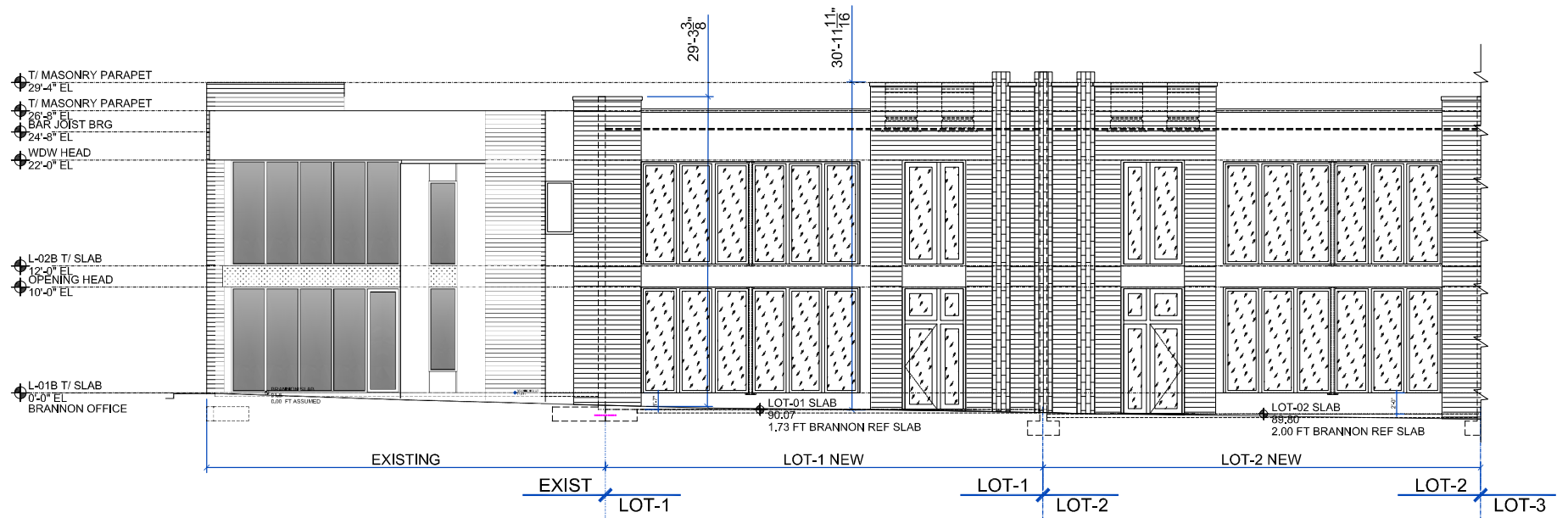


LOT 2 PROPOSED



2025-08-01

LOT-01 BLD 1 BLOCK F HOMEMACRES WINTER PARK, FLORIDA



EL-01 | LEWIS DRIVE - OVERALL

SCALE: 1" = 10 FT

NASRALLAH
Architectural Group Inc

1007 Lewis drive
Winter Park, FL 32789
Ph: 407-647-0938 Fax: 407-647-2499
email: Mark@nasrallah.com
AA26001471

LOT 2, BUILDING 2

3,352 SF / 335 = 10 PARKING SPACES

The square footage of the first 2 buildings
(gross outside wall including elevator core :

