



Historic Preservation Board Regular Meeting

Agenda

October 8, 2025 @ 9:00 AM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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please note

Times are projected and subject to change.

1. Call to Order

2. Consent Agenda

- a. Approve the minutes of September 10, 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. COR 25-07. Request by El Cortez, Ltd. to demolish the buildings located at 210 E Morse Boulevard, zoned R-4, which are listed as 'contributing' structures in the Interlachen Avenue National Register District. **Tabled from the September 10, 2025, meeting.** 45 minutes
- b. COR 25-10. Request by Bryan Stephens to add a one-story accessory dwelling unit and attached carport in the rear of the lot at 1412 Canterbury Road, zoned R-1A, inclusive of a rear and side setback variance, in place of the original structure destroyed by fire. 10 minutes

5. Action Items

6. Non-Action Items

- a. Preliminary review of a lot split at 210 Stirling Avenue, zoned R-1AA. 15 minutes

7. Staff Updates

- a. Proposal from KMF Architects for Historic Resource Survey Update

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment



Historic Preservation Board

agenda item 2.a

item type

Consent Agenda

meeting date

October 8, 2025

prepared by

Mary Bush, Administrative Coordinator III

approved by**subject**

Approve the minutes of September 10, 2025.

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

1. Draft Historic Preservation Board Regular Meeting Minutes



Historic Preservation Board Regular Meeting Minutes

September 10, 2025 at 9:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

John Skolfield, Kelsey Wolfe, Lee Rambeau, Kim Burst Wood, Margie Bridges, Rhett Delaney

Absent

None

Staff Present

Director of Planning and Zoning Allison McGillis, Planner I Corinna Lundgren,
Administrative Coordinator Mary Bush

1. Call to Order

Chairman Skolfield called the meeting to order at 9:00 a.m.

2. Approval of Minutes

- a. Approve the minutes of the August 13, 2025 regular meeting.

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

Motion made by Rhett Delaney, seconded by Kelsey Wolfe, to approve the August 13, 2025 regular meeting minutes.

The motion carried unanimously by a 6-0 vote. (Fay Pappas resigned from the Board.)

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. COR 25-07. Request by El Cortez, Ltd. to demolish the buildings located at 210 E Morse Boulevard, zoned R-4, which are listed as 'contributing' structures in the Interlachen Avenue National Register District.

Mrs. McGillis provided a summary of the request. She noted that there are three

existing apartment buildings located on the site. She reviewed some historical and current images of the buildings and discussed the history of the apartments. She noted that they were built in the 1922-1923 timeframe and have remained in different ownerships as different popular residences for professionals and seasonal visitors. She added that a lot of Rollins College faculty and local civic leaders lived there over the years. She explained that staff believed that, due to its location and who lived there, is why it was included in the State's designation of the historic district, versus the materials and the architectural style of the way it was built. She then went over the different criteria that are required to be met for demolitions like this in a historic district. She indicated that the buildings were being demolished to be redeveloped into townhomes in the front of the lot on Morse Boulevard and a synagogue in the rear. She also indicated that, based on the size and scale of what the applicant was proposing to be built there, it will require a citywide notice for the request to go to the Planning and Zoning Board and the City Commission for final approval. She then noted that staff was recommending as a condition of approval that the applicant include on the property a historical marker sign to commemorate the history of the apartments that will be demolished. She added that another condition staff was recommending is that, prior to demolition, there must be an approved building permit for redevelopment on the property, which means that the Planning and Zoning Board and the City Commission must approve the plans for it.

Staff recommendation was for approval with the following conditions:

- That the applicant shall install a historic marker on-site to commemorate the historical significance of the property, which shall be completed prior to issuance of a Certificate of Occupancy for any new construction on the site.
- That prior to demolition, the applicant must obtain an approved building permit from the City of Winter Park for the property.

Brief discussion ensued with the Board regarding how many people currently live in the existing apartments, whether relocation assistance would be provided to the tenants, the average price of rent, the number of proposed townhomes, and the square footage of the proposed townhomes and synagogue.

The applicant's attorney, Rebecca Wilson of 215 North Eola Drive, Orlando, FL 32801 addressed the Board. Attorney Wilson noted that, after extensive research, she could not find any documentation that evaluated the El Cortez Apartments as a contributing structure based on criteria like vernacular, craftsmanship, or the architect's identity, unlike other structures in the district. She also indicated that the building's Florida vernacular style is not only "replicable" but that the city recently adopted new architectural standards for Morse Boulevard that prohibit the Florida vernacular style from being rebuilt there. She also indicated that the owner had agreed that they will only demolish the existing structure if they receive a building permit from the city.

Attorney Wilson also noted that the owner had already begun letting current tenants know that once their current leases expire, they will switch to a month-to-month tenancy.

Discussion ensued regarding the El Cortez Apartments' designation as a contributing structure in the State's National Register of Historic Districts, particularly questioning the basis for this status. A point was made to check for original cypress siding underneath the non-original aluminum siding, suggesting it might be worthwhile to salvage. A key point of the discussion was whether the historic district's local zoning overlay supersedes general zoning and the criteria for the contributing designation. Also, the policy issue was raised of whether the Board, in approving demolition, would be eliminating "the only affordable housing on Park Avenue" and reducing 34 units by a large percentage, questioning if this social factor was within their scope of decision-making.

The Board heard public comment from the following residents:

Did not confirm favor or opposition to the request:

Lauren Zimmerman at 125 E. Webster Avenue, Winter Park, FL 32789; Patricia Masciantoni at 311 E. Morse Boulevard, Winter Park, FL 32789; and Paige Vietor at 325 Vitoria Avenue, Winter Park, FL 32789.

In favor:

Rabbi Dovid Dubov at 1790 Alabama Drive, Winter Park, FL 32789; Dr. Barry Render at 2630 Via Tuscany, Winter Park, FL 32789; Jeffrey Berger at 1616 Spruce Avenue, Winter Park, FL 32789.

Opposed:

Anthony Rota at 140 E. Morse Boulevard, Winter Park, FL 32789; and Ian Murph at 210 E. Morse Boulevard, Winter Park, FL 32789.

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

In depth discussion ensued between the Board, staff, Attorney Wilson and the applicant. Attorney Wilson and the applicant maintained that the apartments lack architectural significance, citing a lack of documentation for their historic designation, and that the applicant's plan was motivated by the community value of building the city's only synagogue. Several Board members strongly opposed demolition, citing the apartments' historic contribution to the community's social fabric (as affordable housing) and their Florida vernacular style. Attorney Wilson noted the financial difficulty of restoring the aging wood-frame buildings to modern code, which would eliminate their affordability. Ultimately, the Board voted to table the demolition request to the next meeting (October 8th) to allow the applicant to return with compromise proposals

for the townhome architecture, aiming for a Florida vernacular design that would be acceptable to the Board.

Motion was made by John Skolfield, seconded by Kelsey Wolfe, to table the item to the October 8, 2025 regular meeting, to provide the applicant with the ability to present various architectural options for the project that reflect the Florida vernacular and possibly relate to the existing design.

The motion carried unanimously by a 6-0 vote. (Fay Pappas resigned from the Board.)

- b. COR 25-09. Request by Ron Scarpa to rehabilitate and partially demolish portions of the existing residence, construct a secondary structure in the rear, inclusive of side and rear setback variances, at 786 Antonette Avenue, zoned R-1AA, within the College Quarter Historic District.

Mrs. McGillis provided a summary of the request. She noted that the proposal had evolved since its preliminary design review with the Board. She indicated the applicant's plan was now to reduce the existing 1,300 sq. ft. front home to just over 700 sq. ft., retaining the front porch and the front walls, which would be repurposed as the accessory structure. The main residence would be a new, two-story structure in the rear of the deep 50x150 foot lot. The new structure would be set back approximately 80 feet from the front property line and is proposed at a reduced height of 25 feet (10 feet less than the maximum 35 feet) to minimize its mass and visibility from the street, ensuring it preserves the front view. The new rear addition would mimic the architectural style of the front home by carrying the same three arches at the front porch. The applicant's new plan also included repurposing some windows from the existing structure into the new rear home. Mrs. McGillis indicated that the proposal requires several setback variances: a significant variance for a rear-attached garage at 5 feet instead of the typical 25 feet, a second-story rear setback of 26.8 feet instead of 35 feet, and slight reductions for the side setbacks. She also indicated that staff recommended approval of the request because the design preserves the front elevation of the historic home and is compatible with the existing street view. She added that the applicant had the ability to explore demolition, indicating that the rehabilitation plan would be a positive outcome of the Board's engagement.

Discussion ensued with the Board regarding the request for a significant setback variance for the rear attached garage, concerns about the precedent of having a larger structure in the back and a smaller accessory structure in the front, and the ability of the project, if approved, to encourage other property owners to designate their homes as historic.

Staff recommendation was for approval.

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

Motion made by Margie Bridges, seconded by Rhett Delaney, to approve the request to rehabilitate and partially demolish portions of the existing residence, construct a secondary structure in the rear, inclusive of side and rear setback variances, at 786 Antonette Avenue, zoned R-1AA, within the College Quarter Historic District.

The motion carried unanimously by a 5-0 vote. (Lee Rambeau was not present for the motion. Fay Pappas resigned from the Board.)

5. Action Items

6. Non-Action Items

- a. Preliminary review item of exterior alterations to 772 Maryland Avenue.

Mrs. McGillis and the Board conducted a very preliminary review of a proposal for exterior changes to the home at 772 Maryland Avenue in the College Corridor. The main proposed change is to expand the existing front porch by extending the roofline and increasing its size to create a more functional, open front porch, with the addition of a pergola connecting to the detached rear structure. Mrs. McGillis noted that the applicant confirmed he intends to keep the distinctive corner window banks. She expressed that it would be a positive alternative, noting the house had previously been scheduled for demolition. The Board was generally supportive of the concept, believing that a larger front porch would significantly improve the look from the street and enhance community interaction, aligning with historic district values. It was specifically suggested that the applicant keep the corner windows as drawn in the preliminary sketch and that the porch depth is limited to 7 feet into the front setback without requiring a variance.

Mrs. McGillis indicated that she would report back to the applicant that the Board was in favor of the proposal.

7. Staff Updates

8. Board Comments

Brief discussion ensued regarding the demolition request for the El Cortez Apartments, focusing on potential compromise options to present to the applicant. A suggestion was made to explore the feasibility of restoring and retaining one of the three existing apartment buildings—specifically the one farthest from the proposed synagogue on Morse Boulevard—and then building the synagogue and the rest of the townhomes around it. Concerns were immediately raised about the lack of physical space to retain

one building while accommodating the necessary width, setbacks, and underground parking access required for the large synagogue structure. Despite the challenges, the consensus was to formally suggest that the applicant explore and include a design option that restores one of the existing buildings when they return for the next meeting. This was viewed as a way for the Board to maintain influence over the final outcome, rather than denying the request outright and having the decision appealed directly to the City Commission with no design oversight.

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 11:19 p.m.

ATTEST:

/s/ Mary Bush, Recording Secretary



Historic Preservation Board

agenda item 4.a

item type

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

meeting date

October 8, 2025

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

COR 25-07. Request by El Cortez, Ltd. to demolish the buildings located at 210 E Morse Boulevard, zoned R-4, which are listed as 'contributing' structures in the Interlachen Avenue National Register District. **Tabled from the September 10, 2025, meeting.**

motion | recommendation

Staff recommends approval of the request subject to the following conditions:

1. That the applicant shall install a historic marker on-site to commemorate the historical significance of the property, to be completed prior to issuance of a Certificate of Occupancy for any new construction on the site.
2. That prior to demolition, the applicant must obtain an approved building permit from the City of Winter Park for the property.

background

At the September 10th meeting, HPB tabled this request and directed the applicant to explore options of saving one of the buildings, and if that was not possible, to revise the architectural style of the proposed building to match the minimal traditional/Florida vernacular style of the existing apartments. Since that time, the applicant has provided the attached alternate design options for the proposed townhomes and is prepared to discuss their findings related to the existing buildings at the meeting. Also attached are 32 letters of support for the project and 1 letter in opposition to the project.

Background From the September 10th Staff Report:

The applicant is requesting approval to demolish the existing three-story multifamily buildings located at 210 East Morse Boulevard, zoned R-4, which is a contributing structure within the Interlachen Avenue National Register Historic District. This request is being submitted in advance of a forthcoming Conditional Use application for the redevelopment of the site, which is proposed to include a series of townhomes fronting Morse Boulevard and a synagogue at the rear of the property facing Knowles Avenue.

The buildings are known today as the El Cortez apartments but were originally constructed in 1922 and were known as the Boulevard Apartments. The buildings were developed as upscale apartments, at the time, to meet the growing demand for downtown residential accommodations near Park Avenue and Rollins College. Over the years, the property underwent several ownership and name changes, eventually becoming known as the El Cortez Apartments in 1928. The buildings are historically significant for its association with Winter Park's early 20th-century development, its prominent past residents, and its overall influence within the fabric of the historic district.

The structures are listed as 'contributing' to the Interlachen Avenue National Register Historic District. It reflects the residential expansion and urbanization of Winter Park in the 1920s, a period marked by increased demand for downtown housing during the Florida land boom. The buildings have housed professionals, educators, and business leaders, including figures associated with Rollins College and local commerce.

While demolition of 'contributing' structures in historic districts is discouraged, the Historic Preservation Ordinance allows for removal when it is determined that preservation is not feasible and/or the loss can be mitigated in a meaningful way. The applicant has provided the attached documentation to support their request. They state that while the buildings are of frame vernacular style, they have been significantly altered over time, with no original exterior materials or features remaining. The applicant states that the structures lack architectural significance and no longer retain historical integrity. The proposed redevelopment includes reducing the residential density by replacing the apartments with townhomes along Morse Boulevard and a synagogue fronting Knowles Avenue—both designed to meet the City's recently adopted design standards.

Given the structure's current condition and the proposed redevelopment, staff acknowledges the potential for change in this area. Furthermore, this is one of the last remaining R-4 zoned properties that has the opportunity to redevelop. To mitigate the loss of this historically significant resource, staff recommends installation of a permanent on-site historic marker that commemorates the building's legacy and its contribution to the district and its role in Winter Park's early 20th-century residential development.

Furthermore, the applicant's next step will be to seek Conditional Use approval to redevelop the property with townhomes fronting Morse Boulevard and a synagogue located at the rear of the site. Attached elevations illustrate the proposed design. To ensure that demolition does not occur prematurely, particularly in the event the redevelopment is not approved or the project shifts direction, the applicant has agreed to a condition requiring that no demolition take place until a building permit has been issued by the City of Winter Park.

Staff recommends approval of the request subject to the following conditions:

1. That the applicant shall install a historic marker on-site to commemorate the historical significance of the property, to be completed prior to issuance of a Certificate of Occupancy for any new construction on the site.
2. That prior to demolition, the applicant must obtain an approved building permit from

the City of Winter Park for the property.

alternatives | other considerations

fiscal impact

attachments

1. Aerial Map - 210 E Morse
2. Applicant Letter - El Cortez doc(15169222.1)
3. Office
4. Bldg 3 Entrance
5. View from Knowles
6. View from Morse
7. 1000009870
8. 1000009871
9. 1000009872
10. 1000009869
11. 1000009865
12. historic-district-national-register-historic-places-interlachen
13. Interlachen NR Documentation - 210 E Morse Pages
14. OR09903_FMSF_Form
15. OR09903_FMSF_Photo
16. Oppose (1)
17. historic-district-national-register-historic-places-interlachen
18. Interlachen NR Documentation - 210 E Morse Pages
19. OR09903_FMSF_Form
20. OR09903_FMSF_Photo
21. c2-004-f1
22. alternative exterior elevation of Townhouse in vernacular Florida Victorian style 9.16.25
23. alternate townhouse elevation as overlay to original elevation 9.16.25
24. Spanish-Moorish Mediterranean (Rollins Inspiration) alternative elevation 9.23.25
25. design essay on Rollins historic residential structures
26. Letters in Support (32)

The property located at 210 E. Morse Blvd. is included in the City's Interlachen Avenue Historic District. The property is developed as apartments which were built in approximately 1923. The 3 buildings have an architectural style of frame vernacular. Other than its age, the physical facility offers no meaningful architectural attributes.

All exterior materials are the product of substantial revisions over time. None of the original structure is visible from the exterior. All materials, windows, and decorative features that envelop the structure are of more current vintage. The exterior material is aluminum siding with vinyl shutters and doors. As you can see from the photos, the apartments do not have central air but rely upon window units. The roof is asphalt shingle. Similarly, the internal layouts and infrastructure are all modifications to the original design to service to current code and lifestyle demands. In addition, the effective useful life of the structural assembly is near exhausted.

The Nomination Proposal creating the Interlachen Avenue Historic District does not identify these structures as architecturally significant but instead focuses on the important occupants and events that once took place at this location. In order to raise awareness of these people and events, we propose a site historic marker to be placed on the northwest corner of the property.

The requested demolition is in order to decrease the density from units to townhomes along Morse Boulevard and a synagogue on Knowles Avenue. The redevelopment will be consistent with the City's newly adopted design standards.

The request meets the City's guidelines for demolition in the following manner:

(1) The structure is of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a historic landmark.

Response: The apartments are not of high-quality architecture nor materials to qualify as a historic landmark.

(2) The structure is of such design, craftsmanship or material that it could be reproduced only with great difficulty and/or expense.

Response: The wood frame buildings can be easily reproduced.

(3) The structure is one of the last remaining examples of its kind in the city, the county, or the region.

Response: Frame vernacular architecture is common to the City of Winter Park, Orange County and Central Florida region.

(4) The structure contributes to the historic character and scale of a designated historic district.

Response: These 3-story buildings are consistent with the scale of Winter Park's downtown, but any redevelopment will also need to match the scale of the

downtown. The architectural style does not contribute to the character of the area. In fact, in the City's recently adopted Design Guidelines, Frame Vernacular is not an approved architectural type.

- (5) Retention of the structure promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage.**

Response: It appears from reviewing the Nomination Proposal for the Interlachen Avenue Historic District, that these previous apartments were included based on the influential tenants and owners of the apartments. In order to commemorate these individuals, the redevelopment will include a memorial plaque to be coordinated with City staff.

- (6) There are definite plans for reuse of the property presented to the HPB for approval, if the proposed demolition is carried out, and such plans shall be for an authentic re-creation of architectural styling prevalent during the era of the predominant development of the district and there is an explanation of what the effect of those plans will be on the character of the surrounding area.**

Response: The owner will be submitting for a CUP to redevelop the site consistent with the Winter Park Design Standards. The owner will not demolish until it has submitted building permits for the Historic District by choosing an architectural type found in the district. It will also create a more pedestrian friendly environment along Morse Boulevard and Knowles Avenue.



OFFICE

El Cortez

210







NO PARKING
EXCEPT TO
LOAD OR UNLOAD
PASSENGERS
OR MERCHANDISE
OR TO SERVE
THE PUBLIC
OR TO DELIVER
OR PICK UP
MAGAZINES
OR NEWSPAPERS
OR TO DELIVER
OR PICK UP
MILK OR OTHER
PERISHABLES
OR TO DELIVER
OR PICK UP
GROceries











RESERVED PROPERTY
ALL RIGHTS RESERVED

OFFICIAL
PROPERTY



INTERLACHEN HISTORIC DISTRICT

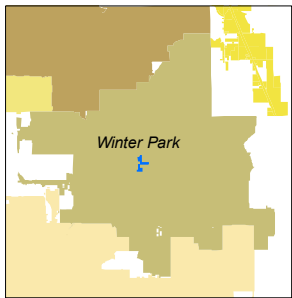
NATIONAL REGISTER OF HISTORIC PLACES

City of Winter Park Florida

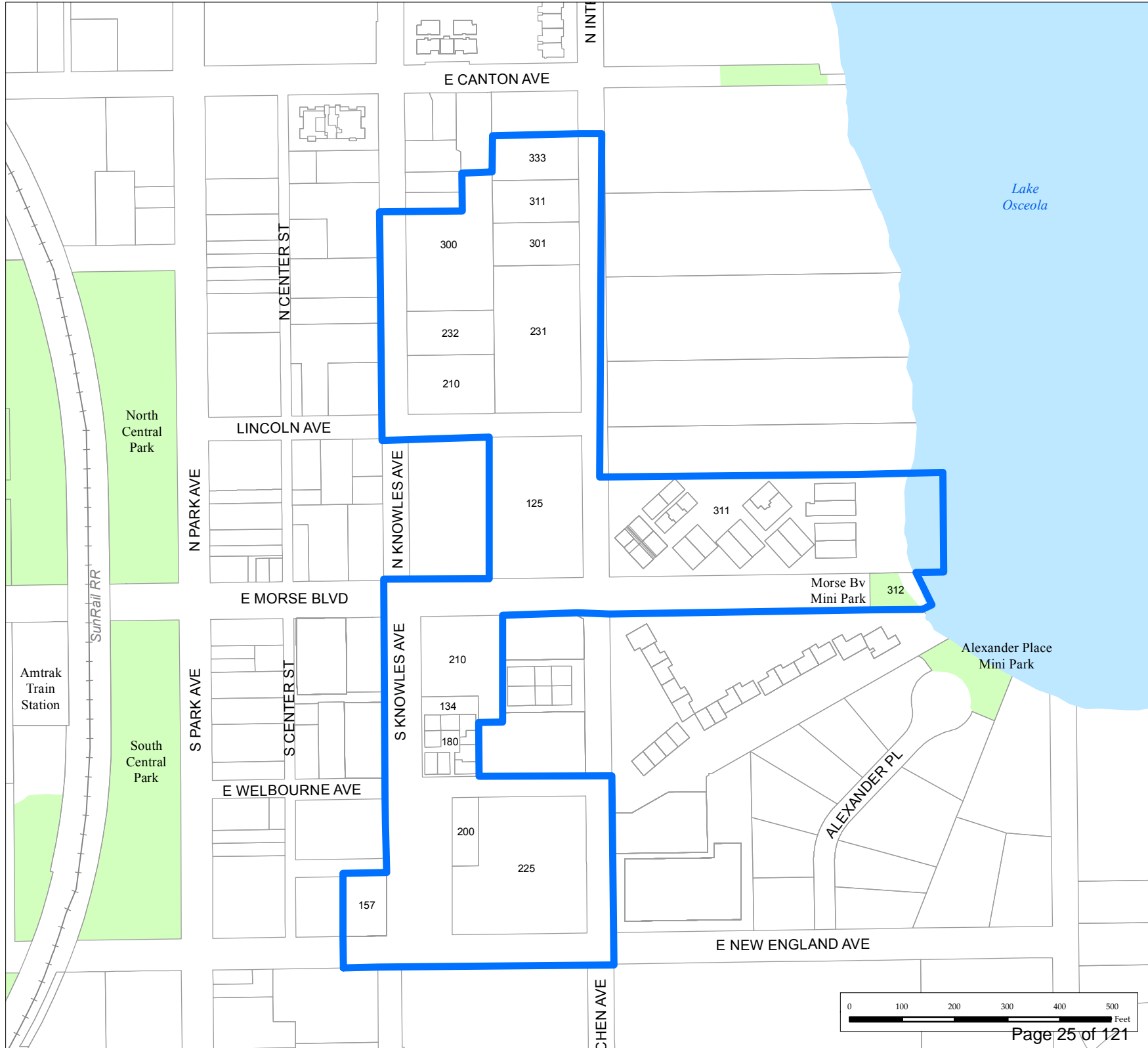
Legend

- Historic Districts
- Parcels
- Parks
- Water
- Railroads

VICINITY MAP



Date: 5/23/2016
Source: City of Winter Park Planning Department



Lake Osceola

Alexander Place Mini Park

Morse Bv Mini Park

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Interlachen Avenue Historic District
Winter Park, Orange Co., FL

Section Number 8 Page 5

most comprehensive collection of the work of Louis Comfort Tiffany in the world. That year, she staged an exhibition of the "Works of Louis Comfort Tiffany" in Winter Park, the first serious showing of Tiffany since the early twentieth century. In 1973, she received the Florida governor's first annual Award for the Arts, and a Great Floridian plaque was placed on the Morse Block at 122-132 Park Avenue South in 2000. The participation and support of Jeannette Genius McKean in the inaugural Winter Park Sidewalk Art Festival helped to ensure its enduring success. Her effort became a tribute to wealth in the service of art and design, and helped preserve downtown Winter Park. The *Washington Post* later characterized Hugh McKean as the "...kind of absurdly rich man the country needs more of." Later, the Charles Hosmer Morse and Elizabeth Genius Morse Foundations graciously made Osceola Lodge and the adjacent Knowles Cottage available to scholars-in-residence in the Winter Park Institute, a forum of Rollins College (*Winter Park Sun-Herald*, 11 February, 3 March 1960; Twardy 1994; MacDowell 1950:100; *Orlando Sentinel*, 9 November 1986; *Winter Park Topics*, 12 March 1954; Dickinson 2006:57-59; <http://www.wtpl.org/wphistory/WinterParkHomes/OsceolaLodge.htm>; Homes & Buildings Files, Archives, Winter Park Public Library; *Washington Post*, 19 April 1992).