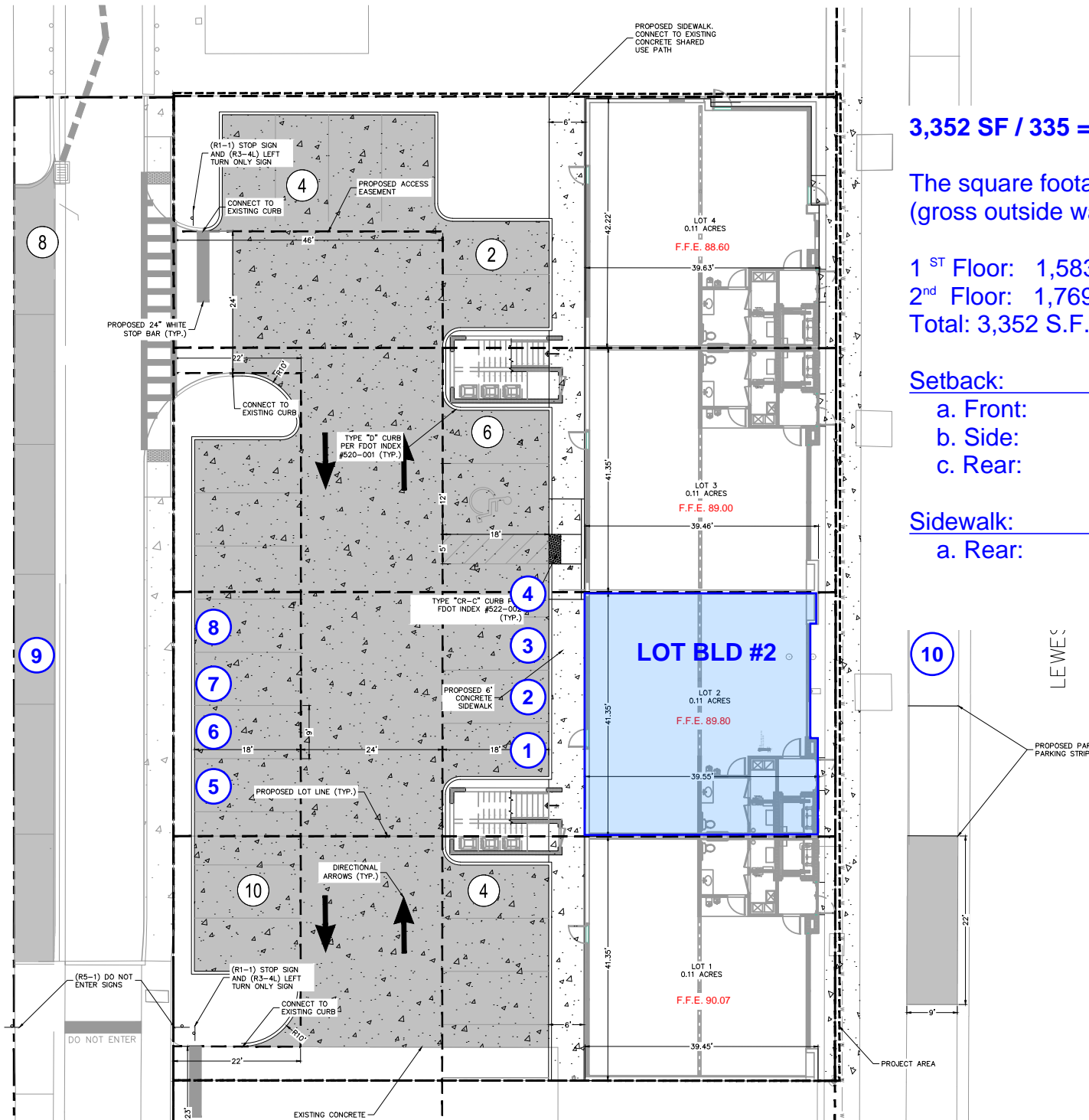
1ST Floor: 1,583 S.F.
2ND Floor: 1,769 S.F.
Total: 3,352 S.F. EACH BLDG

Setback:

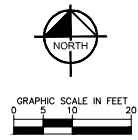
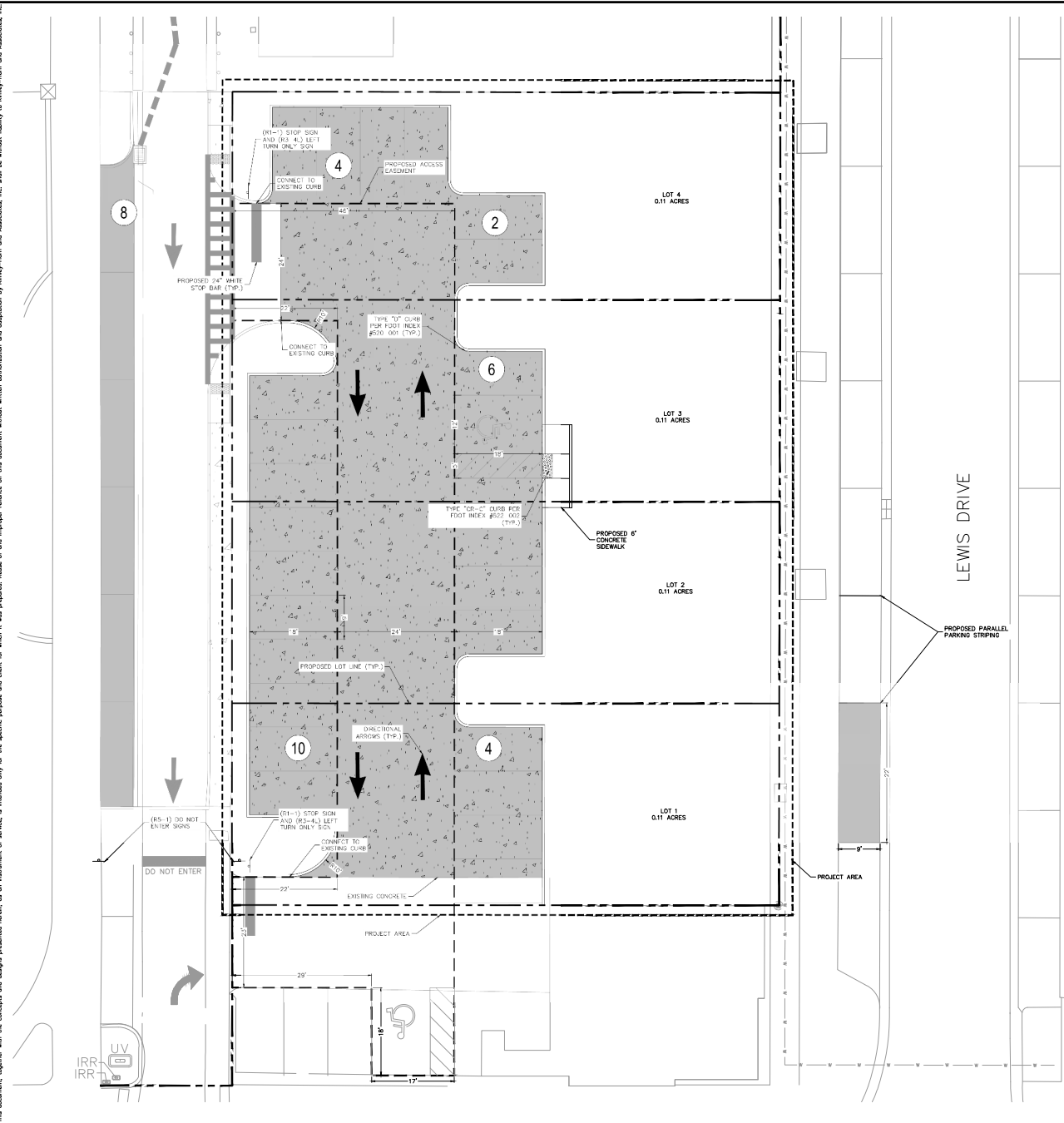
- a. Front: 3 feet.
- b. Side: 0 feet
- c. Rear: 0 feet

Sidewalk:

- a. Rear: 6 feet



This document, together with the contracts and drawings presented herein, is intended only for the specific purpose and shall not be construed as a contract or warranty of any kind. It is the responsibility of the user to verify the accuracy of the information and to ensure that it is used for the intended purpose. No liability shall be assumed by the engineer or architect for any consequences arising from the use of this document for any purpose other than that intended.