In 1922, the Boulevard Apartments were constructed at 206, 210, and 212 East Morse Boulevard (Photograph #17). Containing thirty-four apartments and a community room, the three-story three-building upscale apartment complex was built in response to an increased demand for housing near the downtown. Apartments had been built on the second stories of commercial buildings on Park Avenue since the 1880s, but the demand for downtown accommodations soon outran the supply. The proximity of Morse Boulevard to commercial and social activities in the downtown and cultural and educational opportunities at Rollins College made it an especially attractive site for apartments. In 1924, Tampa lawyer William K. Zewadski, Jr. bought the apartments and renamed the buildings Hiawatha, Lackawanna, and Oriental. In December 1928, hotel builder Harry A. Hardesty of Daytona Beach purchased the complex and changed its name to the El Cortez Apartments. The worsening economic conditions prompted Hardesty to sell the El Cortez for \$40,000 in 1929 to Winter Park businessman James A. Treat. Treat arrived in Winter Park in 1912, entered local politics, and helped organize the Orange County Chamber of Commerce. Winter Park's residents elected him mayor in 1922 and 1923. In the 1920s, Treat purchased the La Montagne Estate and subdivided it into College Place, a twenty-acre subdivision near Rollins College where he built approximately forty homes. In September 1935, Treat sold the apartments to William F. Gillies, a partner in the local real estate firm of Carleton & Gillies and president of the Winter Park Chamber of Commerce (MacDowell 1950:142, 150, 177, 198, 204, 211; Blackman 1927:58, 118; *Winter Park Herald*, 29 April 1923, 13 September 1935; *Winter Park Topics*, 10 February 1940).

During the transition in ownership, the apartments retained their upscale appeal, housing professionals in business and education, as well as seasonal residents. Gillies' purchase of the El Cortez ended a decade-long pattern of ownership turnover associated with the Florida land boom and the onset of the Great Depression. Gillies' apartment ownership and management transcended his death in 1949 after which his widow, Alice B. Gillies, daughter Elizabeth F. Gillies, and son William F. Gillies, Jr., resided in and managed the complex into the 1960s. In 1940, only two vacant apartments testified to the popularity of Winter Park's El Cortez. Tenants then included physician Benjamin Hart; Christopher Honaas, director of the Rollins College Conservatory of Music; Flora

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Interlachen Avenue Historic District
Winter Park, Orange Co., FL

Section Number 8 Page 6

Magoun, secretary to the Conservatory; Margaret Windau, district director of the Florida Welfare Board; Helen Drinker, proprietress of a women's fashion shop on Park Avenue North; and William Stein, a Romance Languages professor at Rollins College of Jewish descent who had recently immigrated from Austria to avoid Nazi persecution (Polk 1940; *Winter Park Herald*, 29 April 1923, 13 September 1935; *Winter Park Sun-Herald*, 3 August 1978).

In the 1920s, two of Winter Park's oldest churches developed new sanctuaries at sites they had occupied since the 1880s east of the downtown. Organized in 1885, Winter Park Methodist Episcopal Church built its first sanctuary at the northwest corner of the intersection of Morse Boulevard and Interlachen Avenue. In the early 1920s, the original wood-frame house of worship, deemed insufficient in size, was demolished and a new sanctuary was designed by Winter Park architect Dudley Matthews. He designed the building with Mission Revival features using as a model the Church of the Holy Redeemer in Los Angeles, California. The cornerstone was installed in February 1923, and the first services were held later that year in the sanctuary at 125 North Interlachen Avenue (Photograph #5). In 1926, following Matthews' death, architect D. Harold Hair took over Matthews' incomplete projects, including the Orange Laundry Company and Winter Park's Rosenwald School (MacDowell 1960:19, Allen, Arnett, and Taylor 1995:22; MacDowell 1950:139, 142, 167; Sanborn 1919; *Winter Park Herald*, 31 December 1925, 14 January, 18 August 1926).

Two blocks to the south, the First Congregational Church of Winter Park (Photograph #8) built a new sanctuary at 225 South Interlachen Avenue in the 1920s. Organized in 1884, the congregation built its first house of worship in 1885 facing New England Avenue several lots west of Interlachen Avenue. In the early 1920s, the congregation hired Orlando architect H. M. Reynolds to design a new brick sanctuary. Reynold's colonial-inspired design left the older house of worship untouched while orienting the new sanctuary to face Interlachen Avenue at the corner of New England Avenue. Reynolds began practicing in 1909 in Los Angeles, and then moved to Portland followed by Seattle. In 1920, he relocated to Orlando where he plied his design skills over the following decades, and prepared the plans for the Chamber of Commerce, First National Bank, and the Knox House on Lucerne Circle. In 1924, the Orange County School Board hired him as consulting architect, and by 1930 he had designed about fifteen schools in Orange County, including the Howard High School in Orlando and Winter Park High School. During the 1930s, Reynolds employed Art Moderne styling on several projects, including the Orlando Armory. In 1923, the First Congregational Church of Winter Park awarded a bid of \$45,420 to the Marshall-Jackson Construction Company of Lakeland, which broke ground later that year and installed the cornerstone in November 1923. In January 1925, the congregation worshipped for the first time in the new sanctuary and dedicated it, free of debt, in March 1926 (Douglass 1984:20, 44, 89; Blackman 1927:150; *Orlando Sentinel*, 3 April 1925, 8 March 1926, 13 March 1927, 15 September 1937).

Only a few buildings were constructed in the historic district during the Great Depression. Among those was the dwelling at 301 North Interlachen Avenue (Photograph #3). It was built in 1939 for Emily Dewey, the former manager of the Lake Placid Club in New York, and the widow of Dr. Melville Dewey. A native of Boston, Emily McKay Beal married Melville Louis Kossuth Dewey in 1924. They met at the Lake Placid Club in New



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 OR09903
Recorder # 39
Field Date 1/19/2009
Form Date 3/3/2009
FormNo 200901
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 210 E Morse Blvd Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address
Street No. 210 Direction East Street Name Morse Street Type Boulevard Direction Suffix _____

Cross Streets (nearest/ between) _____
City / Town (within 3 miles) Winter Park In Current City Limits? YES
County Orange Tax Parcel #(s) _____
Subdivision Name _____ Block _____ Lot _____
Ownership _____
Name of Public Tract (e.g., park) _____
Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> ORLANDO EAST, 1980
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 22S ; 30E ; 6; UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular Other Style _____
Exterior Plan Rectangular Other Exterior Plan _____
Number of Stories 3
Structural System(s) _____ >> Wood frame
Other Structural System(s) _____
Foundation Type(s) _____ >> Piers
Other Foundation Types _____
Foundation Material(s) _____ >> Brick
Other Foundation Material(s) _____
Exterior Fabric(s) _____ >> Asphalt-rolled
Other Exterior Fabric(s) _____
Roof Type(s) _____ >> Hip
Other Roof Type(s) _____
Roof Material(s) _____ >> _____
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) _____ >> _____
Other Roof Secondary Structure(s) _____
Number of Chimneys 1
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

80R09903

DESCRIPTION (continued)

Window Descriptions metal sash

Main Entrance Description (stylistic details) _____

Porches: #open _____ #closed _____ #incised _____ Location(s) _____

Porch Roof Types(s): _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: MOSTLY this category

Residential: _____

Institutional: SOME of this category

Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features) _____

Archaeological Remains (describe): _____

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional) _____

HISTORY

Construction year 1922

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change

Year of Change

Date Change Noted

Description of Changes

>> _____

Structure Use History

Use _____

Year Use Started _____

Year Use Ended _____

>>

Church; 1922;

Other Structure Uses _____

Ownership History (especially original owner, dates, profession, etc.) _____

RESEARCH METHODS

Research Methods _____

>>

FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

Individually Eligible for National Register? YES

Potential Contributor to NR District? YES

Area(s) of historical significance _____

>>

Other Historical Associations _____

Explanation of Evaluation (required) This building is a good example of Frame Vernacular architecture. It contributes to the Downtown Winter Park HD in the areas of architecture and community planning and development

HISTORICAL STRUCTURE FORM

80R09903

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 4104 St. Augustine Rd Jacksonville, Fl 32207

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 3/25/2009

SHPO's Evaluation of Resource

_____ Date _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

OR09903-200901

Supplementary Printout

- > **USGS map name/year of publication or revision:**
ORLANDO EAST;1980

- > **Township/Range/Section/Qtr:**
22S ;30E ;6;UNSP

- > **Structural system(s):**
Wood frame

- > **Foundation types:**
Piers

- > **Foundation materials:**
Brick

- > **Exterior fabrics:**
Asphalt-rolled

- > **Roof types:**
Hip

- > **Roof materials:**

- > **Roof secondary structures (dormers etc):**

- > **Change status/year changed/date noted/nature:**

- > **Original, intermediate, present uses/year started/year ended:**
Church;1922;

- > **Research methods:**
FL Master Site File-Cultural Resources
FL Master Site File-Manuscripts
Pedestrian
Examine local tax records

- > **Area(s) of historical significance:**

- > **Repositories: Collection/Housed/Accession#/Describe**

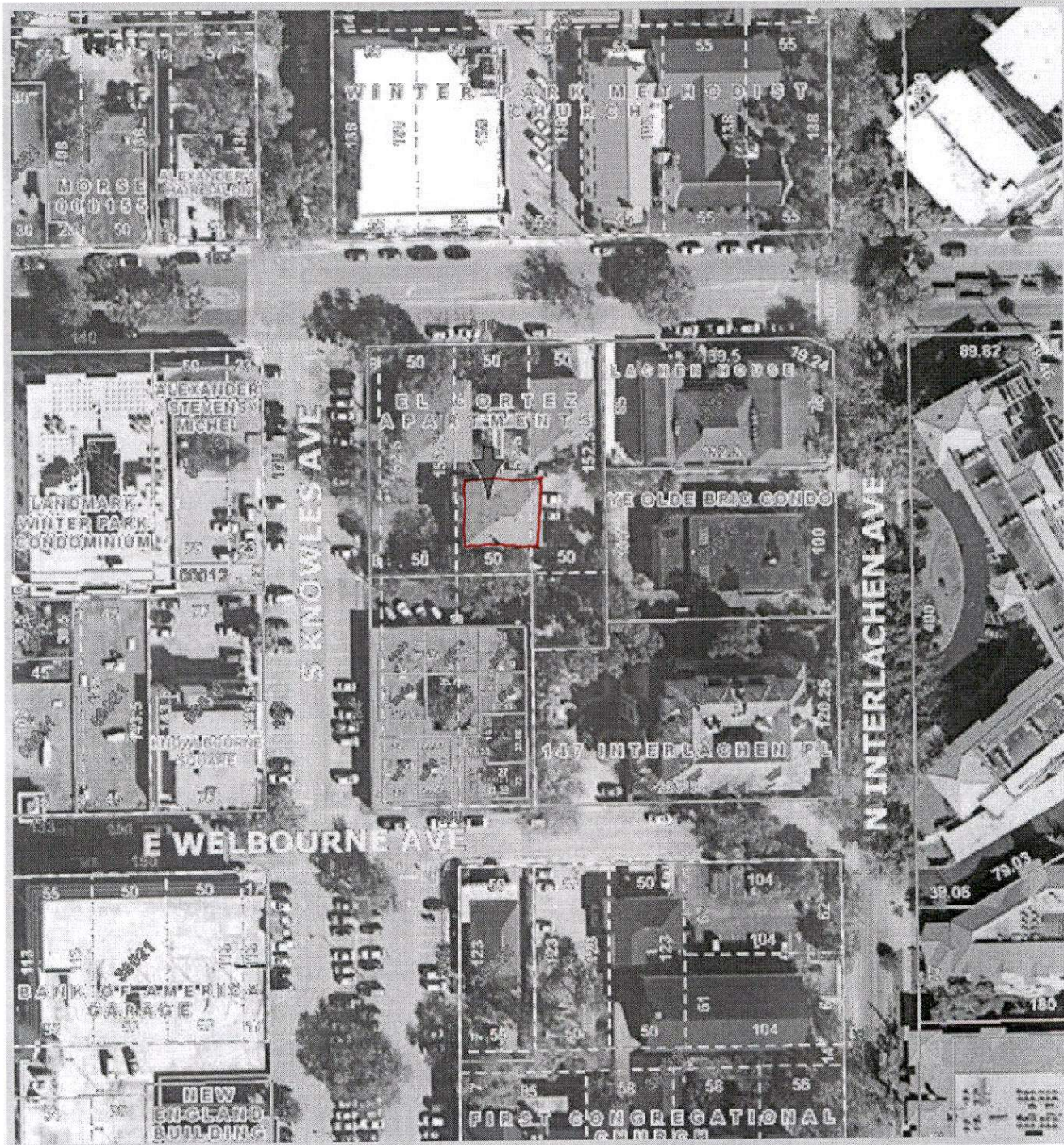
- > **[Other name(s)]:**



OR9903
RN39

OCA Web MAP

PRINT CONTACT



Parcel ID: 302207877600120

0 50 ft

This map is for reference only and is not a survey.

Created on 1/6/2009, Copyright 2007. Orange County Property Appraiser.



From: [Jerome Donnelly](#)
To: [Planning](#)
Subject: [EXTERNAL] Proposal to demolish the El Cortez Apts.
Date: Monday, August 4, 2025 3:17:11 PM

TO THE WP HISTORIC PRESERVATION BOARD:

I write in opposition to the proposed demolition of the El Cortez Apts. They comprise a well-known historic site in the downtown, practically the only one left. The historic apartments across the street were unfortunately allowed to be turned into a church gymnasium some years ago, and losing the El Cortez would only compound the abandonment of the neighborhood's history.

Losing this historic site in exchange for more high-end condominiums would serve a special interest instead of serving the Winter Park community as a historic interest as well as a continuing source of residences.

I make these comments as a nearby resident of the property and as a (three-term) WP City Commissioner who supported historic preservation. I offer one example: the two houses on New England Ave., just west of Chase and across from the old library had fallen into disrepair and looked like a slum. A proposal to demolish them and replace them with condos came before the City Commission. As a Commissioner, I led the opposition to the proposed demolition, and persuaded the Commission to reject the proposal. The two houses were subsequently restored to their current admirable states.

The very WP house in which I raised a family was built in 1883 was falling into disrepair at the time I bought it, and my purchase kept it from being demolished. My (now former) residence at 621 Osceola Avenue (on the corner of Osceola Ct., next to the Polasek Museum) stands out as a fine historic home, which the current owner has maintained. No one would now think of demolishing it. Let's treat the El Cortez in the same spirit of preservation.

Jerome Donnelly



INTERLACHEN HISTORIC DISTRICT

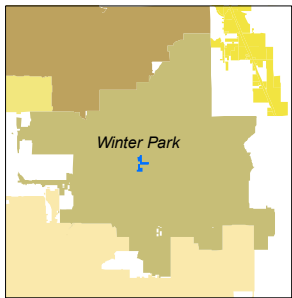
NATIONAL REGISTER OF HISTORIC PLACES

City of Winter Park Florida

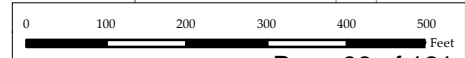
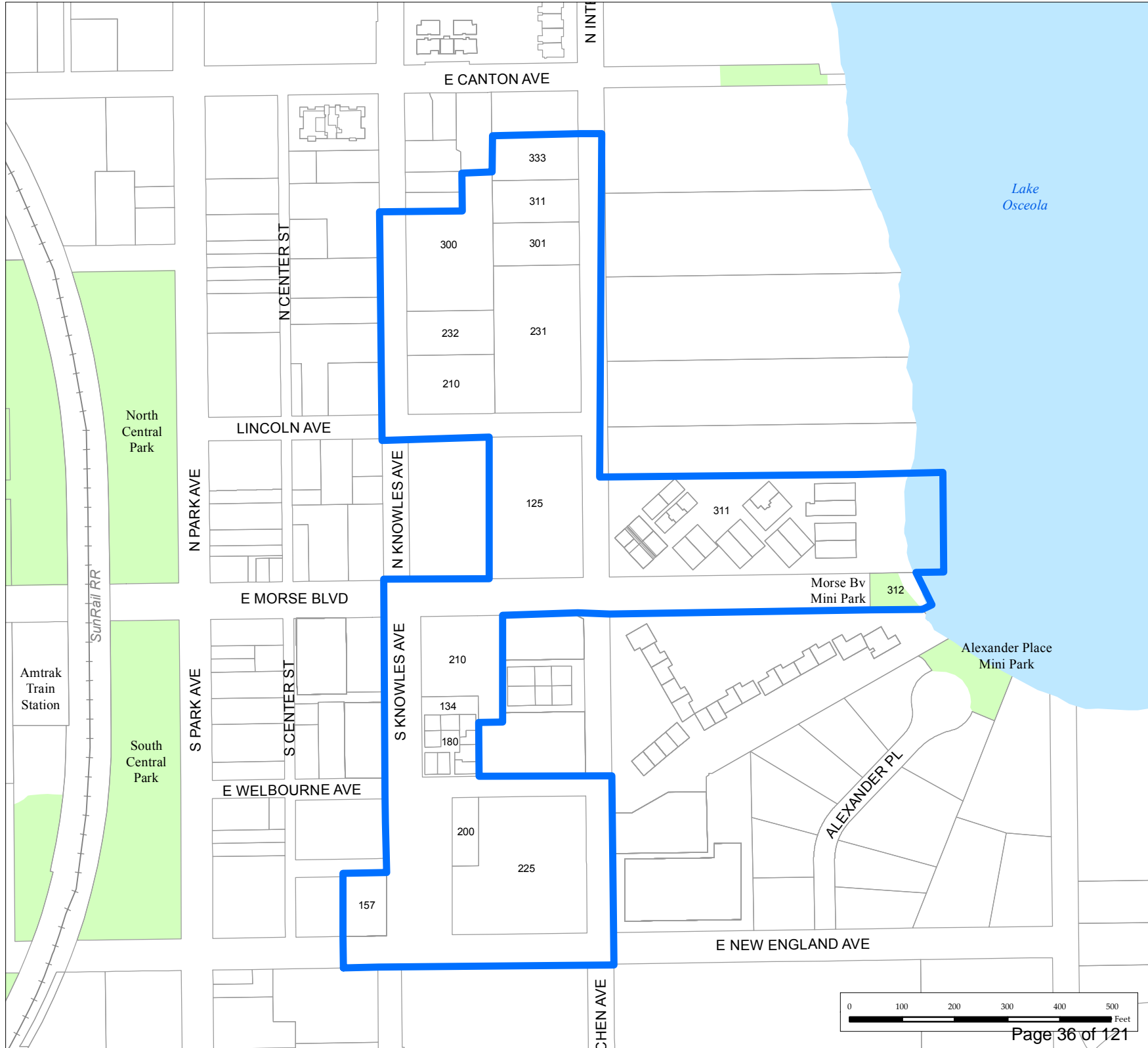
Legend

- Historic Districts
- Parcels
- Parks
- Water
- Railroads

VICINITY MAP



Date: 5/23/2016
Source: City of Winter Park Planning Department



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Interlachen Avenue Historic District
Winter Park, Orange Co., FL

Section Number 8 Page 5

most comprehensive collection of the work of Louis Comfort Tiffany in the world. That year, she staged an exhibition of the "Works of Louis Comfort Tiffany" in Winter Park, the first serious showing of Tiffany since the early twentieth century. In 1973, she received the Florida governor's first annual Award for the Arts, and a Great Floridian plaque was placed on the Morse Block at 122-132 Park Avenue South in 2000. The participation and support of Jeannette Genius McKean in the inaugural Winter Park Sidewalk Art Festival helped to ensure its enduring success. Her effort became a tribute to wealth in the service of art and design, and helped preserve downtown Winter Park. The *Washington Post* later characterized Hugh McKean as the "...kind of absurdly rich man the country needs more of." Later, the Charles Hosmer Morse and Elizabeth Genius Morse Foundations graciously made Osceola Lodge and the adjacent Knowles Cottage available to scholars-in-residence in the Winter Park Institute, a forum of Rollins College (*Winter Park Sun-Herald*, 11 February, 3 March 1960; Twardy 1994; MacDowell 1950:100; *Orlando Sentinel*, 9 November 1986; *Winter Park Topics*, 12 March 1954; Dickinson 2006:57-59; <http://www.wtpl.org/wphistory/WinterParkHomes/OsceolaLodge.htm>; Homes & Buildings Files, Archives, Winter Park Public Library; *Washington Post*, 19 April 1992).

In 1922, the Boulevard Apartments were constructed at 206, 210, and 212 East Morse Boulevard (Photograph #17). Containing thirty-four apartments and a community room, the three-story three-building upscale apartment complex was built in response to an increased demand for housing near the downtown. Apartments had been built on the second stories of commercial buildings on Park Avenue since the 1880s, but the demand for downtown accommodations soon outran the supply. The proximity of Morse Boulevard to commercial and social activities in the downtown and cultural and educational opportunities at Rollins College made it an especially attractive site for apartments. In 1924, Tampa lawyer William K. Zewadski, Jr. bought the apartments and renamed the buildings Hiawatha, Lackawanna, and Oriental. In December 1928, hotel builder Harry A. Hardesty of Daytona Beach purchased the complex and changed its name to the El Cortez Apartments. The worsening economic conditions prompted Hardesty to sell the El Cortez for \$40,000 in 1929 to Winter Park businessman James A. Treat. Treat arrived in Winter Park in 1912, entered local politics, and helped organize the Orange County Chamber of Commerce. Winter Park's residents elected him mayor in 1922 and 1923. In the 1920s, Treat purchased the La Montagne Estate and subdivided it into College Place, a twenty-acre subdivision near Rollins College where he built approximately forty homes. In September 1935, Treat sold the apartments to William F. Gillies, a partner in the local real estate firm of Carleton & Gillies and president of the Winter Park Chamber of Commerce (MacDowell 1950:142, 150, 177, 198, 204, 211; Blackman 1927:58, 118; *Winter Park Herald*, 29 April 1923, 13 September 1935; *Winter Park Topics*, 10 February 1940).

During the transition in ownership, the apartments retained their upscale appeal, housing professionals in business and education, as well as seasonal residents. Gillies' purchase of the El Cortez ended a decade-long pattern of ownership turnover associated with the Florida land boom and the onset of the Great Depression. Gillies' apartment ownership and management transcended his death in 1949 after which his widow, Alice B. Gillies, daughter Elizabeth F. Gillies, and son William F. Gillies, Jr., resided in and managed the complex into the 1960s. In 1940, only two vacant apartments testified to the popularity of Winter Park's El Cortez. Tenants then included physician Benjamin Hart; Christopher Honaas, director of the Rollins College Conservatory of Music; Flora

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Interlachen Avenue Historic District
Winter Park, Orange Co., FL

Section Number 8 Page 6

Magoun, secretary to the Conservatory; Margaret Windau, district director of the Florida Welfare Board; Helen Drinker, proprietress of a women's fashion shop on Park Avenue North; and William Stein, a Romance Languages professor at Rollins College of Jewish descent who had recently immigrated from Austria to avoid Nazi persecution (Polk 1940; *Winter Park Herald*, 29 April 1923, 13 September 1935; *Winter Park Sun-Herald*, 3 August 1978).

In the 1920s, two of Winter Park's oldest churches developed new sanctuaries at sites they had occupied since the 1880s east of the downtown. Organized in 1885, Winter Park Methodist Episcopal Church built its first sanctuary at the northwest corner of the intersection of Morse Boulevard and Interlachen Avenue. In the early 1920s, the original wood-frame house of worship, deemed insufficient in size, was demolished and a new sanctuary was designed by Winter Park architect Dudley Matthews. He designed the building with Mission Revival features using as a model the Church of the Holy Redeemer in Los Angeles, California. The cornerstone was installed in February 1923, and the first services were held later that year in the sanctuary at 125 North Interlachen Avenue (Photograph #5). In 1926, following Matthews' death, architect D. Harold Hair took over Matthews' incomplete projects, including the Orange Laundry Company and Winter Park's Rosenwald School (MacDowell 1960:19, Allen, Arnett, and Taylor 1995:22; MacDowell 1950:139, 142, 167; Sanborn 1919; *Winter Park Herald*, 31 December 1925, 14 January, 18 August 1926).

Two blocks to the south, the First Congregational Church of Winter Park (Photograph #8) built a new sanctuary at 225 South Interlachen Avenue in the 1920s. Organized in 1884, the congregation built its first house of worship in 1885 facing New England Avenue several lots west of Interlachen Avenue. In the early 1920s, the congregation hired Orlando architect H. M. Reynolds to design a new brick sanctuary. Reynold's colonial-inspired design left the older house of worship untouched while orienting the new sanctuary to face Interlachen Avenue at the corner of New England Avenue. Reynolds began practicing in 1909 in Los Angeles, and then moved to Portland followed by Seattle. In 1920, he relocated to Orlando where he plied his design skills over the following decades, and prepared the plans for the Chamber of Commerce, First National Bank, and the Knox House on Lucerne Circle. In 1924, the Orange County School Board hired him as consulting architect, and by 1930 he had designed about fifteen schools in Orange County, including the Howard High School in Orlando and Winter Park High School. During the 1930s, Reynolds employed Art Moderne styling on several projects, including the Orlando Armory. In 1923, the First Congregational Church of Winter Park awarded a bid of \$45,420 to the Marshall-Jackson Construction Company of Lakeland, which broke ground later that year and installed the cornerstone in November 1923. In January 1925, the congregation worshipped for the first time in the new sanctuary and dedicated it, free of debt, in March 1926 (Douglass 1984:20, 44, 89; Blackman 1927:150; *Orlando Sentinel*, 3 April 1925, 8 March 1926, 13 March 1927, 15 September 1937).

Only a few buildings were constructed in the historic district during the Great Depression. Among those was the dwelling at 301 North Interlachen Avenue (Photograph #3). It was built in 1939 for Emily Dewey, the former manager of the Lake Placid Club in New York, and the widow of Dr. Melville Dewey. A native of Boston, Emily McKay Beal married Melville Louis Kossuth Dewey in 1924. They met at the Lake Placid Club in New



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 OR09903
Recorder # 39
Field Date 1/19/2009
Form Date 3/3/2009
FormNo 200901
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 210 E Morse Blvd Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>210</u>	<u>East</u>	<u>Morse</u>	<u>Boulevard</u>	

Cross Streets (nearest/ between) _____
City / Town (within 3 miles) Winter Park In Current City Limits? YES
County Orange Tax Parcel #(s) _____
Subdivision Name _____ Block _____ Lot _____
Ownership _____
Name of Public Tract (e.g., park) _____
Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> ORLANDO EAST, 1980
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 22S ; 30E ; 6; UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular Other Style _____
Exterior Plan Rectangular Other Exterior Plan _____
Number of Stories 3
Structural System(s) _____ >> Wood frame
Other Structural System(s) _____
Foundation Type(s) _____ >> Piers
Other Foundation Types _____
Foundation Material(s) _____ >> Brick
Other Foundation Material(s) _____
Exterior Fabric(s) _____ >> Asphalt-rolled
Other Exterior Fabric(s) _____
Roof Type(s) _____ >> Hip
Other Roof Type(s) _____
Roof Material(s) _____ >> _____
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) _____ >> _____
Other Roof Secondary Structure(s) _____
Number of Chimneys 1
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

80R09903

DESCRIPTION (continued)

Window Descriptions metal sash

Main Entrance Description (stylistic details) _____

Porches: #open _____ #closed _____ #incised _____ Location(s) _____

Porch Roof Types(s): _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: MOSTLY this category

Residential: _____

Institutional: SOME of this category

Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features) _____

Archaeological Remains (describe): _____

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional) _____

HISTORY

Construction year 1922

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change

Year of Change

Date Change Noted

Description of Changes

>> _____

Structure Use History

Use _____

Year Use Started _____

Year Use Ended _____

>>

Church; 1922;

Other Structure Uses _____

Ownership History (especially original owner, dates, profession, etc.) _____

RESEARCH METHODS

Research Methods _____

>>

FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

Individually Eligible for National Register? YES

Potential Contributor to NR District? YES

Area(s) of historical significance _____

>>

Other Historical Associations _____

Explanation of Evaluation (required) This building is a good example of Frame Vernacular architecture. It contributes to the Downtown Winter Park HD in the areas of architecture and community planning and development

HISTORICAL STRUCTURE FORM

80R09903

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 4104 St. Augustine Rd Jacksonville, Fl 32207

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 3/25/2009

SHPO's Evaluation of Resource

_____ Date _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

OR09903-200901

Supplementary Printout

- > **USGS map name/year of publication or revision:**
ORLANDO EAST;1980

- > **Township/Range/Section/Qtr:**
22S ;30E ;6;UNSP

- > **Structural system(s):**
Wood frame

- > **Foundation types:**
Piers

- > **Foundation materials:**
Brick

- > **Exterior fabrics:**
Asphalt-rolled

- > **Roof types:**
Hip

- > **Roof materials:**

- > **Roof secondary structures (dormers etc):**

- > **Change status/year changed/date noted/nature:**

- > **Original, intermediate, present uses/year started/year ended:**
Church;1922;

- > **Research methods:**
FL Master Site File-Cultural Resources
FL Master Site File-Manuscripts
Pedestrian
Examine local tax records

- > **Area(s) of historical significance:**

- > **Repositories: Collection/Housed/Accession#/Describe**

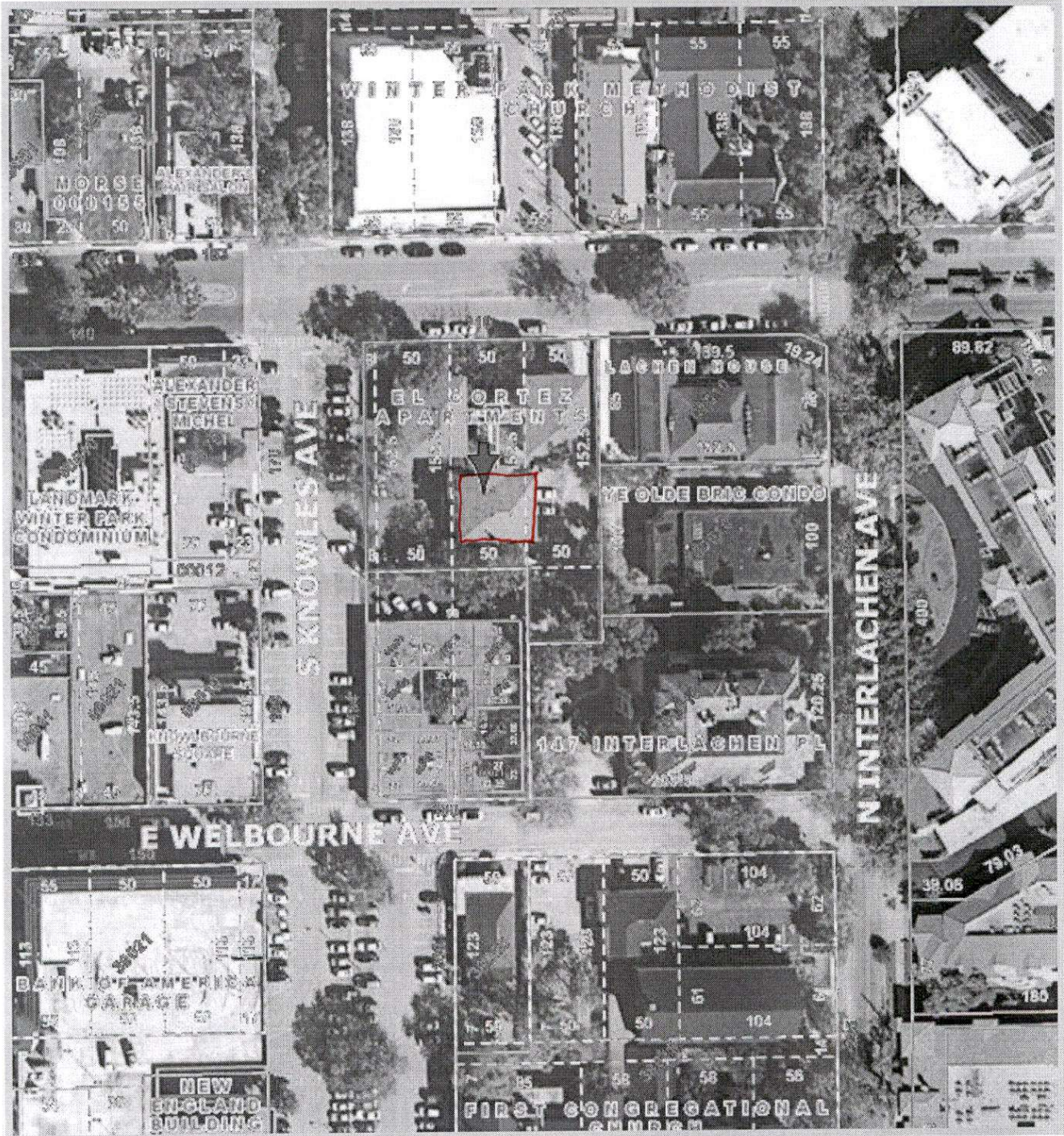
- > **[Other name(s)]:**



OR9903
RN39

OCA Web MAP

PRINT CONTACT



Parcel ID: 302207877600120

0 50 ft

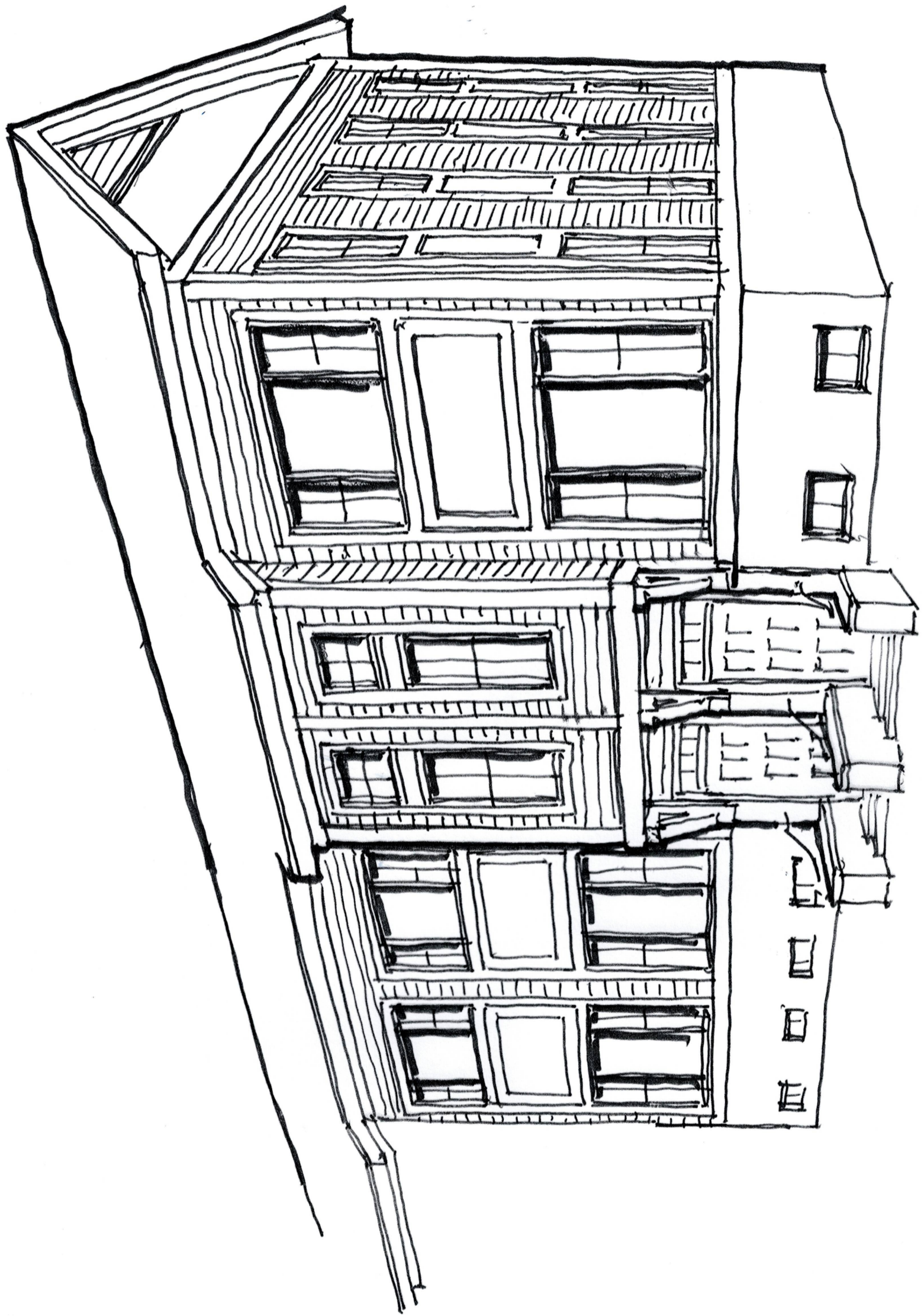
This map is for reference only and is not a survey.

Created on 1/6/2009, Copyright 2007. Orange County Property Appraiser.





CENTRAL PARK
HISTORICAL DISTRICT
1888-1900







CENTRAL PARK
DOWNTOWN'S HISTORIC DISTRICT



From: [Barry Render](#)
To: [Planning](#)
Subject: [EXTERNAL] Cortez Arms apartments and new WP synagogue
Date: Monday, August 25, 2025 12:47:03 PM

Hi Allison,

Just a quick note asking your support, as well as that of the Preservation Board, for the new synagogue in downtown WP at the site of the Cortez Arms. I am a member of the Chabad temple, currently without a home. I am also a 34 year resident of WP (2630 Via Tuscany) and 20 year professorship at Rollins' business school.

With literally dozens of churches in our town, it is hard to believe that this will be the very first synagogue. It will be a beautiful addition to downtown, and replace the rather unsightly apartments (which I know well) that occupy the land now. The Cortez Arms, in my humble opinion, has almost no redeeming qualities in looks or history. The proposed project will be a massive improvement and finally meet the needs of our Jewish community. Thank you for helping guide us to fruition.

All the best,

Barry

Barry Render, Ph.D.
Harwood Professor of Operations Management (emeritus)
Rollins College Graduate School of Business
407-645-5499 (landline); 407-579-0600 (cell)

Operations Management Blog and Podcast: OperationsManagementBlog.com

From: [S Mintzer](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] Support of The Synagogue development in Winter Park at 210 E Morse Blvd
Date: Sunday, September 28, 2025 8:51:17 PM

Dear Ms. McGillis,

I am in Support of the Synagogue development in Winter Park at 210 E Morse Blvd.

I appreciate you moving this forward.

Sincerely,

Seymour

Seymour Mintzer
1265 Via Lugano
Winter Park, FL 32789

From: [Jonathan Kazam](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] 201 E Morse
Date: Tuesday, September 16, 2025 7:08:14 PM

Dear Ms. McGillis-

I am writing to express my support for the synagogue development at 210 E Morse. I think this would be a fantastic and meaningful addition to the City of Winter Park.

Thank you so much,

Jonathan Kazam
1576 Williams Drive
Winter Park, FL 32789

From: [donna sr](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] 210 E. Morse Blvd
Date: Wednesday, September 17, 2025 12:32:21 PM

Dear Allison,

Full disclosure...I am member of Chabad and would love to have a synagogue in Winter Park. I grew up in the College Park area and remember well when Winter Park did not welcome Jews. When I moved to my present home on Via Tuscany in 1991, The WP Racquet Club still did not allow Jews. Thank goodness that has changed but sometimes antisemitism raises its ugly head in WP organizations and government. There was even opposition to placing a Menorah and having a Chanukah celebration in Central Park to be included with the WP holiday festivities. So as I sat and listened to the Historic Preservation Committee, I wondered if antisemitism had something to do with their opposition. Too often we have seen people say one thing to make themselves look inclusive but in reality that is not what is in their hearts. I have never been one to cry antisemitism but given Winter Park's history and the way the conversation went, I admit it popped into my head. And given the rise in antisemitism lately, I feel it is important to be vocal about it.

Over the past decades, I've appreciated how WP has allowed growth while retaining its charm. Some old buildings add to the charm while others look old and quite frankly, like eyesores. This is one of those eyesore buildings. Even if I was not a member of Chabad, I would like to see it replaced with a beautiful structure. If I had input, I'd like it to be a building with charm and character. But that is a question of design and not of age.

Thank you.

All the best,
Donna Shader Render

Sent with [Proton Mail](#) secure email.

From: [Raquel Benikes](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] Chabad of Winter Park
Date: Friday, September 26, 2025 10:53:35 AM

Dear Madam

I am of support of the development of
the Synagogue in Winter Park at 210 E
Morse Blvd

My home address is 2240 Via Tuscan
Winter park FL 32789

Raquel Benikes
Homeowner

[Sent from Yahoo Mail for iPhone](#)

Good Morning Allison,

My name is Patrick Demers and I oversee Pastoral Care & Stewardship at St. Margaret Mary Church in Winter Park. I also a Winter Park resident and homeowner. The local Jewish community owns the property located at 210 E. Morse Boulevard. They are desirous of building a synagogue there to replace the one on Lake Howell Road that was destroyed by fire. I request that the historical preservation order on that property be lifted so that the local Jewish community may once again have a local spiritual home. Thank you for your time.

Patrick Demers



Patrick Demers

Director of Pastoral Care & Stewardship

Church: 407-998-5659

Website: www.stmargaretmary.org

Address: 526 N. Park Ave., Winter Park, FL 32789



From: [Stan Sujka](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] Jewish Temple
Date: Wednesday, September 17, 2025 5:51:26 AM

Winter Park is a community built around churches, museums, Rollins College and Park Avenue.
A Jewish Temple would be a valuable addition to our community.
I support this project

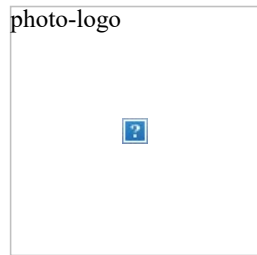
Dr. Stan. Sujka
321-297-7106
345 cortland Ave.
WP, Fl 32789
Sent from my iPhone

From: [Jill Healey](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] Letter of support
Date: Wednesday, September 17, 2025 6:14:45 AM

Good morning,

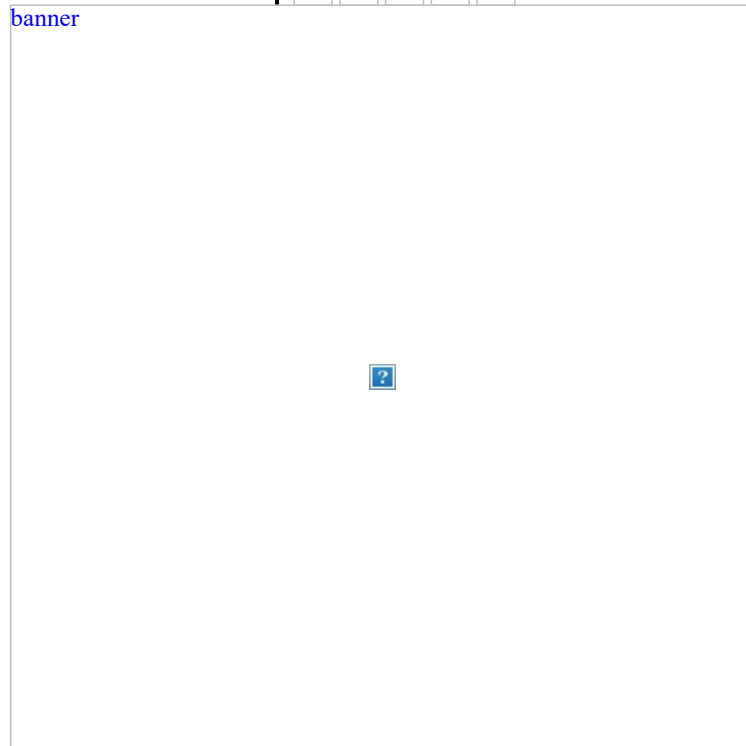
I am writing you this morning to share my support of The Synagogue development in Winter Park at [210 E Morse Blvd](#).

Thank you,
Jill



Jill Healey, MBA
Park Life Group at Keller Williams Winter Park
REALTOR®
p: 407-797-1420
a: 147 W. Lyman Ave., Winter Park, FL 32789
e: jillhealey@kw.com w: www.parklifeorlando.com

Click the icons below to explore our website and follow us on social media.



From: [David Diamond](#)
To: [Allison McGillis](#)
Cc: [Rabbi Dovid Dubov](#); [ICE Orly Diamond](#)
Subject: [EXTERNAL] Letter of support for new Winter Park synagogue
Date: Thursday, September 18, 2025 9:13:09 PM

Dear Ms McGillis:

I and my family are long-time residents and business owners in Winter Park.

We stand staunchly in support of the proposed project to build the first-ever synagogue in Winter Park. Such a project is long overdue.

The proposed project, as you know, is in immediate vicinity of multiple other houses of worship.

The presence of this synagogue will yield tremendous economic and cultural benefit to Winter Park, as it will serve as beacon to draw new residents and energy to our community.

Please contact me if you have any questions.

Thank you,
David Diamond, MD
1603 Lookout Landing Cir
Winter Park, FL 32789

From: [yuval.yacobovitch](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL]
Date: Tuesday, September 16, 2025 3:55:37 PM

Subject: Request for Support – New Synagogue at 210 E Morse Blvd, Winter Park

Dear winter park / City Planning Department,

I am writing to express strong support for the establishment of a new synagogue at 210 E Morse Blvd, Winter Park, FL.

This project will provide much-needed space for prayer, education, and community programs. Beyond serving the Jewish community, the synagogue will also host cultural activities, interfaith events, and charitable initiatives that benefit the broader Winter Park community.

We believe this synagogue will enrich the city's diversity, strengthen community ties, and contribute positively to the cultural and social life of Winter Park.

I respectfully ask for your support in approving and facilitating this important project.

Thank you for your time and consideration.

From: [Louis Supowitz](#)
To: [Allison McGillis](#)
Cc: [Louis Supowitz](#)
Subject: [EXTERNAL] Long time resident of 32789 - Support for synagogue development
Date: Thursday, September 25, 2025 3:46:08 PM

I moved to 151 Overlook Rd 32789 thirty-three (33) years ago (Oct 1992) when I was hired at WFTV, Channel 9 as VP/Director of Advertising. Aside from the beautiful tree lined streets, I loved the diversity of people living in the area. They had mutual respect for each other which has only grown over the years. I'm a person who wants to include people of all faiths that show respect and admire their neighbors.

I support people of the Jewish faith who want to worship in our community.

Regards,
Louis M. Supowitz
151 Overlook Rd
Winter Park, FL 32789
407-415-0338

From: [s. grant](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] Proposed synagogue in Winter Park
Date: Thursday, September 25, 2025 11:35:26 AM

Hello Allison,

I am writing to offer my wholehearted support of the proposed synagogue in downtown Winter Park, FL.