LEGEND

- PROPERTY BOUNDARY
- PROJECT AREA
- PROPOSED ACCESS EASEMENT
- PROPOSED CONCRETE SIDEWALK
- CONCRETE PAVEMENT (SEE DETAIL SHEET CS.0)
- LIGHT DUTY PAVEMENT (SEE DETAIL SHEET CS.0)

SITE DATA

EXISTING ZONING: PD - RECREATION
 PROPOSED ZONING: PD - RECREATION
 EXISTING USE: VACANT COMMERCIAL
 PROPOSED USE: COMMERCIAL
 PROJECT AREA: 0.44 ACRES

PARKING:
 SHARED PARKING AGREEMENT AND CROSS ACCESS TO BE PROVIDED BETWEEN 1007 LEWIS DRIVE AND PROPOSED FUTURE LOTS.
 EXISTING ALLEYWAY PARKING (SOUTH OF PLUMHOUSE): 8 SPACES
 PROPOSED PRIVATE SURFACE PARKING: 26 SPACES
 TOTAL PARKING PROVIDED: 34 SPACES

PERVIOUS AREA: 0.23 ACRES
IMPERVIOUS CALCULATIONS:
 TOTAL IMPERVIOUS AREA = 0.21 ACRES
 ISR = 47.73 %

LOT 1 AREA:
 TOTAL AREA = 0.110 ACRES
 TOTAL IMPERVIOUS AREA = 0.056 ACRES

LOT 2 AREA: (Highlighted)
 TOTAL AREA = 0.110 ACRES
 TOTAL IMPERVIOUS AREA = 0.056 ACRES

LOT 3 AREA:
 TOTAL AREA = 0.110 ACRES
 TOTAL IMPERVIOUS AREA = 0.054 ACRES

LOT 4 AREA:
 TOTAL AREA = 0.110 ACRES
 TOTAL IMPERVIOUS AREA = 0.048 ACRES

PHASING:
 THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

STORMWATER MANAGEMENT:
 THIS DEVELOPMENT COMPLIES WITH THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SRWMD) AND CITY OF WINTER PARK CRITERIA FOR WATER QUALITY REQUIREMENTS AND PEAK STORM ATTENUATION.
 THIS SITE IS PART OF A MASTER STORMWATER SYSTEM; SRWMD PERMIT NO. 128708-14

SIGNAGE:
 SIGNAGE & LOCATIONS SHALL COMPLY WITH CITY OF WINTER PARK CODE OF ORDINANCES.

GENERAL NOTES:
 1. ALL PAVS TO BE 3' UNLESS OTHERWISE NOTED.
 2. ALL SIDEWALKS & CURB RAMPS SHOULD ADHERE TO THE FOOT STANDARD INDEX

SITE PLAN	KHA PROJECT NO. 24900003	DATE: 7/31/2025	SCALE: AS SHOWN	DESIGNED BY: [Redacted]	DRAWN BY: [Redacted]	CHECKED BY: [Redacted]	DATE: 7/31/2025	
	1105 LEWIS PARKING LOT							FLORIDA
SHEET NUMBER	C4.0							REVISIONS
NO.								DATE
 © 2004 KIMLEY-HORN AND ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801 WWW.KIMLEY-HORN.COM REGISTRY NO. 38106								

SITE DATA

EXISTING ZONING:
PD – RAVAUDAGE

PROPOSED ZONING:
PD – RAVAUDAGE

EXISTING USE:
VACANT COMMERCIAL

PROPOSED USE:
COMMERCIAL

PROJECT AREA:
0.44 ACRES

PARKING:
SHARED PARKING AGREEMENT AND CROSS ACCESS TO BE PROVIDED BETWEEN 1007 LEWIS DRIVE AND PROPOSED FUTURE LOTS.

EXISTING ALLEYWAY PARKING (SOUTH OF PUMPHOUSE):	8 SPACES
<u>PROPOSED PRIVATE SURFACE PARKING:</u>	<u>26 SPACES</u>
TOTAL PARKING PROVIDED:	34 SPACES

PERVIOUS AREA: 0.23 ACRES

IMPERVIOUS CALCULATIONS:
TOTAL IMPERVIOUS AREA = 0.21 ACRES
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LOT 1 AREA:
TOTAL AREA: 0.110 ACRES
TOTAL IMPERVIOUS AREA = 0.054 ACRES