My husband and I are residents of Winter Park, FL. We have lived in Park North subdivision for nearly 20 years, and we raised 2 children who attended Lakemont Elementary, Maitland Middle, and Winter Park High School. We love the neighborhood so much that, even as empty nesters, we remain in our 4-bedroom home. We attend synagogues in either Maitland or Altamonte Springs, as there aren't any options closer to home. On holidays that prohibit driving, observant family members who might be staying with us have no way to attend services, and they therefore typically won't visit during those times. Having the synagogue walking distance from our home would allow us to celebrate our holidays at home together with family as holidays are meant to be celebrated.

I personally know Rabbi Dovid Dubov. He and his wife work tirelessly for their community. There's nothing they don't do to help people, and I'm confident that the greater Winter Park community would benefit from having them here. They will be an asset. I am always happy to help as well. There is nothing that interests me more than keeping Winter Park beautiful and maintaining its tight-knit community feel. Please let me know if I can help in any way.

Regards,

Sandra Grant
sandragrant3@yahoo.com
407-928-1404

[Yahoo Mail: Search, Organize, Conquer](#)

Dear Ms. McGillis,

As Director of Planning and Zoning, I am sure that you receive many requests for our beautiful City. I have lived here since 1978, worshipped and ministered at St. Margaret Mary Catholic Church since 1987. I have seen the growth that's happened in many aspects of our community, and now our City has another opportunity to welcome others, this time to grow our religious community.

As you know, the local Jewish community owns the property located at 210 E. Morse Boulevard. They are desirous of building a synagogue there to replace the one on Lake Howell Road that was destroyed by fire. I request that the historical preservation order on that property be lifted so that the local Jewish community may once again have a local spiritual home.

Thank you for seriously considering this proposal and advocating for it.

Sincerely,
Sr. Rosemary Finnegan, O.P.

Dear Ms. McGillis and Co-workers,

I am the principal of St. Margaret Mary Catholic School, 142 E. Swoope AVE, Winter Park. This is my 28th year in Administration of St. Margaret Mary Catholic School. Our school has a close relationship with the Holocaust Memorial Resource and Education Center in Maitland. It has been a blessing to collaborate with our Jewish brothers and sisters.

Our Catholic school is the only school in the United States to participate in the *Names, Not Numbers* program, out of NYC, that involves our 8th grade students interviewing Holocaust survivors. This has been an amazing experience and has richly broadened our students understanding of the Holocaust and has also helped us build a relationship with the Jewish community. We have participated for the last six years, and it has significantly impacted our students' lives.

I write because the local Jewish community owns the property located at 210 E. Morse Boulevard, and they are desirous of building a synagogue there to replace the one on Lake Howell Road that was destroyed by fire. I request that the historical preservation order on that property be lifted so that the local Jewish community may once again have a local spiritual home. Thank you for your cooperation.

We would be so happy and excited to invite the Jewish faith community being part of Winter Park. I respectfully ask that the Jewish community be allowed to reestablish their faith community on the Winter Park site at 210 E. Morse Blvd. We look forward to partnering with them.

With sincere thanks,
Mrs. Katie Walsh



Katie Walsh
School Principal

Phone: 407-644-7537

Website: smmknight.org

Address: 142 E. Swoope Avenue Winter Park, FL 32789



From: Allison McGillis <amcgillis@cityofwinterpark.org>

Sent: Wednesday, September 3, 2025 8:33 PM

To: Katie Walsh <walshk@smmknight.org>

Subject: Automatic reply: Requesting Zoning changes needed to welcome the local Jewish community to Winter Park

From: [David Krinker](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] Support for Synagogue Development on 210 E. Morse Blvd
Date: Thursday, September 25, 2025 5:45:29 AM

Good morning Allison,

I strongly support the development of a new synagogue in our community because it represents an investment not only in our city's future but also in the shared values that unite us. Jewish values such as community, education, charity, and justice deeply reflect core American ideals like freedom, opportunity, and civic responsibility. A new synagogue will strengthen our local economy by attracting new families and fostering greater engagement with nearby businesses and community initiatives. By supporting this project, city officials have the opportunity to champion a space that bridges faith and civic life, enriching our city while honoring the principles we all hold dear.

Thank you,

David Krinker
1220 Via Salerno

From: [Omer Yacobovitch](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] Support of New Jewish Synagogue in WP
Date: Tuesday, September 16, 2025 4:01:23 PM

Dear Allison,

My name is Omer Yacobovitch, me and my family live in Winter Park 32789 zip code area.

I have a company based off 141 Lincoln Ave. For the past 1.5 years together with my buisness partner Eric.

We love Winter Park and love doing Buisness in the city, we see lots of value in residing and operating our building off this amazing town we love to call home.

Me and my family share our support in establishing the Chabad center which for no doubt will bring prosperity and success to Winter Park for generations to come.

As Jewish people, we like to integrate, take part in our heritage but along side that, we are first of all PROUD AMERICAN law abiding citizens.

We like to preserve our traditions, along with form an integral part of western civilized society in which we live and appreciate how lucky we are to live and operate off this amazing place we proudly call home.

We will always support the city of Winter Park, always contribute to the great community which we live in, doesn't matter any race, religion or any other thing some nowadays use to divide us humans, we just want to live in peace and be an integral part of the city. The new Chabad center can help us to have another community center that can be used for certain activities which will bring the community even closer together which is only a positive thing considering the high morales this local community has.

God bless Winter Park,
And god bless all the American people.

We love living here and feel part of the general community here.

Many thanks,
Omer Yacobovitch and his family.

From: [Michael Graham](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] Support of new Winter Park Synagogue
Date: Saturday, September 27, 2025 5:27:45 PM

Ms McGillis,

I am writing you in support of the Synagogue development in Winter Park at 210 E Morse Blvd. I am part of the Jewish community. and we need a place to worship here in Winter Park so we don't have to travel to another town. Observant Jews are not allowed to drive or ride in a car on the sabbath so it is necessary to have this Synagogue here so we can worship according to our tradition.

Please do whatever you can to get approval for this project,

Thank you,
Dr Michael P. Graham

From: [Patricia Alice Maguire](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] Support of synagogue development
Date: Friday, September 19, 2025 2:19:02 PM

Hello Ms. McGillis -

I am writing to you to express my support of the synagogue development in Winter Park at 210 E. Morse Blvd.

I live in Winter Park at the address below:
2134 Lake Dr.
Winter Park, FL
32789

Sincerely ,

Alice Maguire

From: [Ralph Losey](#)
To: [Allison McGillis](#)
Cc: [Sheila DeCiccio](#)
Subject: [EXTERNAL] Support of Synagogue in WP by Chabad
Date: Wednesday, September 17, 2025 7:10:56 AM

I strongly support the Synagogue development in Winter Park at 210 E.Morse Blvd. These are good people, their project is worthy and it deserves Winter Parks' support.

My family has a long history with the City, which I love. I remember when my grandparents on both sides moved to WinterPark in 1953, the Colby and Loseys. They helped fund and set up the Christian Science Reading Room on Park Ave in early sixties. I remember working there as a boy. It remains there today as you know.

My father, George Losey, started the first book store in Winter Park on Park Ave In 1973, The Little Professor, later renamed Park Books. My wife, Molly Losey, and I have lived in Winter Park ever since, except for a brief stint in law school at UF.

The Cortez has been a blighted, run down building for decades now. My daughter had the misfortune of living there in 2018. Ask the police about this place. Ask former residents. It is an embarrassment and not worthy of the otherwise high standards of downtown Winter Park.

The Zoning Board and the City should welcome the first synagogue into our community. It is the right thing to do.

Plus, consider the optics of opposing this. Especially since it would be only a few yards away from churches of all different Chrisitan denominations, and the CS Reading room that is open daily directly on Park Ave. It would be a serious error not to permit this minor zoning variation.

I have known Rabbi Dubov and his family personally for about ten years and can vouch for their integrity and the worthiness of their religious services. I am not Jewish but my wife, Molly Losey, is of Jewish heritage. I have attended services at their old location in Maitland many times. I was al;ways welcomed warmly and became friends with Sholom Dubov (the father) and a few of his sons.

The only concern I have is about parking, which is a legitimate concern since their main services are on Saturday, and sometimes they have good turnouts. At least the Sunday crowds that attend the many churches around it will not conflict with their traffic. Please find a way to help them out with the parking issue and help them make this happen. It would be a great addition to our community.

Ralph Losey, Esq.
1301 Grove Ter.
Winter Park, 32789

407-496-2108 - cell

From: [Batel Aburus Einhorn](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] Synagogue at 210 Morse Blvd
Date: Tuesday, September 16, 2025 7:56:50 PM

Batel & Arnold Einhorn
1275 Preserve Point Dr
Winter Park, FL 32789

batele@aol.com

407.947.2598

September 16th, 2025

To the City Director of Planing and Zoning Allison McGillis,

I am writing to voice our strong support for the proposed synagogue in our community, at 210 E Morse Blvd, Winter Park.

As residents of this community, we believe that this project represents an important opportunity to provide a spiritual and cultural home for the local Jewish community, while also enriching our city through increased diversity, education, and community service.

Places of worship like this strengthen neighborhoods, foster inclusion, and serve as valuable hubs for outreach and engagement.

Thank you for your time, service and thoughtful consideration.

Sincerely,

Batel & Arnold Einhorn

1275 Preserve Point Dr
Winter Park, Fl 32789

From: [Adam Benson](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] Synagogue development in Winter Park at 210 E Morse Blvd
Date: Tuesday, September 16, 2025 3:41:01 PM

Dear Allison

I live in Winter Park, I have been here as a homeowner for almost 30 years and grew up in Casselberry and went to English Estates Elementary school. I remember walking along Park ave as a kid eating East India Co. ice cream and then later in life I worked as a Financial Advisor on Park Ave.

I would have loved to have a Synagogue to walk to those days.

I am in Support of The Synagogue development in Winter Park at 210 E Morse Blvd Winter Park FL 32789.

I am a member and this has been a great addition to my life having them so close.

Thank you,

Adam Benson

PH. 407-383-3659

From: [steve silver](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] Synagogue development in Winter Park at 210 E Morse Blvd
Date: Sunday, September 21, 2025 3:16:38 PM

Hi Allison. I am writing in support of the proposed synagogue development on Morse Blvd. Please let me know if I can be helpful in any way.

Thank you.

Steve Silver
318 Park North Ct.

From: kdvorchik@gmail.com
To: [Allison McGillis](#)
Subject: [EXTERNAL] Synagogue Development in Winter Park
Date: Wednesday, September 17, 2025 8:51:50 AM

Dear Ms. McGillis,

As a Winter Park resident, I wanted to send you an email in support of the proposed synagogue development project at 210 E Morse Blvd in Winter Park. Having a synagogue in Winter Park will be a big asset to the community and allow more services to be provided to both the Jewish and non-Jewish community.

As you and the Planning and Zoning Committee consider this proposal, I hope you will approve it and recommend it for approval by the commission.

Sincerely,
Keith Dvorchik
1501 Hibiscus Ave
Winter Park, FL 32789

From: [jose benikes](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] Synagogue Winter Park/ letter of support
Date: Friday, September 26, 2025 10:02:27 AM

Dear Madam

I am of support of the development of the Synagogue in Winter Park at 210 E Morse Blvd

My home address is 2240 Via Tuscany Winter park FL 32789

Jose Benikes

Homeowner

From: [Sam Rubin](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] Synagogue
Date: Tuesday, September 16, 2025 8:12:58 PM

Dear Ms. McGillis,

By way of self introduction, my name is Sam Rubin, I am a resident of winter park and a local employer.

I am writing to express my very strong support for the proposed new synagogue at 210 E Morse Blvd. the proposed synagogue will be instrumental for our community and a pride for winter park.

Thanks

Sam

President and CEO

LightPath Technologies Inc.

www.lightpath.com

This e-mail, including any attached files, may contain confidential and privileged information for the sole use of the intended recipient. Any review, use, distribution, or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive information for the intended recipient), please contact the sender by reply e-mail and delete all copies of this message.

From: [alan.jaffee](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] Synagogue
Date: Wednesday, September 17, 2025 5:23:36 PM

Dear Ms. McGillis,

Dalia and I would like to add our voices to those advocating the establishment of a new Synagogue at 210 East Morse Blvd. in Winter Park. Since the fire at the previous Chabad Center, our substantial, and expanding, Jewish population has had no permanent place of prayer in Winter Park. We ask for your help in allowing the Jewish faith to take its place among the other great religions represented by houses of worship in the immediate Winter Park area.

Thank you for your consideration.

Dr. and Mrs. Alan Jaffee
100 S. Virginia Ave.
Unit 317
Winter Park, FL 32789

From: [Kevin W. McCarthy](#)
To: [Allison McGillis](#)
Cc: rabbidovid@chabadorlando.org; [Judith H. McCarthy](#)
Subject: [EXTERNAL] The Synagogue development in Winter Park at 210 E Morse Blvd.
Date: Thursday, September 25, 2025 6:00:53 AM

Hi Allison,

My wife, Judith., and I support the efforts of Chabad of Greater Orlando to establish a synagogue in Winter Park to serve the Greater Orlando community. I'm not a member of the Chabad, however, I am a Christian attending All Saints Winter Park since 1984. The deep tradition and perspectives our Jewish brethren bring to our community will only enrich our community dialogue and spiritual development. This is a rare opportunity to have the synagogue located within the City.

Thank you,
Kevin

Judith and Kevin McCarthy
1800 Sunset Drive
Winter Park, FL 32789

From: [balloonatic](#)
To: [Allison McGillis](#); carolonia@aol.com
Subject: [EXTERNAL] To Whom It May Concern
Date: Thursday, September 25, 2025 7:53:46 PM

My name is Joel Greenberg, and my wife and I have been Winter Park residents at 2048 Venetian Way, 32789 for 37 years. I am Jewish, my wife Episcopal. We have multiple options to worship at a church of her choice in WP, but have never that option for me at a synagogue in WP. I love the idea of a Jewish house of worship in my hometown community of WP, as well as to show the entirety of Central Florida what an open and welcoming community WP is regardless of race or religion. It was NOT welcoming and open when I moved here in the early 1980's, but continues to evolve in this favorable direction over the last few decades. Allowing this synagogue only furthers that progress. I will help support it personally and financially, and sincerely hope the city of WP allows it to proceed.

Joel D Greenberg MD
2048 Venetian Way
WP Florida 32789
407-325-7939

Sent via the Samsung Galaxy S23+ 5G, an AT&T 5G smartphone

From: [Sam Rubin](#)
To: [Allison McGillis](#)
Subject: Re: [EXTERNAL] Synagogue
Date: Tuesday, September 16, 2025 8:13:53 PM

Dear Ms. McGillis,

By way of self introduction, my name is Sam Rubin, I am a resident of winter park and a local employer.

I am writing to express my very strong support for the proposed new synagogue at 210 E Morse Blvd. the proposed synagogue will be instrumental for our community and a pride for winter park.

Thanks

Sam

President and CEO
LightPath Technologies Inc.
www.lightpath.com
1623 Barcelona Way
Winter Park 32789

From: [Susan Bejar](#)
To: [Allison McGillis](#)
Subject: Re: [EXTERNAL] The Synagogue Development on Morse
Date: Tuesday, September 16, 2025 9:48:45 PM

Hey, Allison. My Name is Susan Rahamim .
I'm a current resident of Winter Park, mother of 3.
My husband conducts various businesses with and in the city of Winter Park.
We live here for the past 7 years and absolutely love everything about Winter Park. From dining to shopping, quality of lifestyle, to feeling secure, everything is A+.
Trough out these years i have been passing through the city and I have seen a nice amount of churches which I highly support. All of my fellow Christian and catholic close ones definitely enjoy practicing their religion and belief in the almighty creator.
Being Jewish and seeing our community grow gives me lots of hope and happiness and I really feel that having this Synagogue here in Winter Park as a landmark will provide for myself and many more Jewish residents in the area a sense of home and belonging.
I highly Support of The Synagogue development in Winter Park at 210 E Morse Blvd.
Please help make this happen.
Best Regards,
Susan

From: [Shari Sujka](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] Chabad Synagogue in winter Park
Date: Monday, September 29, 2025 10:06:57 PM

Dear Ms. McGillis,

I am writing to voice my support for the building of the Chabad Synagogue at 210 E. Morse Blvd. in Winter Park.

I have lived in Winter Park since 1995 and as a Jew, I support the building of the first synagogue here in Winter Park.

Thank you for your time,

Shari Yudenfreund-Sujka MD

345 Cortland Avenue

Winter Park, FL 32789

From: [Diana Bernal](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] Synagogue
Date: Monday, September 29, 2025 11:04:56 AM

Hello Ms. McGillis,

I have been a resident of Winter Park since 2012. Recently, I learned that Chabad would like to open a synagogue at 210 E Morse Blvd. I am in support! It would be wonderful to have a synagogue in WP!

Thank you for your time.

Diana Bernal

240 Sandlewood Trail

Winter Park, FL 32789



Historic Preservation Board

agenda item 4.b

item type

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

meeting date

October 8, 2025

prepared by

John Harbilas, Assistant Director Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

COR 25-10. Request by Bryan Stephens to add a one-story accessory dwelling unit and attached carport in the rear of the lot at 1412 Canterbury Road, zoned R-1A, inclusive of a rear and side setback variance, in place of the original structure destroyed by fire.

motion | recommendation

Staff recommendation is for approval.

background

The applicant, Bryan Stephens, is requesting to construct an accessory dwelling unit in the rear of the historic home within Orwin Manor. The property previously had a 400 square foot detached garage in the northeast corner of the lot, with a 2.3 foot side and rear setback, but was unfortunately destroyed by a fire. As a result, the request looks to add a 585 square foot accessory dwelling unit with 400 square foot attached carport in place of the old garage. The applicant also wants to add a small awning on the front of the principal structure over the entry door.

The proposed plan takes inspiration from the existing Spanish Revival principal structure and previous garage by mimicking the parapet style around both carport and dwelling building, as well as matching the same exterior stucco texture and color. Given the location of the principal structure and side yard driveway, the carport component has been offset to match the previous 2.3 foot side setback of the destroyed garage. Meanwhile, the accessory dwelling unit is shifted to a code-compliant 5 foot setback, but still requests to use the 2.3ft rear setback from the previous structure.

In terms of floor area ratio, the project remains well below the maximum 40 percent FAR allowed, at a total of 2,946 square feet. Impervious coverage is proposed at 3,810 square feet, which is under the 50 percent maximum permitted. The proposed building height of 12 feet is well below the 16-foot maximum. While the new structure at the rear is larger than the previous garage, it has been designed to minimize the scale from the street and adjacent

neighbors.

In summary, the proposal demonstrates a balanced approach to maintaining compatible architecture to the historic principal home by recreating the visible front portion of the old garage while accommodating new square footage at the rear.

alternatives | other considerations

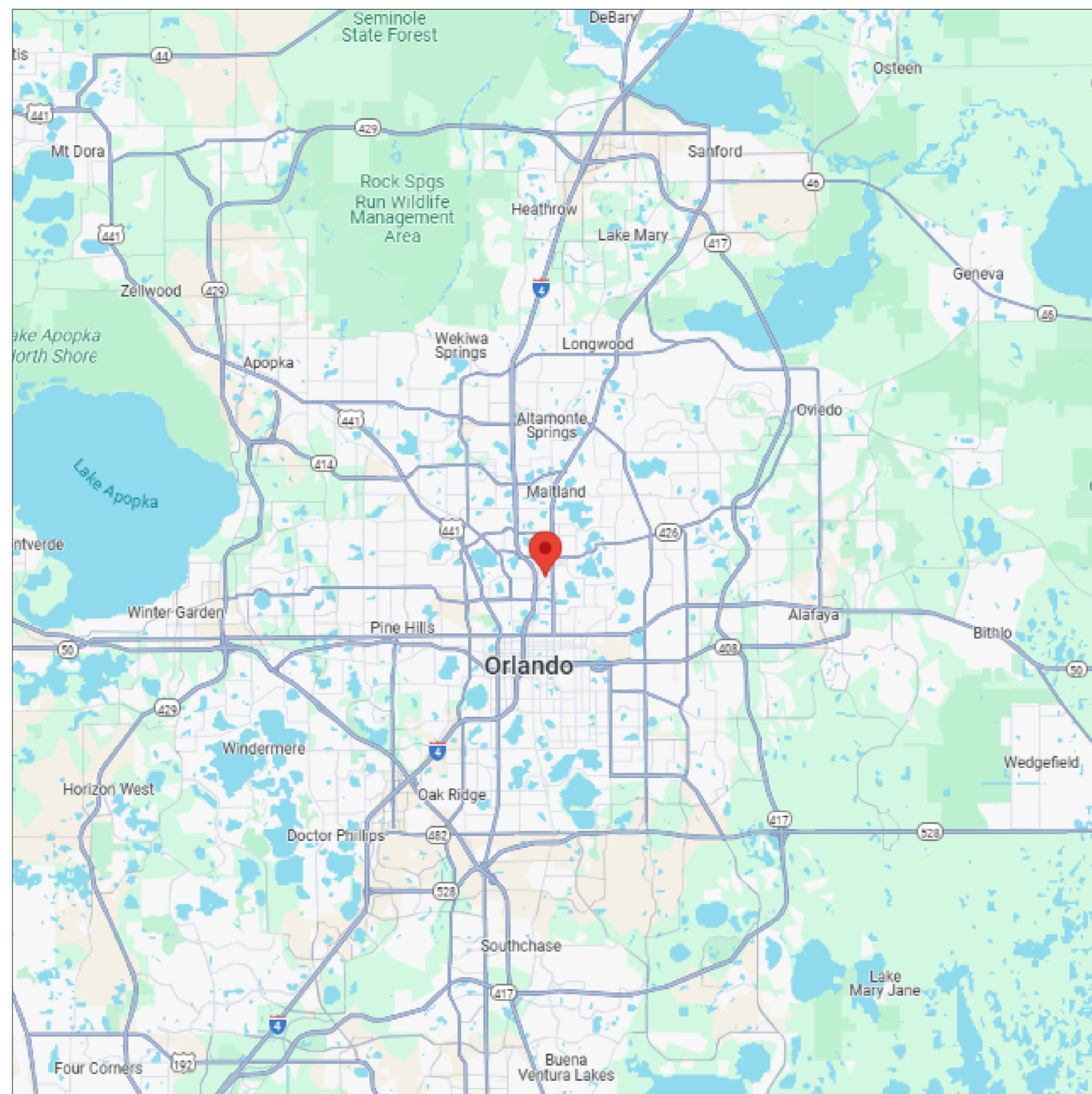
fiscal impact

attachments

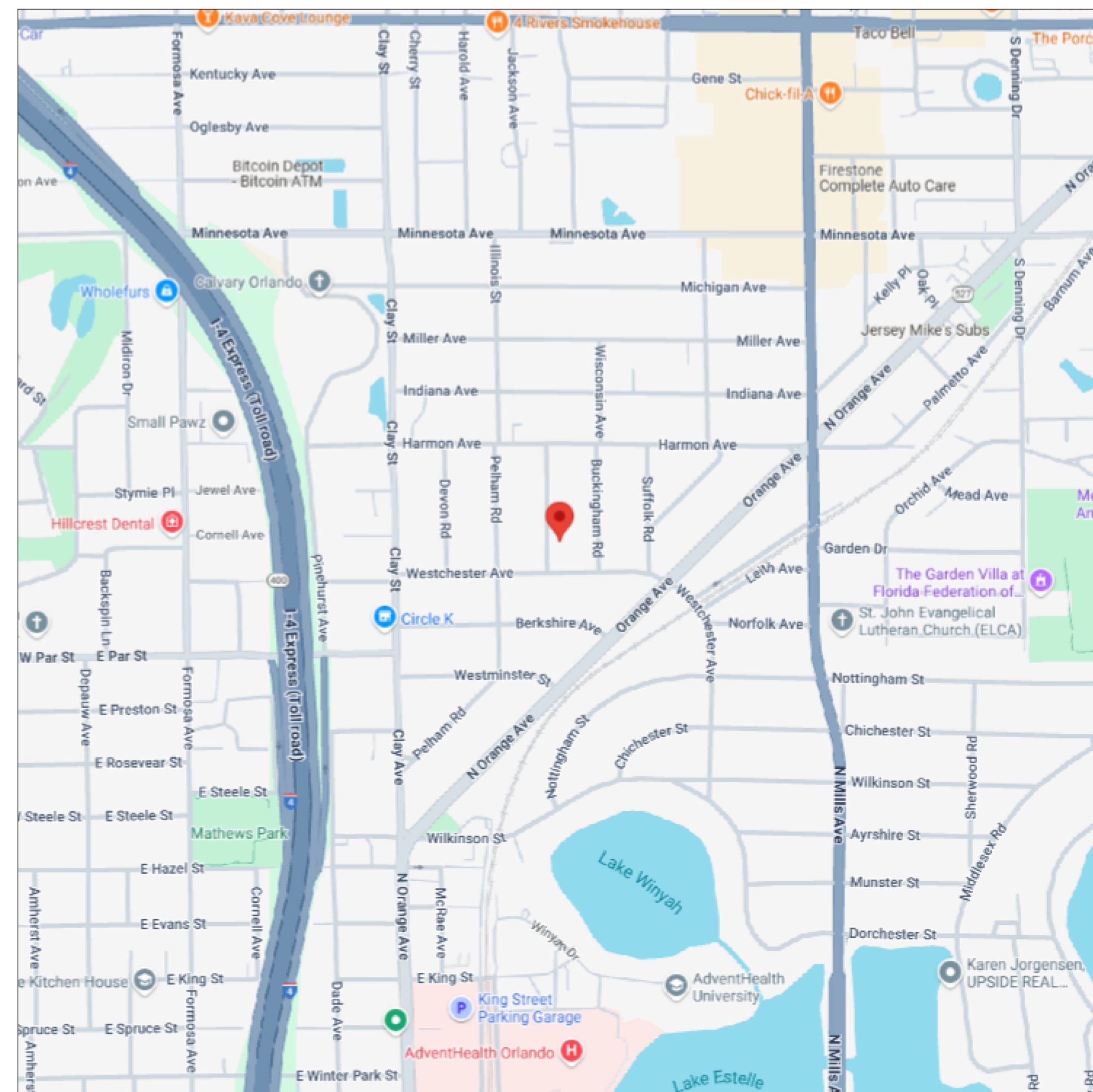
1. Drawings Garage & Guesthouse 1412 Canterbury Rd
2. Front Awning
3. 09.22.25

DETACHED GARAGE RECONSTRUCTION

THE GLATT PROPERTY
1412 CANTERBURY ROAD
WINTER PARK, FL 32789



AREA MAP

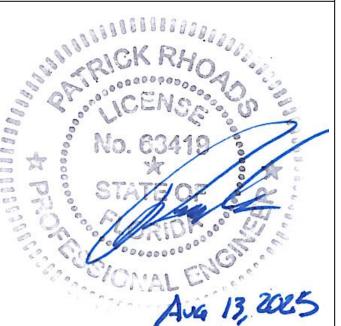


LOCATION MAP



LOCAL IMAGE

It is the opinion of the engineer that the design contained within these structural plans and specifications were developed in accordance with the current edition of the Florida Building Code. The Engineer of Record's seal pertains only to the structural portion of these drawings and is only valid for twelve months from the date of issuance.



This item has been digitally signed and sealed by Patrick Rhoads, PE, on August 13, 2025.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

FOUNDATION DETAILS

S-0.0

NOTES:

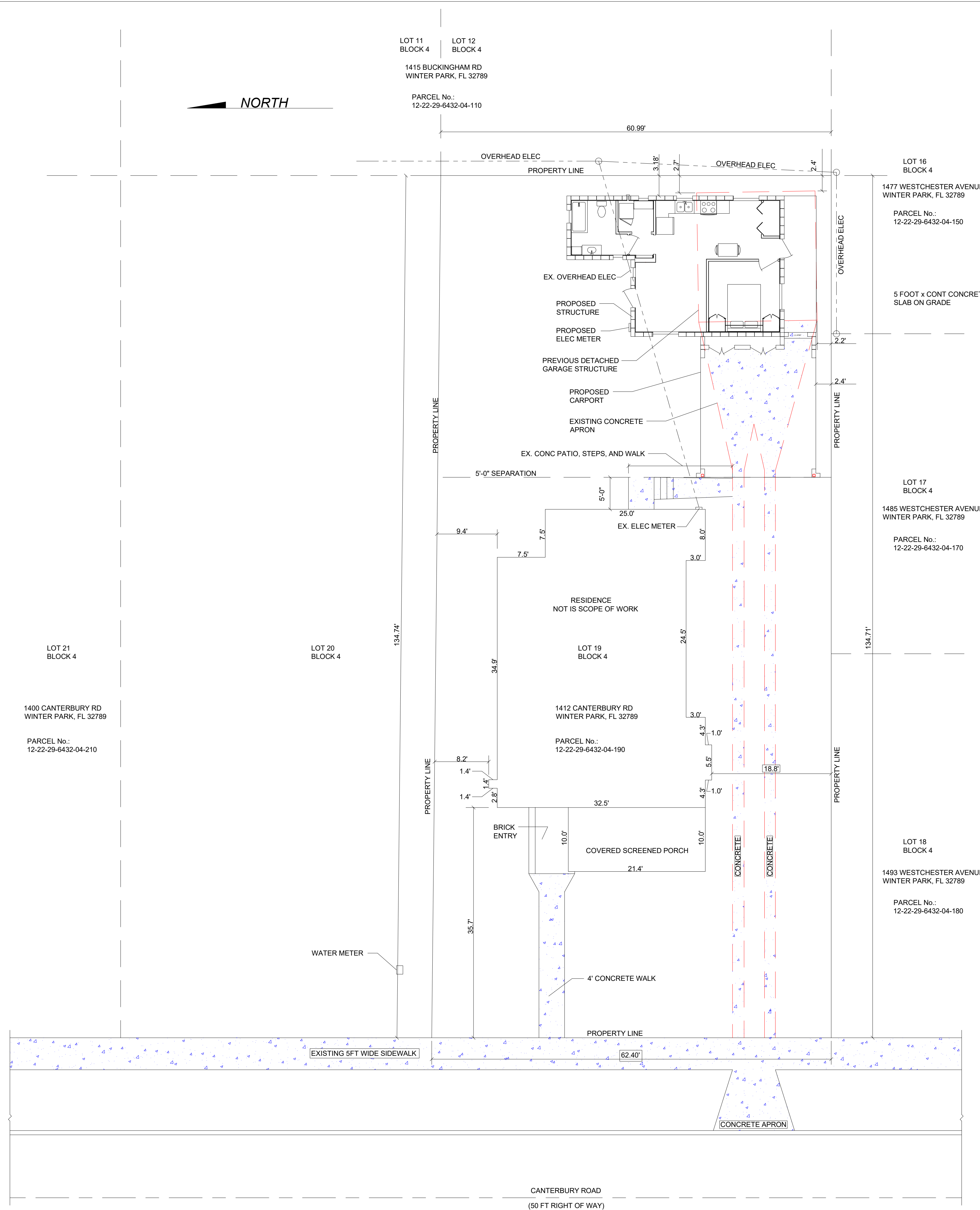
EXISTING DETACHED GARAGE STRUCTURE WAS RECENTLY SIGNIFICANTLY DAMAGED BY FIRE. THE STRUCTURE IS TO BE REMOVED AND REPLACED WITH THE ATTACHED PLANS, AS APPROVED BY THE HOMEOWNER, WITH APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION.

REPLACEMENT STRUCTURE WILL INCLUDE AN ADJACENT OPEN CARPORT. THE BUILDING SEPARATION IS ESTABLISHED AT 5 FEET BETWEEN THE EXISTING RESIDENCE AND THE NEW PROPOSED REPLACEMENT STRUCTURE.

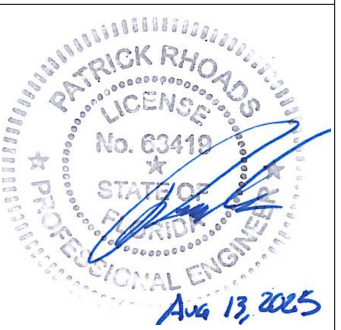
ACCORDING TO THE HOMEOWNER, THE ORIGINAL SETBACKS ARE GRAND-FATHERED AND THE REPLACEMENT STRUCTURE IS ESTABLISHED WITHIN THE ESTABLISHED SETBACKS. SEE LIMITED SITE PLAN.

THIS LIMITED SITE PLAN ONLY REFLECTS THE GENERAL INFORMATION NECESSARY TO DESCRIBE THE PROJECT. REFER TO ORIGINAL SITE PLAN FOR ADDITIONAL INFORMATION (I.E. HEADINGS, PROPERTY LINE ANGLES, STAKES, ETC. NOT DEEMED NECESSARY TO RELAY THE SCOPE OF THE PROJECT).

SITE PROPERTY INFORMATION AND DIMENSIONS AS NOTED ON THIS SHEET HAVE BEEN PROVIDED BY THE SURVEY PLAN PROVIDED BY THE HOMEOWNER AS GENERATED BY IRELAND AND ASSOCIATES SURVEYING, INC. OF LAKE MARY, FLORIDA AND DATED 4/14/2023 WITH A REVISION DATE OF 5/23/2023 UNDER FILE No. IS-113299PT.



It is the opinion of the engineer that the design contained within these structural plans and specifications were developed in accordance with the current edition of the Florida Building Code. The Engineer of Record's seal pertains only to the structural portion of these drawings and is only valid for twelve months from the date of issuance.



This item has been digitally signed and sealed by Patrick Rhoads, PE, on August 13, 2025.

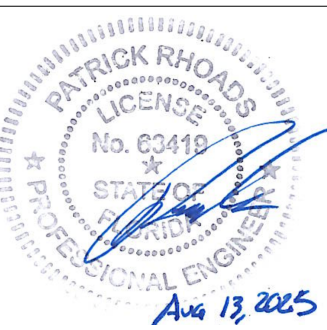
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LIMITED SITE PLAN

SHEET NOTES:

- A. THESE DRAWINGS ARE STRUCTURAL BASED AND AS SUCH, THE CONTRACTOR OF RECORD WILL BE RESPONSIBLE FOR SUPPLEMENTING THESE DRAWINGS AS NEEDED.
- B. THESE DRAWINGS PROVIDE THE DESIGN AND DETAILING OF THE BUILDING AS RELATED TO THE STRUCTURAL STABILITY OF THE BUILDING, AS A WHOLE. SEE ATTACHED STRUCTURAL DRAWINGS.
- C. ADDITIONAL DESIGNS AND ENGINEERING, BY OTHERS, SUCH AS:
MECHANICAL, PLUMBING AND ELECTRICAL;
HVAC (INCLUDING NECESSARY ENERGY CALCULATIONS);
INSULATION (ROOF AND WALL);
ROOF COVERING AND SLOPE MATERIALS;
CIVIL/SITE WORK (INCLUDING UTILITIES, GAS SERVICE, ELECTRICAL SERVICE);
FENESTRATIONS (WINDOWS/DOORS);
FIXTURES (I.E. INSTAHOT WATER HEATERS);
CABINERY (ALL ROOMS);
APPLIANCES (I.E. GAS APPLIANCES);
EXTERIOR/INTERIOR WALL FINISHES (I.E. PAINT, STUCCO, TRIM, ETC.); AND
ANYTHING ELSE NOT IDENTIFIED HERE TO PROVIDE A COMPLETE PERMIT AND CONSTRUCTION PACKAGE IS THE RESPONSIBILITY OF THE CONTRACTOR OF RECORD.
- D. CONTRACTOR OF RECORD SHALL COORDINATE ALL PLUMBING FIXTURES, CABINETS, KITCHEN CABINETS, BEDROOM CABINETS, FREE STANDING SHELVES, AND BUILT-IN SHELVES WITH OWNER AND PROVIDE, AS REQUIRED, ANY SUBMITTALS FOR PERMIT.
- E. CONTRACTOR OF RECORD SHALL COORDINATE ALL ROOF DRAINAGE DISCHARGE COMPONENTS AND PROPER ROUTING AWAY FROM STRUCTURE.
- F. CONTRACTOR OF RECORD SHALL COORDINATE ALL DIRECTION OF OPENING OF CASEMENT WINDOWS WITH OWNER.
- G. CONTRACTOR OF RECORD SHALL COORDINATE ALL WINDOW BUCK AND ATTACHMENTS AS REQUIRED FOR PROPER AND COMPLETE ASSEMBLY INSTALLATION.
- H. CONTRACTOR OF RECORD SHALL COORDINATE ALL WINDOW AND DOOR ASSEMBLY FLASHING AND WATERPROOFING AS REQUIRED FOR PROPER AND COMPLETE ASSEMBLY INSTALLATION.

It is the opinion of the engineer that the design contained within these structural plans and specifications were developed in accordance with the current edition of the Florida Building Code. The Engineer of Record's seal pertains only to the structural portion of these drawings and is only valid for twelve months from the date of issuance.

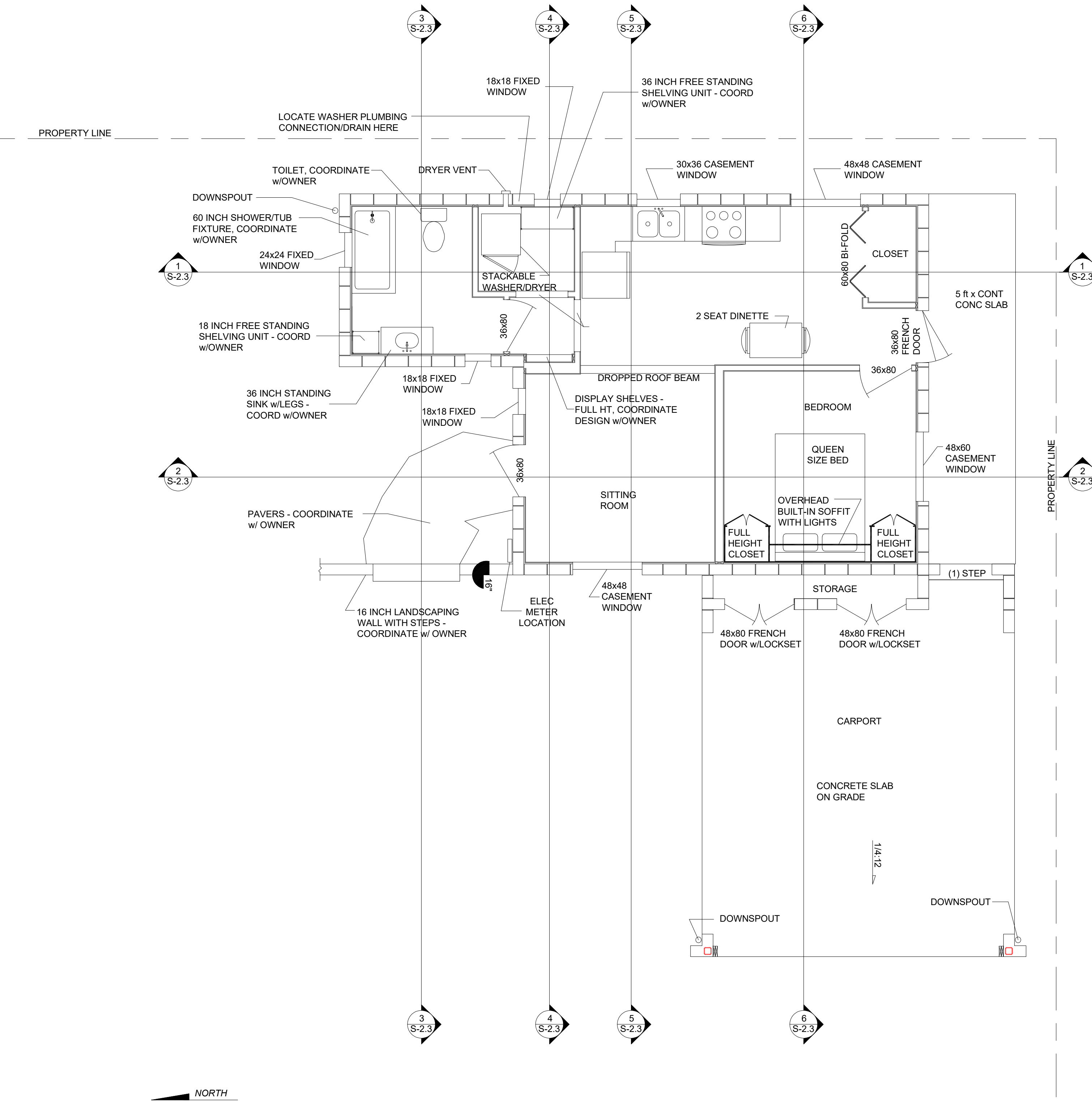


This item has been digitally signed and sealed by Patrick Rhoads, PE, on August 13, 2025.

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FLOOR PLAN

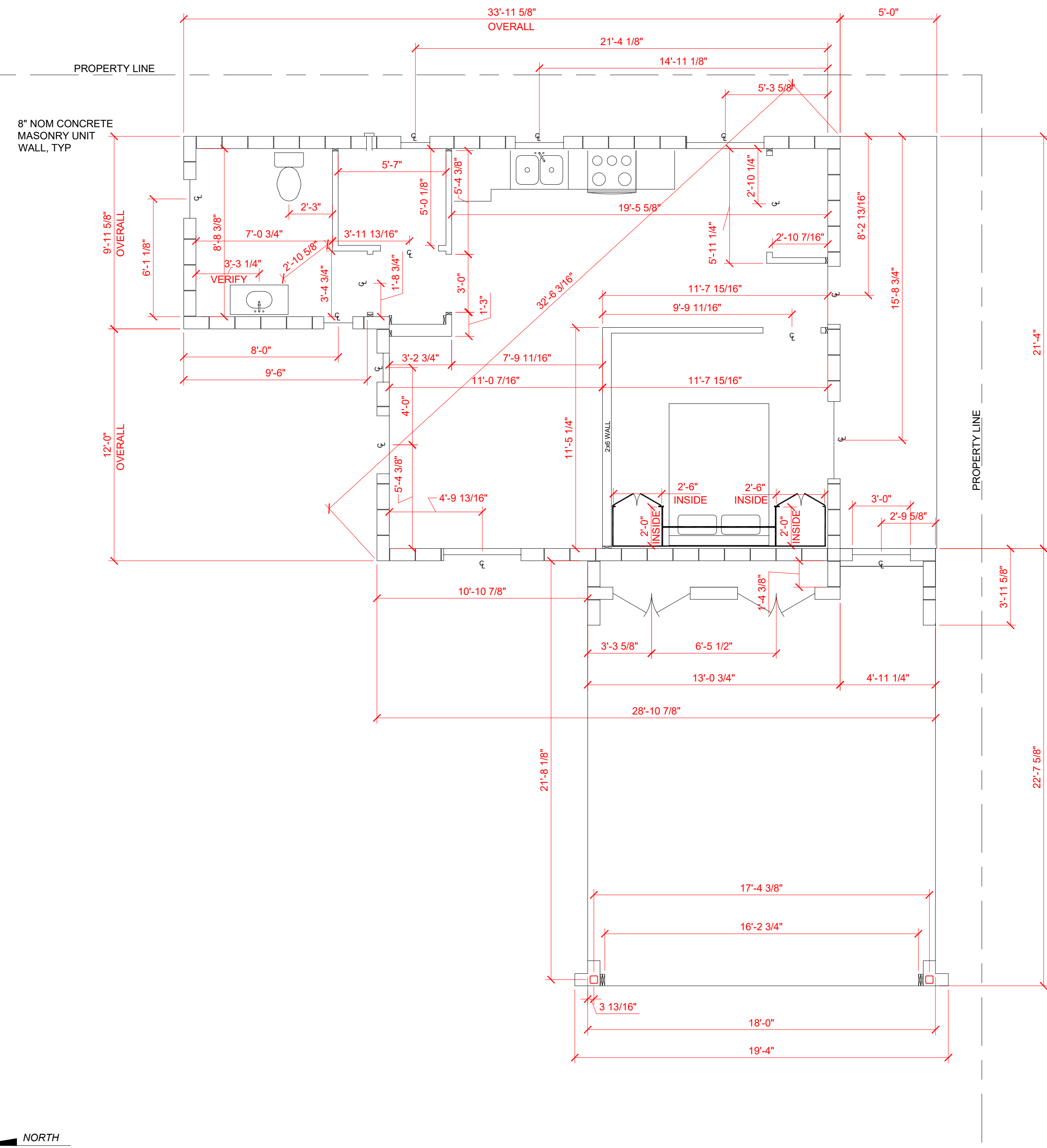
S-2.0



1
S-2.0 FLOOR PLAN
SCALE 1/4" = 1'-0"

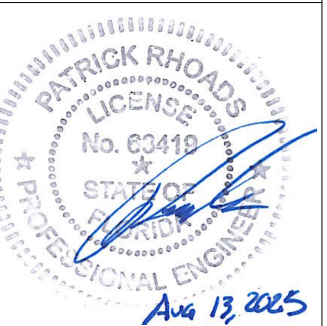
SHEET NOTES:

- A. PROVIDED DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF STUD TO FACE OF MASONRY, UNLESS NOTED OTHERWISE.
- B. PROVIDED DIMENSIONS ARE TO CENTER OF OPENING AND CONTRACTOR TO COORDINATE ACTUAL OPENING WITH WINDOW/DOOR REQUIRED ROUGH OPENINGS.
- C. CONTRACTOR TO VERIFY FIXTURE LOCATIONS AND FIXTURE REQUIREMENTS WITH OWNER AND PROVIDE APPROPRIATE SUBMITTALS WITH DRAWINGS FOR PERMIT.
- D. UNLESS NOTED OTHERWISE OR DEEMED FOR OTHER PURPOSE, ALL INTERIOR WALLS SHALL CONSIST OF 2x4 STUD FRAMING.
- E. ALL NON-BEARING INTERIOR WALLS TO CONSIST OF #2 SPF STUDS AT 16" o.c., UNLESS NOTED OTHERWISE.
- F. INTERIOR BEARING WALLS TO CONSIST OF #2 SYP STUDS AT 16" o.c.
- G. DIMENSIONS PROVIDED ARE EXCLUSIVE OF CEMENTITIOUS STUCCO FINISHES.