LOT 2 AREA:
TOTAL AREA: 0.110 ACRES
TOTAL IMPERVIOUS AREA = 0.056 ACRES

LOT 3 AREA:
TOTAL AREA: 0.110 ACRES
TOTAL IMPERVIOUS AREA = 0.054 ACRES

LOT 4 AREA:
TOTAL AREA: 0.110 ACRES
TOTAL IMPERVIOUS AREA = 0.048 ACRES

PHASING:
THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

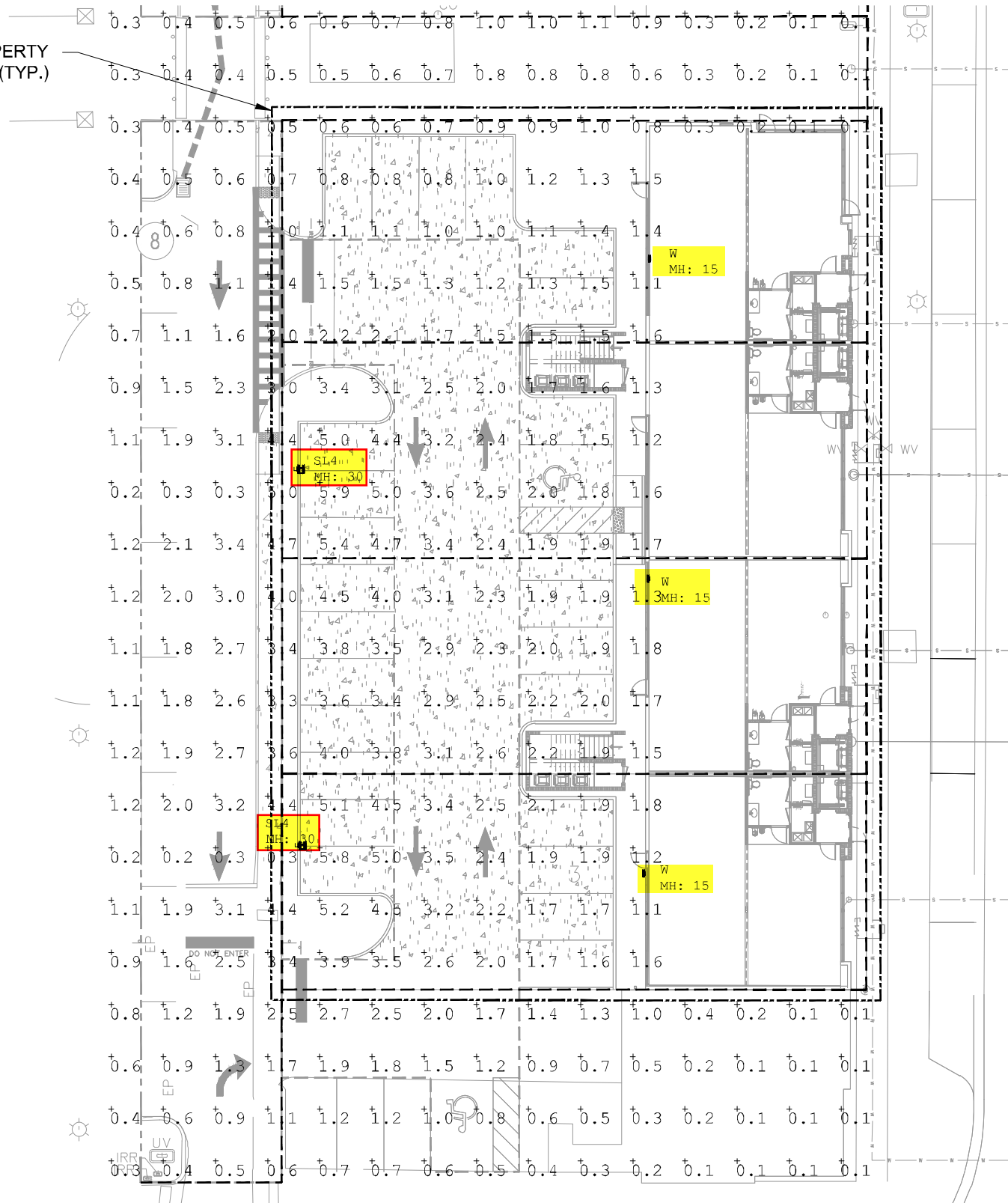
STORMWATER MANAGEMENT:
THIS DEVELOPMENT COMPLIES WITH THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SJRWMD) AND CITY OF WINTER PARK CRITERIA FOR WATER QUALITY REQUIREMENTS AND PEAK STORM ATTENUATION.