1
S-2.1 DIMENSION PLAN
SCALE 1/4" = 1'-0"

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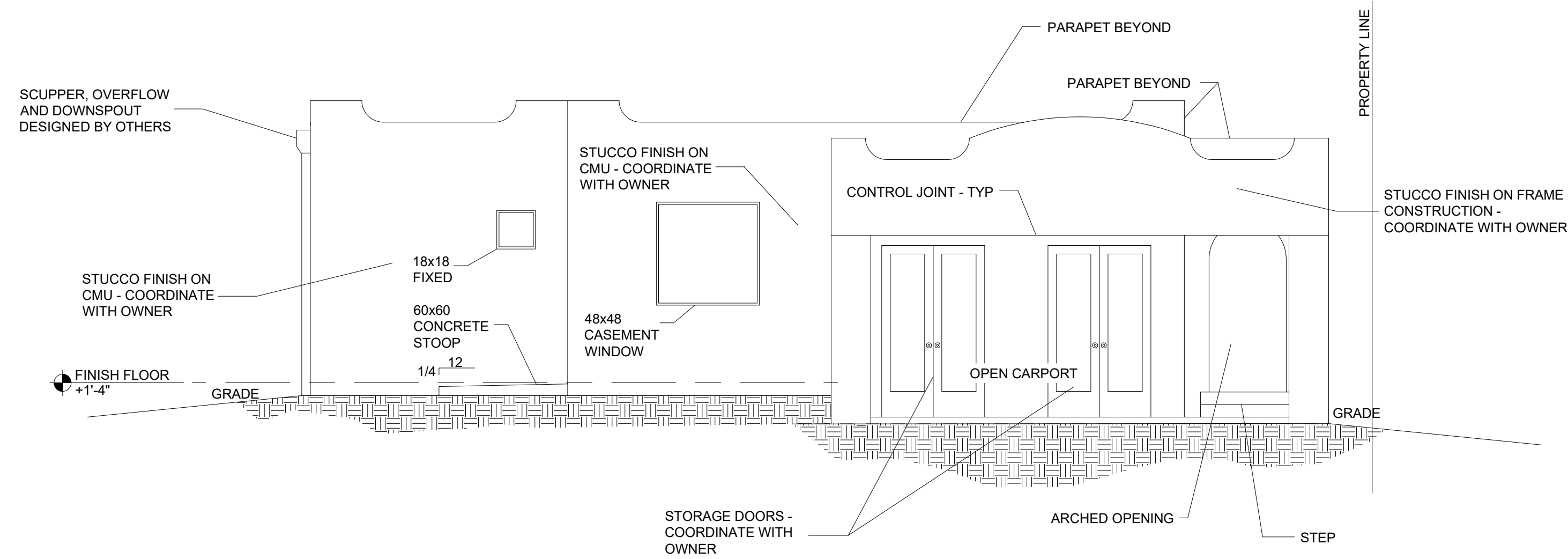
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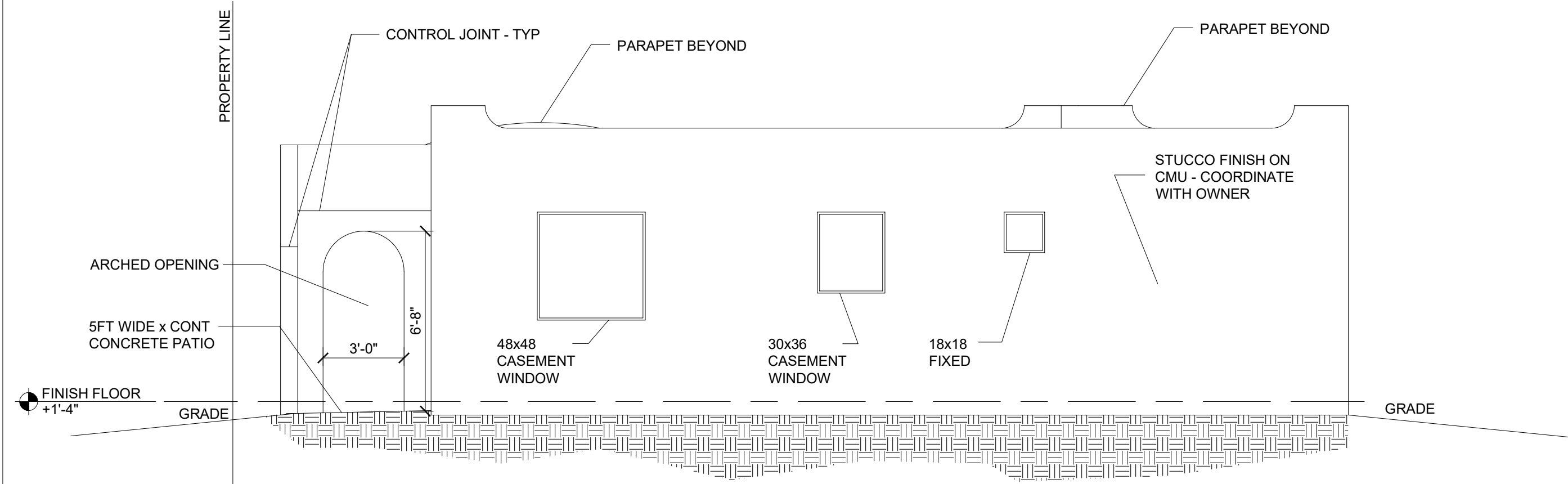
DIMENSION PLAN

S-2.1

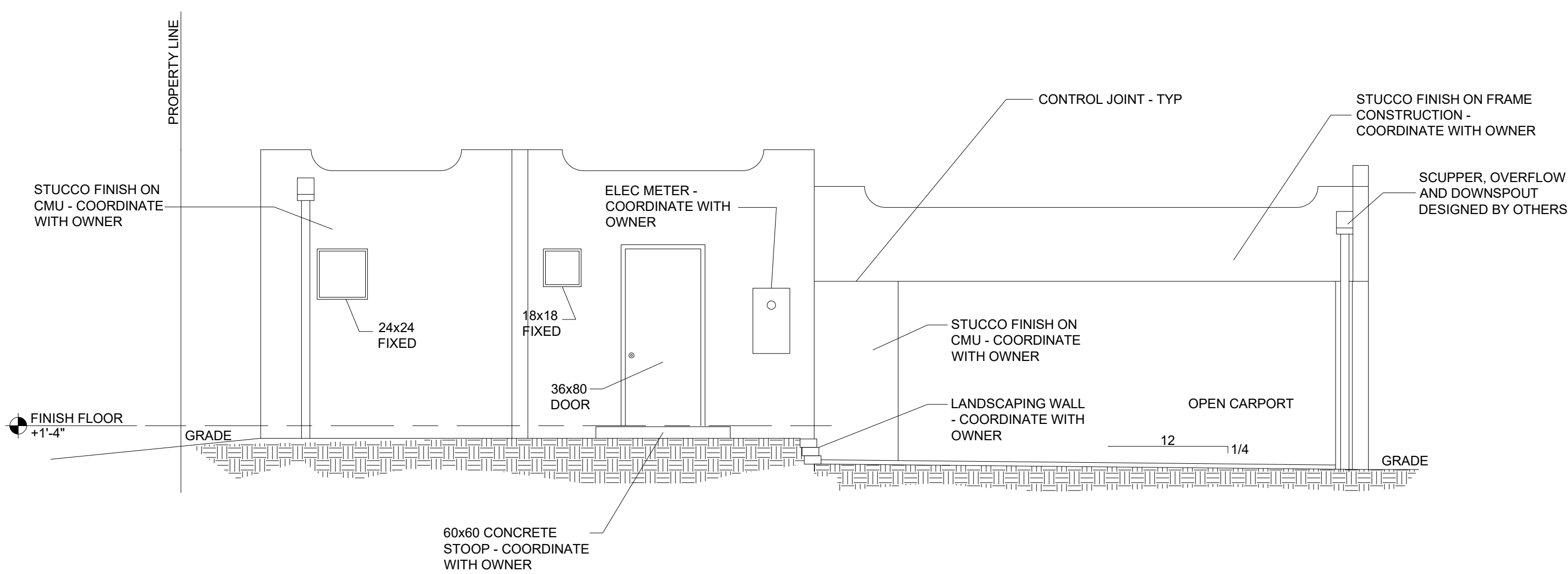
SHEET NOTES:
1. ELEVATION DEPICTIONS DO NOT REFLECT THE THICKNESS OF THE FINAL CEMENTITIOUS STUCCO.



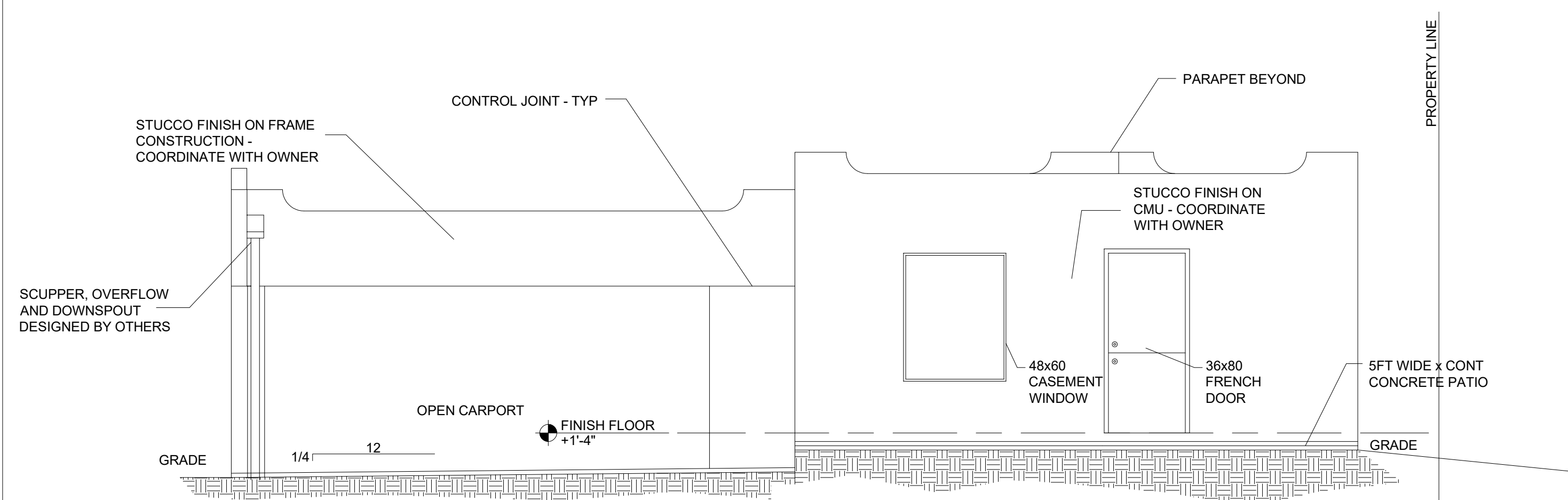
1 WEST ELEVATION
S-2.2 SCALE 1/4" = 1'-0"



2 EAST ELEVATION
S-2.2 SCALE 1/4" = 1'-0"

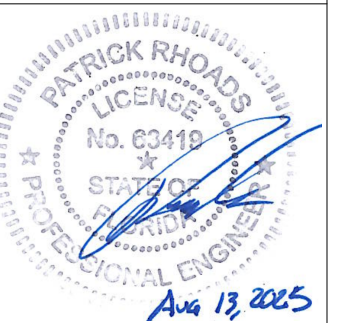


3 NORTH ELEVATION
S-2.2 SCALE 1/4" = 1'-0"



4 SOUTH ELEVATION
S-2.2 SCALE 1/4" = 1'-0"

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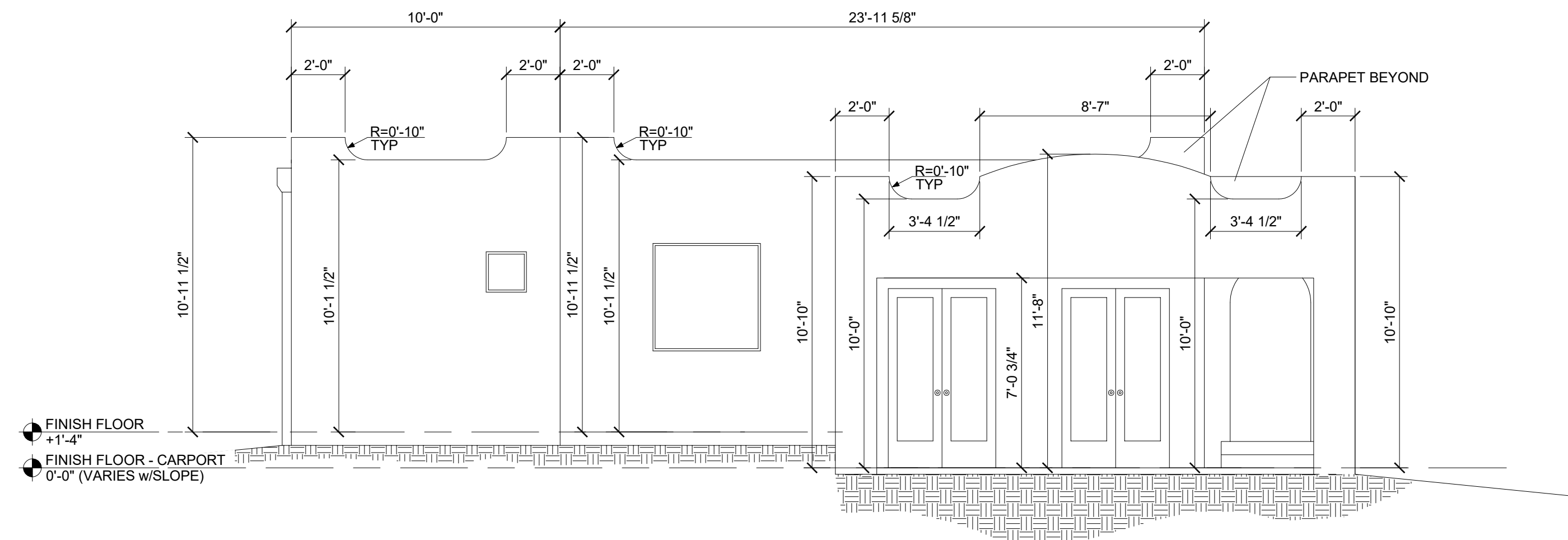
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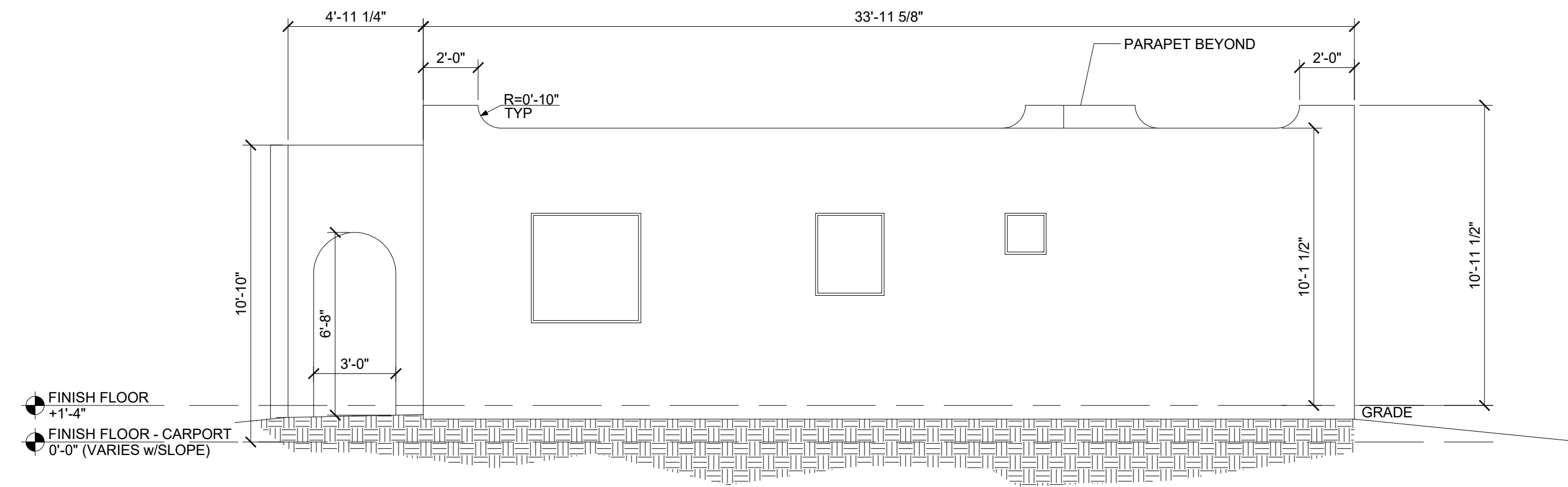
ELEVATIONS

S-2.2

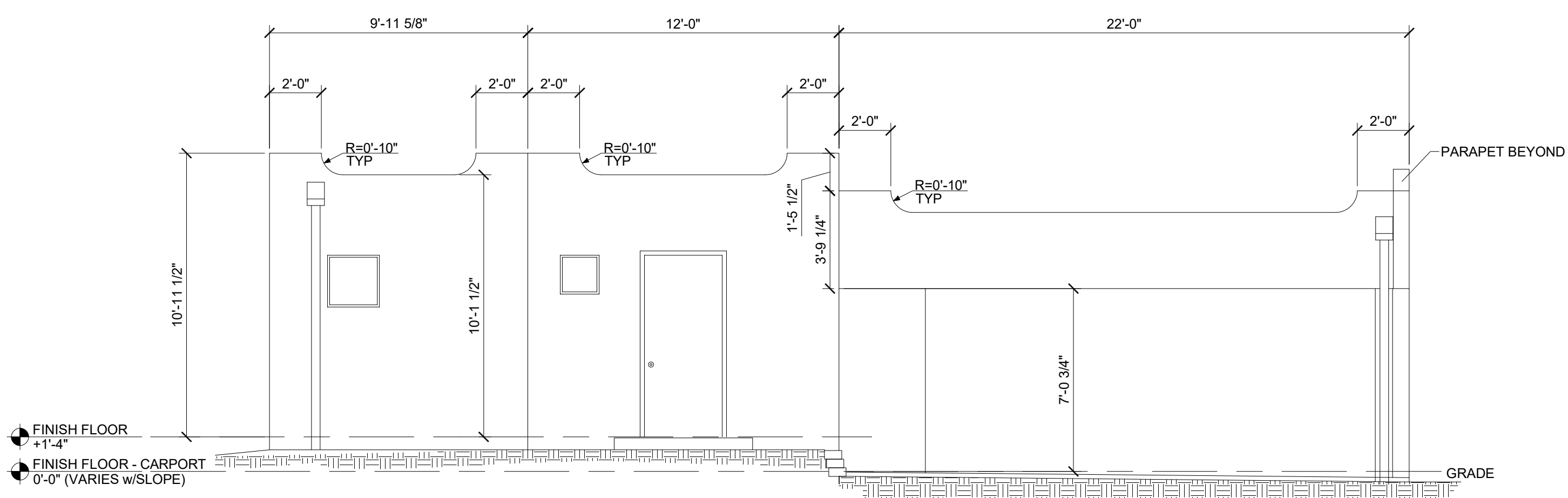
- SHEET NOTES:
- ELEVATION DEPICTIONS DO NOT REFLECT THE THICKNESS OF THE FINAL CEMENTITIOUS STUCCO.
 - THESE ELEVATIONS DEPICT THE PARAPET PROFILES ONLY.



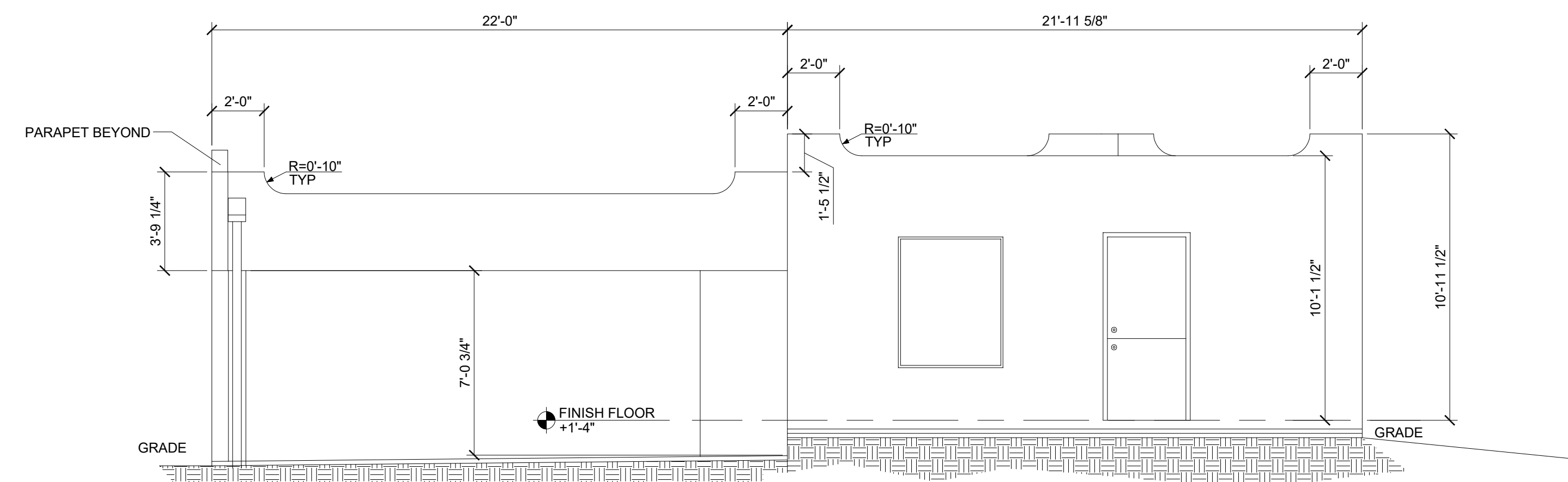
1
S-2.2 WEST ELEVATION - PARAPET PROFILE
SCALE 1/4" = 1'-0"



2
S-2.2 EAST ELEVATION - PARAPET PROFILE
SCALE 1/4" = 1'-0"

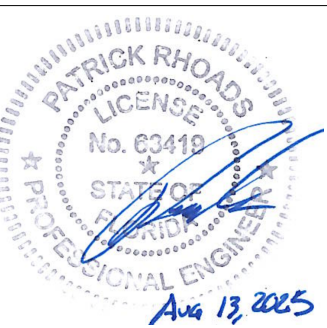


3
S-2.2 NORTH ELEVATION - PARAPET PROFILE
SCALE 1/4" = 1'-0"



4
S-2.2 SOUTH ELEVATION - PARAPET PROFILE
SCALE 1/4" = 1'-0"

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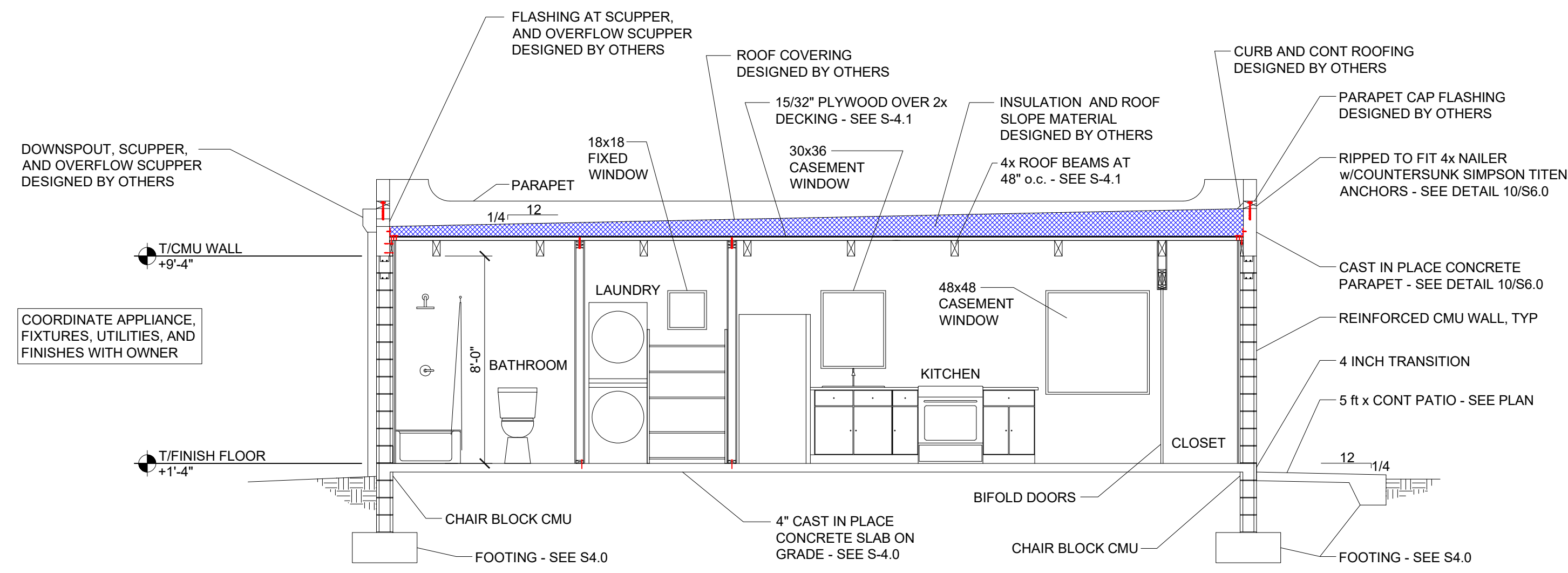


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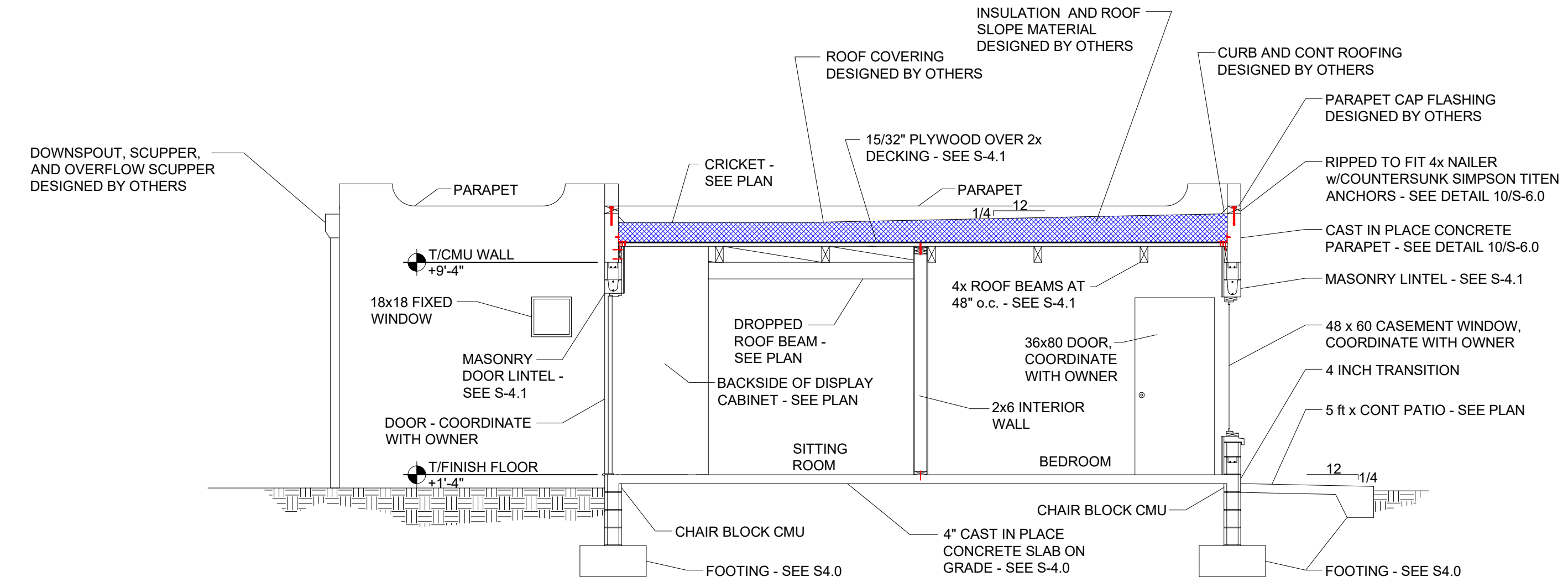
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SECTIONS

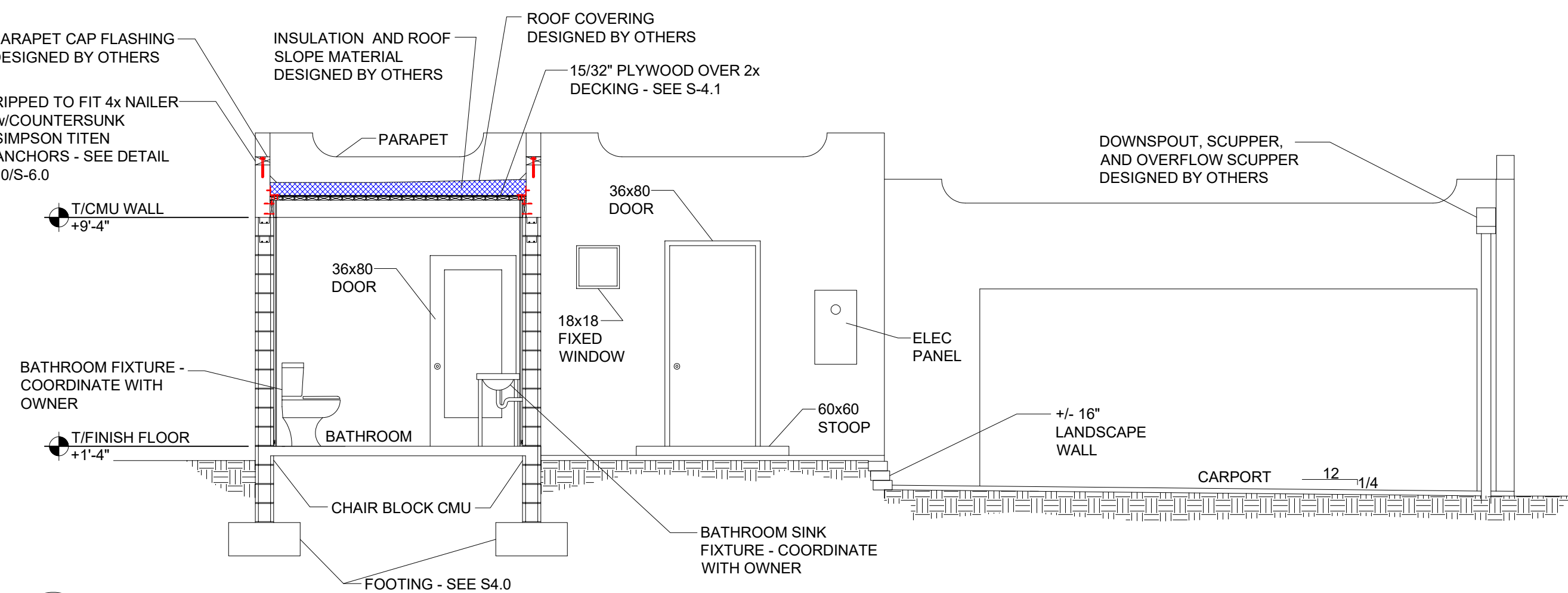
S-2.3



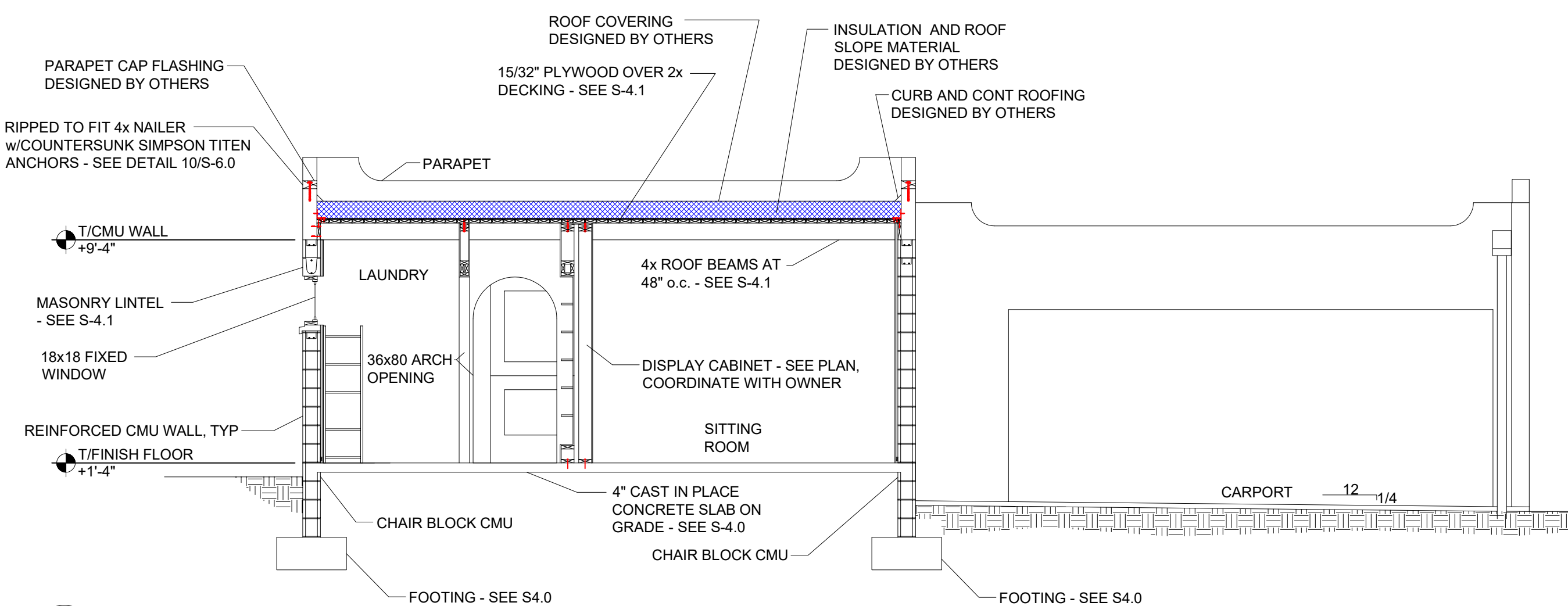
1
SECTION
S-2.4 SCALE 1/4" = 1'-0"



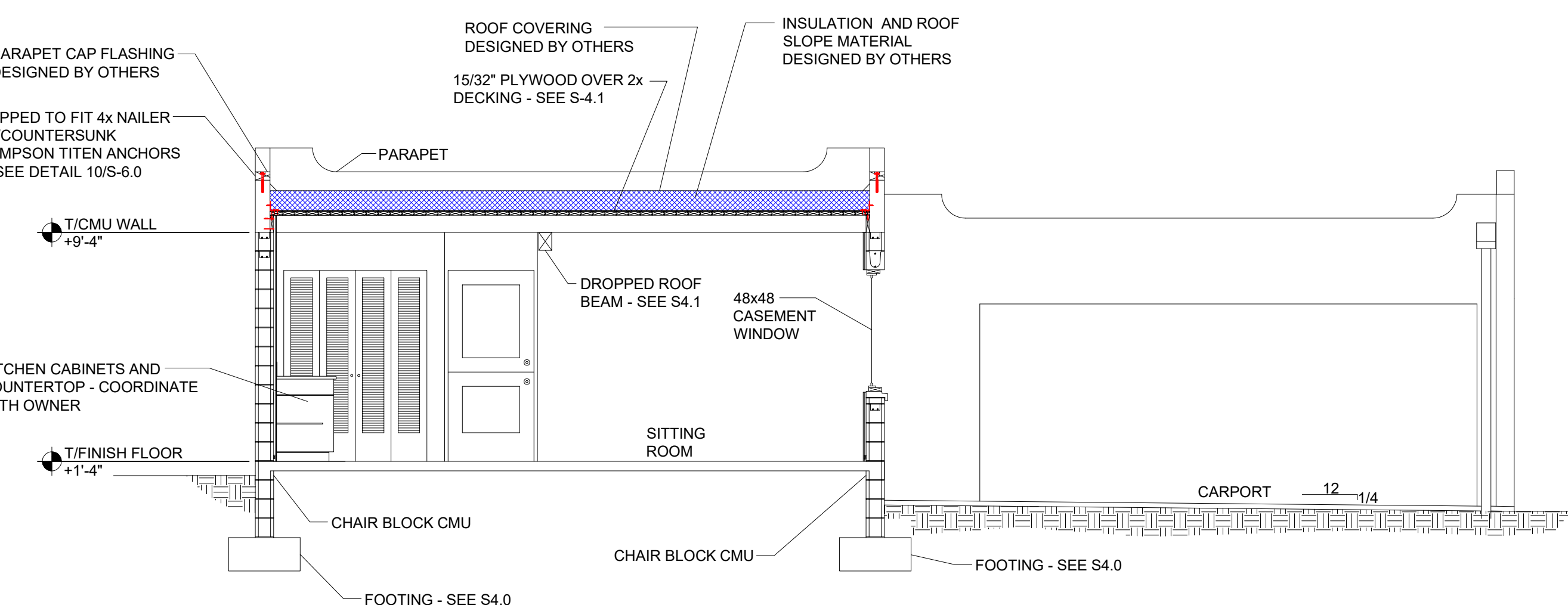
2
SECTION
S-2.4 SCALE 1/4" = 1'-0"



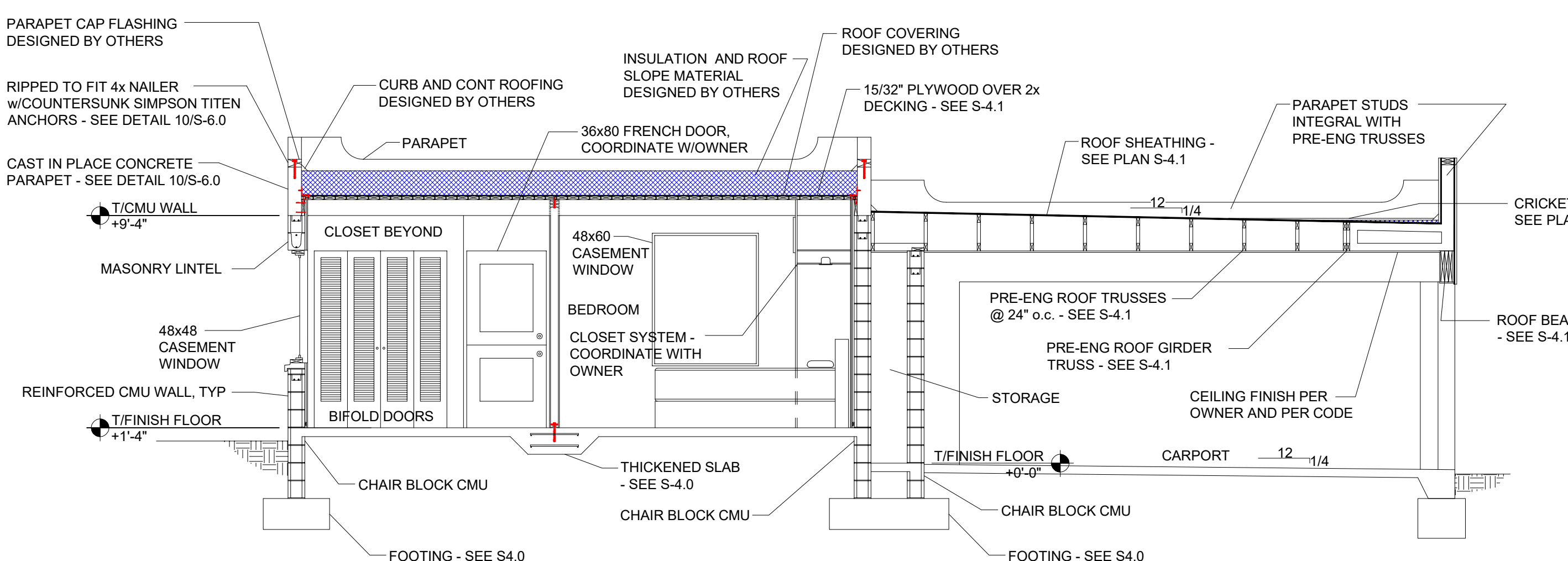
3
SECTION
S-2.4 SCALE 1/4" = 1'-0"



4
SECTION
S-2.4 SCALE 1/4" = 1'-0"

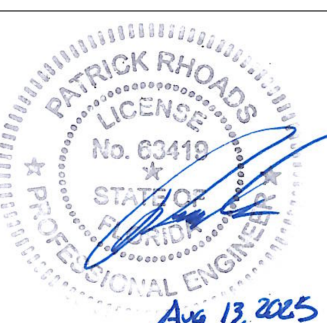


5
SECTION
S-2.4 SCALE 1/4" = 1'-0"



6
SECTION
S-2.4 SCALE 1/4" = 1'-0"

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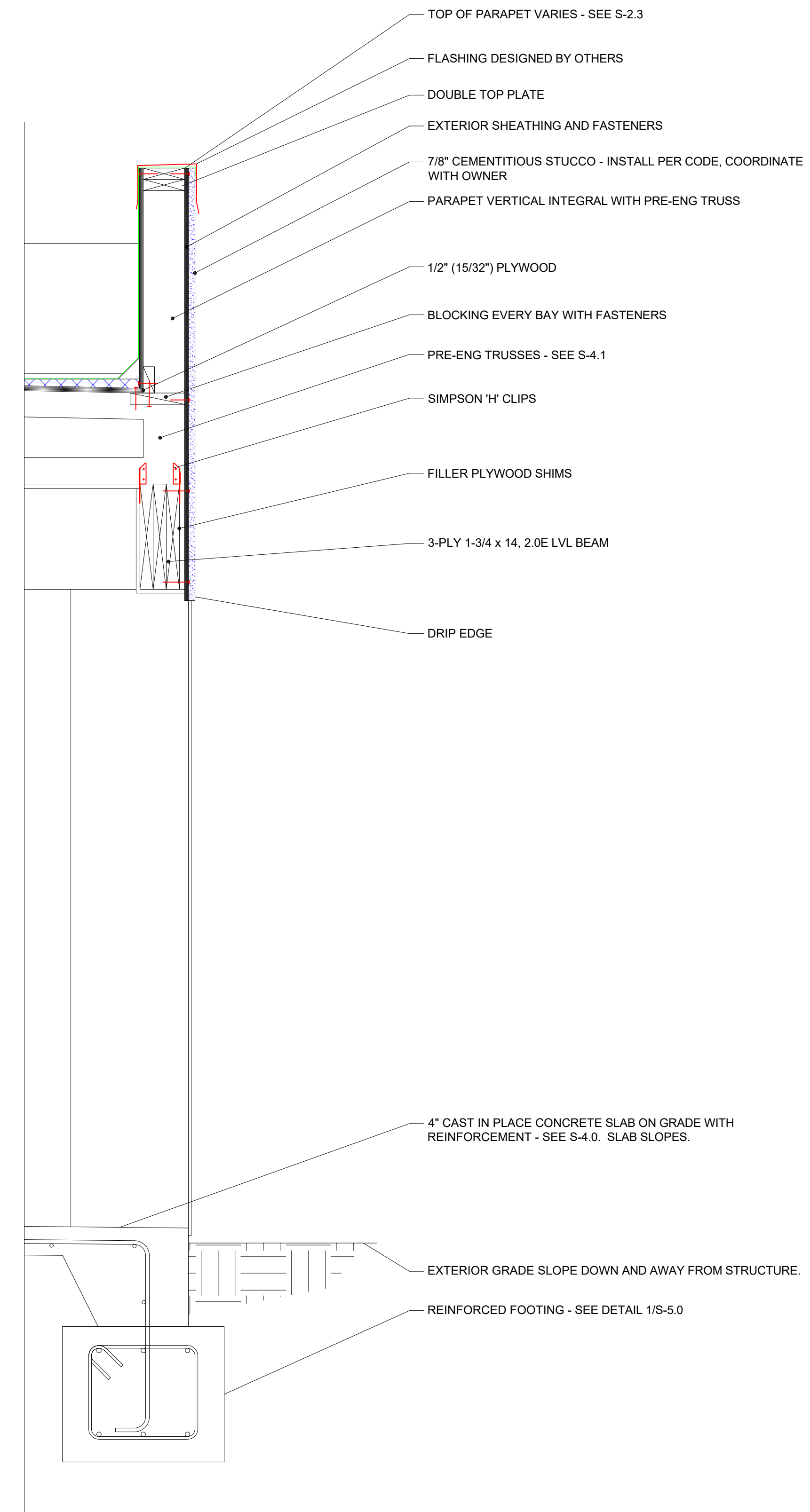
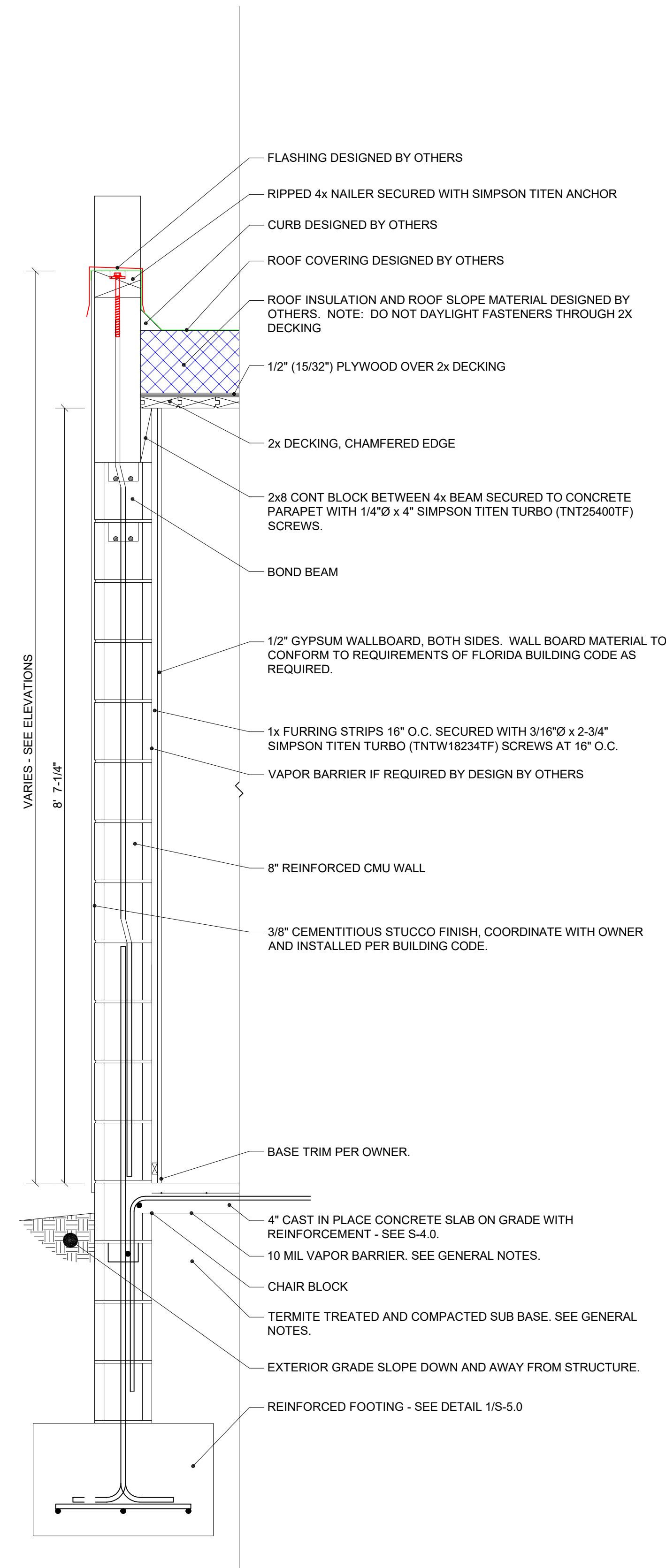
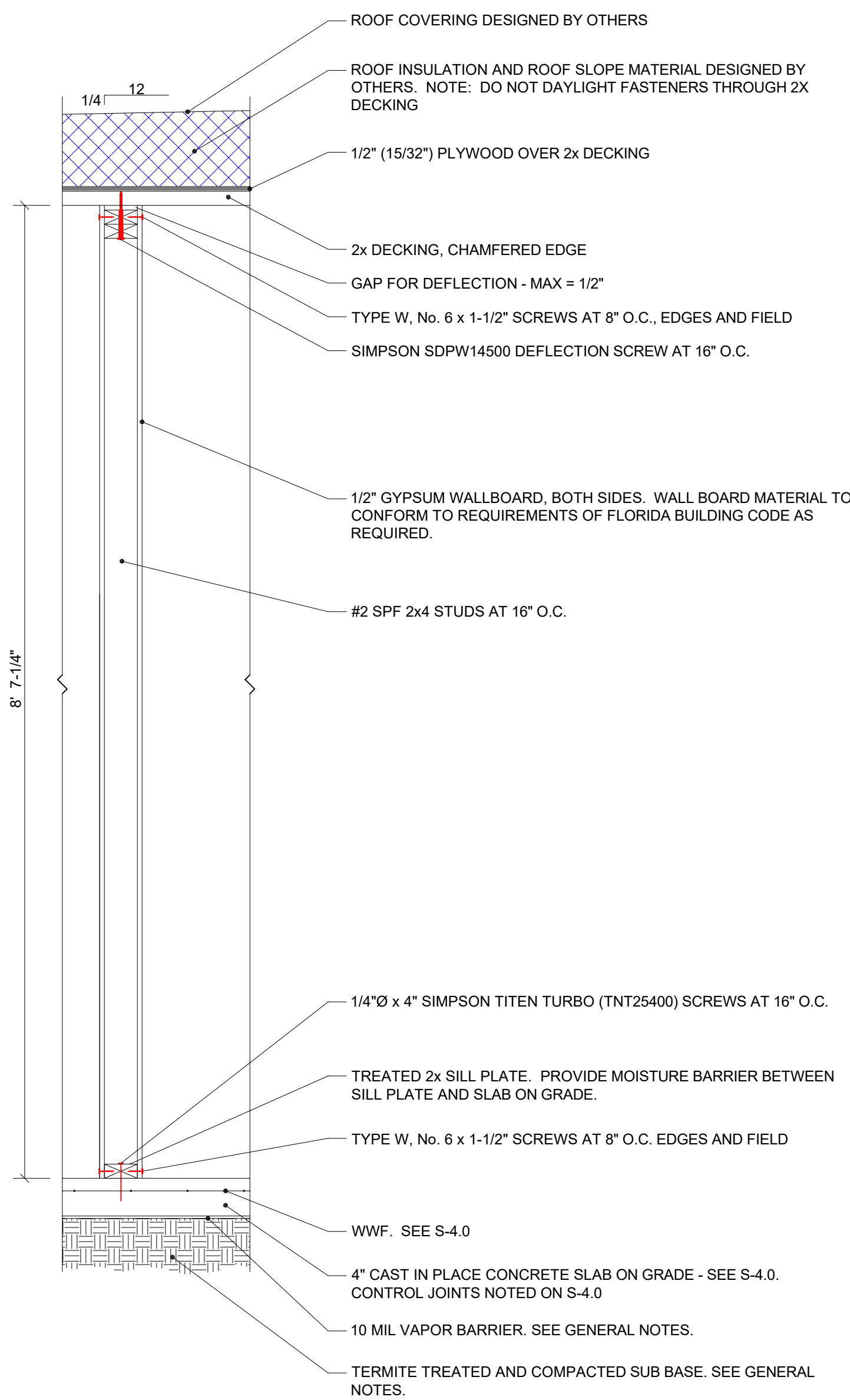