THIS SITE IS PART OF A MASTER STORMWATER SYSTEM; SJRWMD PERMIT NO. 128708-14

SIGNAGE:
SIGNAGE & LOCATIONS SHALL COMPLY WITH CITY OF WINTER PARK CODE OF ORDINANCES.

GENERAL NOTES:
1. ALL RADII TO BE 3' UNLESS OTHERWISE NOTED.
2. ALL SIDEWALKS AND CURB RAMPS SHOULD ADHERE TO THE FDOT STANDARD INDEX

PROPERTY
LINE (TYP.)



LOT 2

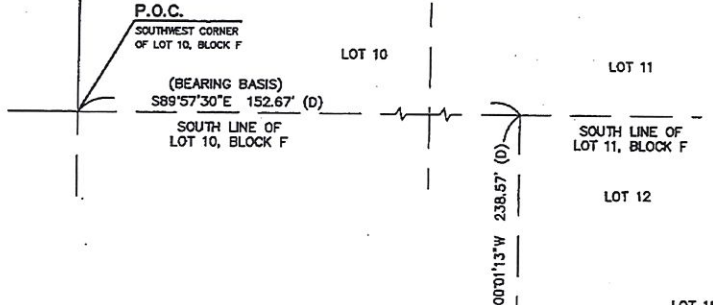
BOUNDARY SURVEY FOR ESQUIRE TITLE SERVICES, INC.

DESCRIPTION:

A PORTION OF LOTS 16 AND 17, BLOCK F, HOME ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK M, PAGE 97, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 10, BLOCK F, HOME ACRES; THENCE, ALONG THE SOUTH LINE OF SAID LOT 10 AND A PORTION OF THE SOUTH LINE OF LOT 11, BLOCK F, S89°57'30"E, A DISTANCE OF 152.67 FEET; THENCE, DEPARTING THE SOUTH LINE OF SAID LOT 11, S00°01'13"W, A DISTANCE OF 238.57 FEET TO THE POINT OF BEGINNING; THENCE, S89°57'22"E, A DISTANCE OF 112.15 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LEWIS DRIVE; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, S00°05'33"W, A DISTANCE OF 41.34 FEET; THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE, N89°57'30"W, A DISTANCE OF 112.10 FEET; THENCE, N00°01'13"E, A DISTANCE OF 41.35 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING APPROXIMATELY 4,636 SQUARE FEET, MORE OR LESS.



LEGEND:

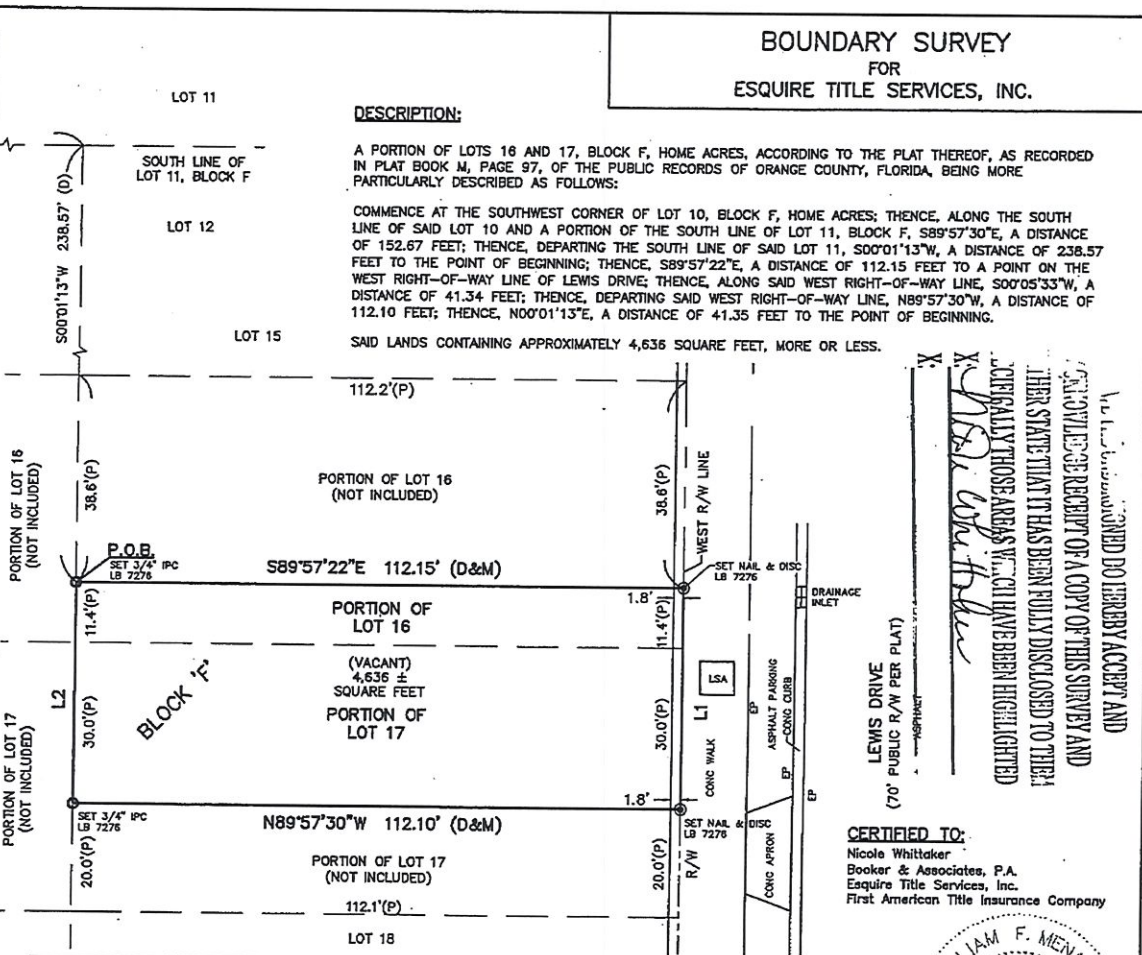
CONC	CONCRETE
D	DESCRIBED
EP	EDGE OF PAVEMENT
IPC	IRON PIPE AND CAP
LB	LICENSED BUSINESS
LSA	LANDSCAPE AREA
M	MEASURED
P	PLAT
P.O.B	POINT OF BEGINNING
P.O.C	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°05'33"W	41.35' (D&M)
L2	N00°01'13"E	41.36' (D&M)

SURVEYOR'S NOTES:

- The lands as shown hereon lie within Section 1, Township 22 South, Range 29 East, Orange County, Florida.
- This survey represents a survey made on the ground under the supervision of the signing surveyor, unless otherwise noted.
- Underground improvements or underground foundations have not been located except as noted.
- This survey does not reflect or determine ownership.
- All easements of which the surveyor has knowledge of, or has been furnished, have been noted on this map.
- No title data has been provided to this surveyor unless otherwise noted.
- Bearings shown hereon are assumed relative to the South property line of Lot 10, Block F; Said bearing being, S89°57'30"E assumed.
- According to the Federal Insurance Rate Map, this property lies in Zone "X", Community Panel number 12095C0255 F, Dated: 9/25/2009.
- There are no bearings shown on the plat.



I, the undersigned, do hereby accept and certify the receipt of a copy of this survey and the state that it has been fully disclosed to them. JOSEPH THORNTON, V.P. CHAIRMAN, HIGHLANDTOWN.

CERTIFIED TO:
 Nicole Whittaker
 Booker & Associates, P.A.
 Esquire Title Services, Inc.
 First American Title Insurance Company

REVISIONS

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

HLSM, LLC
 Henrich-Luke-Swaggerty-Menard
 Professional Surveyors & Mappers
 Licensed Business No. 7276
 302 Live Oaks Boulevard
 Casselberry, Florida 32707
 P. (407) 647-7346
 Survey@HLSM.US

Job No: P-274
 Field Date: 7/10/25
 Drawn By: JJR
 Field By: JR/ME
 Scale: 1"=20'

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

William F. Menard
 William F. Menard, P.S.
 Professional Surveyor & Mapper
 Florida Registration #5625

P:\Projects\Revised\p - Block F\Map\Block F 800s 2 Bdry.dwg