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SECTIONS

S-2.4

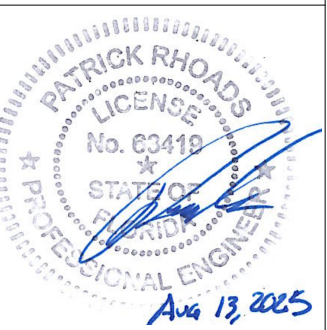


1 WALL SECTION - INTERIOR WALL
S-2.5 SCALE 1/4" = 1'-0"

2 WALL SECTION - EXTERIOR WALL
S-2.5 SCALE 1/4" = 1'-0"

3 WALL SECTION - CARPORT
S-2.5 SCALE 1/4" = 1'-0"

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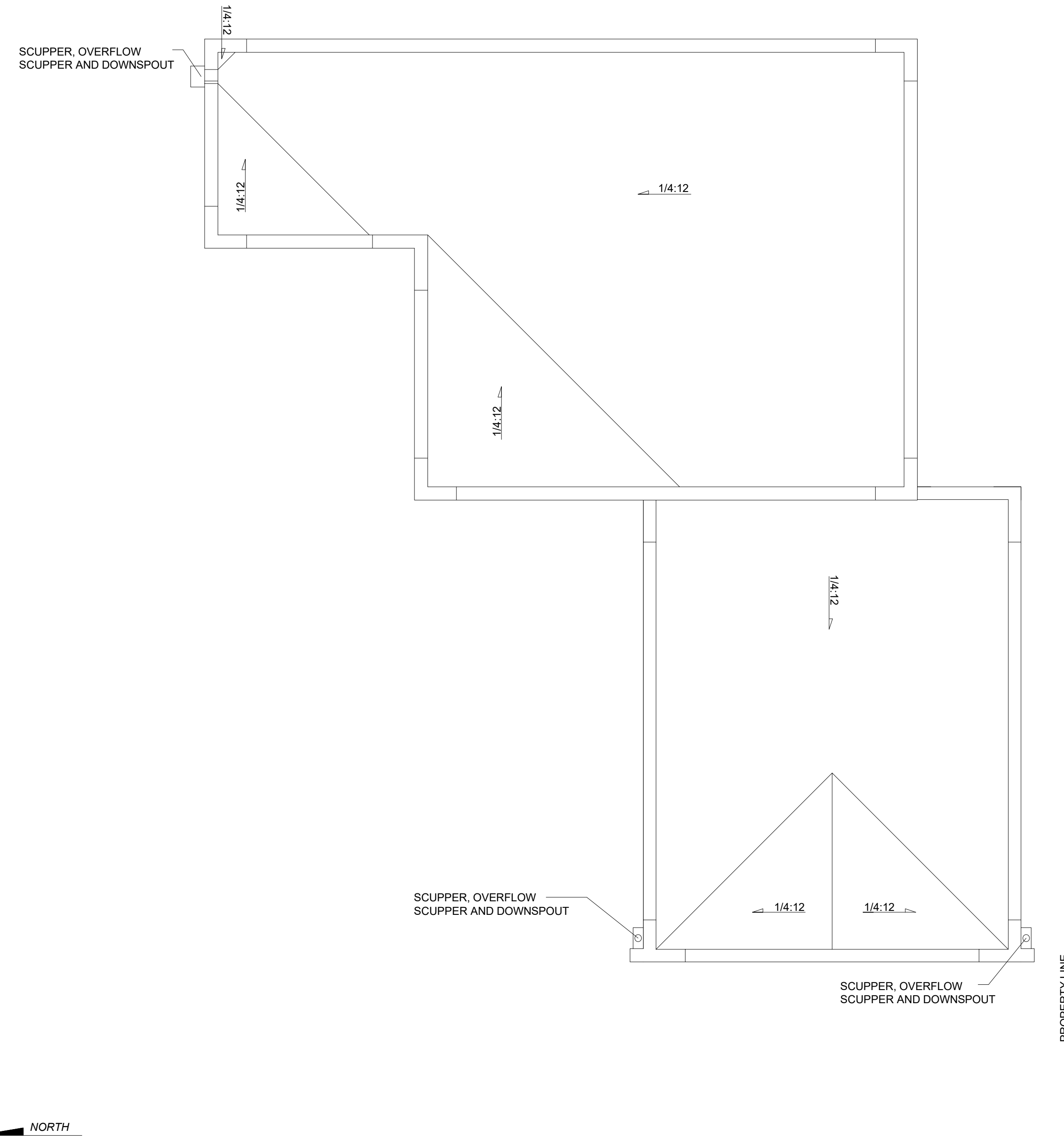
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WALL SECTIONS

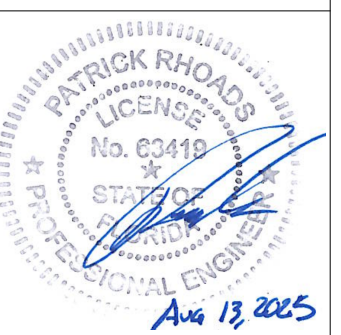
S-2.5

SHEET NOTES:

- A. SEE GENERAL NOTES.
- B. ROOF COVERING, ROOF INSULATION, SLOPE MATERIAL AND FASTENERS DESIGNED BY OTHERS.
- C. ROOF SCUPPERS, OVERFLOW SCUPPER, AND DOWNSPOUTS DESIGNED BY OTHERS.
- D. SEE PARAPET DIMENSION ELEVATIONS, S-2.3 FOR PARAPET CONFIGURATION.



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ROOF PLAN

S-2.6

GENERAL

- A. STRUCTURAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE (2023), AS ADOPTED AND SUPPLEMENTED BY LOCAL REGULATIONS.
- B. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK. WORK THAT PROCEEDS WITHOUT CLARIFICATION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- C. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE COMPLETE DESIGN OF THE STRUCTURE. THEY DO NOT INDICATE THE METHODS OF CONSTRUCTION UNLESS SO STATED OR NOTED. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE WORKMEN, OR OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT LIMITED TO BRACING, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS, SUPPORT AND BRACING FOR CRANES AND GIN POLES.
- D. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE WORKMEN, OR OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT LIMITED TO BRACING, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS, SUPPORT AND BRACING FOR CRANES AND GIN POLES.
- E. THE CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SHORING OF ALL STRUCTURAL MEMBERS, AS REQUIRED, FOR STRUCTURAL STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONDITION WHICH, IN HIS OPINION, MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS IN THE STRUCTURE.
- F. CONSTRUCTION MATERIALS SHALL NOT BE STACKED ON FLOORS OR ROOFS IN EXCESS OF THE DESIGN LIVE LOADS OF 20 PSF FOR ROOFS. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE SUBCONTRACTORS ARE INFORMED AND DO NOT VIOLATE THIS IMPORTANT REQUIREMENT. IMPACT SHALL BE AVOIDED WHEN PLACING MATERIALS ON FLOORS OR ROOFS.
- G. THE CONTRACTOR SHALL SUBMIT CONSTRUCTION JOINT LOCATIONS TO THE STRUCTURAL ENGINEER FOR APPROVAL. CONSTRUCTION JOINTS EXPOSED TO EARTH OR WEATHER SHALL BE WATERPROOFED PER THE SPECIFICATIONS.
- H. PLANS, SECTIONS AND DETAILS ARE NOT TO BE SCALED FOR DETERMINATION OF QUANTITIES, LENGTHS OR FIT OF MATERIALS.
- I. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MISCELLANEOUS STEEL ITEMS NOT SHOWN HEREON.
- J. COORDINATE SIZES AND LOCATIONS OF OPENINGS IN FLOORS AND ROOF WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL REQUIREMENTS.
- K. SUBMIT WRITTEN REQUEST TO THE ENGINEER FOR APPROVAL OF ANY PROPOSED CHANGE TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. SPLICING, CUTTING, NOTCHING OR OTHER ALTERATIONS TO STRUCTURAL MEMBERS ARE NOT PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE STRUCTURAL ENGINEER. ANY UNAUTHORIZED DEVIATION FROM THE CONTRACT DOCUMENTS, AND CORRECTIONS THEREOF, IS THE RESPONSIBILITY OF THE CONTRACTOR.
- L. THE MOST STRINGENT REQUIREMENTS APPLY IN CASE OF CONFLICT BETWEEN SPECIFICATIONS, STANDARDS, CODES, AND DRAWINGS.

FOUNDATIONS

- A. THE FOUNDATION IS DESIGNED WITH AN ALLOWABLE SOIL BEARING PRESSURE OF 1,500 PSF. EXPOSED SOILS AND ANY QUESTIONABLE SOILS SHALL BE ASSESSED, AT OWNER EXPENSE, AND, IF NECESSARY, REMEDIATED, BY A GEOTECHNICAL PROFESSIONAL PRIOR TO PLACEMENT OF ANY FORMWORK, REINFORCING AND CONCRETE. REMEDIATION DETAILS SHALL BE PROVIDED TO ENGINEER OF RECORD.
- B. THE GEOTECHNICAL EFFORTS SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS.
- C. AN INDEPENDENT TESTING AGENCY SHALL BE RETAINED, AS REQUIRED BY CONTRACT DOCUMENTS, BY THE OWNER TO PERFORM TESTING OF EARTHWORK. ALL SOIL BELOW FOOTINGS AND SLAB SUB-GRADES SHALL BE INSPECTED, AND TESTED IF REQUIRED, BY THE TESTING AGENCY. ALL FILL PLACEMENT AND COMPACTION SHALL BE MONITORED BY THE TESTING AGENCY. ALL BACKFILL MATERIALS SHALL BE APPROVED BY THE TESTING AGENCY PRIOR TO PLACEMENT AND COMPACTION. THE STRUCTURAL DESIGN ENGINEER SHALL NOT BE RESPONSIBLE FOR SUBSURFACE CONDITIONS ENCOUNTERED IN THE FIELD THAT ARE CONTRARY TO THE ASSUMED DESIGN PARAMETERS.
- D. SUBGRADE PREPARATION FOR SLAB ON GRADE AND FOOTINGS SHALL BE PREPARED IN ACCORDANCE WITH GEOTECHNICAL ENGINEERING REPORT
- E. REMOVE FREE WATER FROM EXCAVATIONS BEFORE PLACING CONCRETE.
- F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL SERVICE AND UTILITY LINES ON SITE. COORDINATE FIELD CONDITIONS WITH STRUCTURAL DESIGN ENGINEER OF RECORD WHERE UNDOCUMENTED CONFLICTS OCCUR.
- G. REFER TO GEOTECHNICAL REPORT FOR MINIMUM COMPACTION REQUIREMENTS FOR ALL NATIVE SOILS AND FILL.
- H. REFER TO PROJECT GEOTECHNICAL REPOT FOR ADDITIONAL INFORMATION AND GUIDELINES. IN CASE OF DISCREPANCY, THE GEOTECHNICAL REPORT SHALL GOVERN UNLESS APPROVED OTHERWISE, IN WRITING, BY THE STRUCTURAL DESIGN ENGINEER OF RECORD.
- I. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED, BUT NOT UNTIL THE PLACED CONCRETE HAS OBTAINED THE SPECIFIED DESIGN STRENGTH. NO BACKFILL SHALL BE PLACED AGAINST CONCRETE WALLS UNTIL CONCRETE HAS OBTAINED SPECIFIED 28-DAY STRENGTH.
- J. BASEMENT WALLS (NON-CANTILEVERED RETAINING WALLS) SHALL BE BRACED AGAINST LATERAL DISPLACEMENT UNTIL THE DESIGN DIAPHRAGM IS FULLY INSTALLED.
- K. CANTILEVERED RETAINING WALLS SHALL BE BRACED AGAINST DISPLACEMENT DURING BACKFILL UNLESS COMPACTION IS PERFORMED ONLY BY HAND OPERATED EQUIPMENT IN A ZONE WHERE THE HORIZONTAL DISTANCE EQUALS THE WALL HEIGHT. FOUNDATION AND BASEMENT WALLS AND RETAINING WALLS HAVE NOT BE DESIGNED FOR LATERAL LOADS IMPARTED BY CONSTRUCTION EQUIPMENT SURCHARGE.
- L. SLEEVE PLUMBING OPENINGS IN SLABS AND WALLS AND BEND REINFORCE AROUND OPENING BEFORE PLACING CONCRETE.
- M. CORING IS NOT PERMITTED IN FLOOR SLABS, UNLESS APPROVED BY THE STRUCTURAL DESIGN ENGINEER OF RECORD PRIOR TO WORK.
- N. DO NOT PLACE PIPES OR DUCTS EXCEEDING ONE-THIRD THE SLAB OR WALL (FOOTING) THICKNESS WITHIN THE WALL/WALL (FOOTING) UNLESS SPECIFICALLY SHOWN AND DETAILED ON STRUCTURAL DRAWINGS. SEE MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS FOR LOCATIONS AND DETAILS FOR SLEEVES, ACCESSORIES, ETC.

CONCRETE MASONRY

- A. ALL MASONRY CONSTRUCTION SHALL CONFORM TO ACI "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530), AND ACI "SPECIFICATIONS FOR MASONRY MASONRY STRUCTURES" (ACI 530.1). CURRENT EDITION, EXCEPT AS AMENDED BELOW.
- B. CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90, NORMAL WEIGHT, WITH A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI ON UNIT NET SECTION. DO NOT USE 75% SOLID BLOCKS, UNLESS NOTED OTHERWISE.
- C. THE DESIGN NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY (F_m) WALLS IS 2,000 PSI. COMPLIANCE WITH THE SPECIFIED STRENGTH ($F_m - 2,000$ psi) SHALL BE VERIFIED BY THE "UNIT STRENGTH METHOD" IN ACCORDANCE WITH ACI 530.1, SECT 1.4.
- D. MORTAR SHALL COMPLY WITH ASTM C 270, TYPE "M" OR "S" WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2,500 PSI.
- E. GROUT FOR FILLED CELLS SHALL CONFORM TO ASTM C 476, WITH A SLUMP OF BETWEEN 8" AND 11". GROUT COMPRESSIVE STRENGTH AT 28-DAY SHALL BE 3,000 psi. JOB SITE MIXING OF GROUT SHALL NOT BE PERMITTED.
- F. GROUT FOR FILLED CELLS SHALL HAVE A MAXIMUM POUR HEIGHT OF 12'-0". THE MAXIMUM HEIGHT OF GROUT LIFT SHALL BE 5'-0" PLACED AS INDICATED IN THE GROUTING DETAIL (DET. 3/S-5.1).
- G. CONCRETE BLOCK SHALL NOT BE MOISTENED BEFORE GROUTING.
- H. PROVIDE FULL MORTAR BEDDING AROUND ALL CELLS TO BE GROUTED.
- I. REINFORCE WALLS WITH LADDER-TYPE STANDARD (9 GAUGE) REINFORCEMENT IN BED JOINTS AT 16" O.C. MEASURED VERTICALLY U.N.O. PLACE PER MANUFACTURER'S RECOMMENDATIONS. EXTEND INTO COLUMN, OR PROVIDE DOVETAIL ANCHORS TO SECURE MASONRY TO COLUMNS. LADDER SHALL BE HOT DIPPED GALVANIZED PER ASTM A153 (1.50 OZ. PER SF) AFTER FABRICATION. LAP ALL HORIZONTAL JOINT REINFORCEMENT 8" MIN.
- J. FOR WALL VERTICAL REINFORCING, SEE FOUNDATION/FLOOR PLANS. THE TYPICAL WALL VERTICAL REINFORCING SIZE & SPACING SHALL ALSO BE PLACE ABOVE AND BELOW ALL WALL OPENINGS UNLESS NOTED OTHERWISE. REINFORCE CMU WALLS WITH 1-#5 VERTICAL BAR AT 24" O.C., UNO PROVIDE ADDITIONAL #5 VERTICAL AT THE FIRST CELL OF ALL JAMBS, CORNERS, END OF WALLS AND WALL INTERSECTIONS.
- K. VERTICAL REINFORCING IS TYPICALLY CENTERED IN THE WALL (UNLESS NOTED OTHERWISE), AND MUST HAVE A MIN. CLEARANCE OF 1/2" TO INSIDE FACE OF WEB. VERTICAL BAR LAP = 48 x (BAR DIAMETER). VERTICAL REINFORCEMENT IN WALLS SHALL BE SECURED AND LATERALLY SUPPORTED AGAINST DISPLACEMENT AT INTERVALS NOT EXCEEDING 192 x (BAR DIAMETER) OR 10 FT (WHICHEVER IS LESS) WHEN- (WHICHEVER IS LESS) WHENEVER A CLEANOUT IS REQUIRED. SEE
- L. EXTEND ALL WALL VERTICAL REINFORCEMENT TO WITHIN 2" OF TOP OF WALL OR BEAM UNLESS NOTED OTHERWISE. VERTICAL BARS WITH STANDARD 90 DEG HOOKS ARE REQUIRED AT TOP OF WALL AT OR ABOVE ROOF JOISTS/TRUSS BEARING.
- M. THE TOP COURSE OF ALL CMU WALLS, PARTITIONS AND PARAPETS SHALL BE CONSTRUCTED OF KNOCK-OUT BLOCKS REINFORCED WITH (2) #5's CONTINUOUS HORIZ BARS IN GROUTED BOND BEAM. BEND BARS WITH STANDARD HOOK AT ALL CORNERS AND INTERSECTIONS.
- N. PROVIDE FILLED PRECAST CONCRETE U-LINTELS OVER MASONRY WALL OPENINGS, AS NOTED ON FLOOR AND ROOF PLANS. THESE PRECAST CONCRETE LINTELS, MANUFACTURED BY CAST-CRETE OR APPROVED EQUAL, SHALL HAVE A MINIMUM (1) #5 CONTINUOUS BOTTOM BAR AND SHALL BEAR 8" EA. END ON A GROUT-FILLED CELL NEATLY SAWCUT & REMOVE BOTTOM OF PRECAST TO ALLOW CONTINUATION OF VERTICAL JAMB REINFORCING. FOR THE LINTEL (BEAM) SCHEDULE, NOTES AND DETAILS.
- O. PROVIDE MASONRY CONTROL JOINTS (MCJ) FOR CMU WALLS, FULL HEIGHT OF WALLS, AT A SPACING NOT TO EXCEED THE LESSER OF 3x (WALL HEIGHT) OR 25'-0" o.c. COORDINATE LOCATIONS OF MCJ's WITH OWNER.
- P. REINFORCE MASONRY OPENINGS, GREATER THAN 1'-0" WIDE, WITH HORIZONTAL JOINT HORIZONTAL JOINT REINFORCEMENT PLACED IN (2) BED JOINTS AT 8" o.c. IMMEDIATELY ABOVE THE LINTEL AND IMMEDIATELY BELOW THE SILL. EXTEND JOINT REINFORCING A MINIMUM OF 2'-0" BEYOND JAMBS OF THE OPENING EXCEPT AT CONTROL JOINTS. PROVIDE (2)-#5's HORIZONTAL BARS IN GROUT FILLED KNOCK-OUT BLOCK BOND BEAM BELOW SILLS, EXTENDING 6" INTO JAMB EA. END.
- Q. TEMPORARY BRACING AND SHORING OF WALLS AND LINTELS TO PROVIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS REFERRED TO NCMAT TEK-3-4B FOR GUIDELINES ON PROVIDING WALL BRACING DURING CONSTRUCTION.
- R. SUBMITTALS AND INSPECTION REQUIREMENTS DETERMINATION OF THE MASONRY COMPRESSIVE STRENGTH, IN ACCORDANCE WITH THE "UNIT STRENGTH METHOD" OF ACI 530.1, REQUIRES WRITTEN ACCEPTANCE OF THE FOLLOWING SUBMITTALS. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER THE FOLLOWING DOCUMENTATION FOR REVIEW AND APPROVAL, PRIOR TO COMMENCEMENT OF THE WORK:
- MORTAR MIX DESIGN INDICATING TYPE AND PROPORTIONS OF INGREDIENTS IN COMPLIANCE WITH PROPORTION SPECIFICATIONS OF ASTM C 270.
 - GROUT MIX DESIGN INDICATING TYPE AND PROPORTIONS OF INGREDIENTS IN COMPLIANCE WITH PROPORTION REQUIREMENTS OF ASTM: C 476.
 - MATERIAL CERTIFICATES FOR THE FOLLOWING, CERTIFYING THAT EACH MATERIAL IS IN COMPLIANCE:
 - REINFORCEMENT (VERT. AND HORZ. BARS)
 - JOINT REINFORCEMENT (HORZ.)
 - ANCHORS, TIES, FASTENERS AND METAL ACCESSORIES
 - MASONRY UNITS
 - MORTAR AND GROUT MATERIALS
- S. MINIMUM INSPECTION REQUIREMENTS INCLUDE VERIFICATION OF COMPLIANCE WITH THE APPROVED SUBMITTALS. INSPECTOR SHALL PROVIDE WRITTEN DOCUMENTATION OF FINDINGS TO THE ENGINEER OF RECORD IN ACCORDANCE WITH ACI 530.1, SECTION 1.6. MATERIAL OR WORK WHICH FAILS TO COMPLY WITH THE CONTRACT DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.

DESIGN LOADS

DESIGN DATA

1.	ROOF LIVE LOADS	20 PSF
2.	ROOF DEAD LOAD	SELF - 15 PSF
3.	FLOOR LIVE LOAD	40 PSF - SLAB ON GRADE
4.	FLOOR DEAD LOAD	SELF
5.	STAIR LIVE LOAD	NOT APPLICABLE
6.	ALLOWABLE SOIL PRESSURE	2,000 PSF(PRELIMINARY)
7.	WIND LOADS:	

ASCE 7-22 and CHAPTER 16 OF THE FLORIDA BUILDING CODE, 2023 EDITION, AS FOLLOWS:
BASIC WIND SPEED: 140 MPH (Vult)/109 MPH (Vasd)
EXPOSURE CATEGORY: B
IMPORTANCE FACTOR: II
BUILDING CATEGORY: ENCLOSED
INTERNAL PRESSURE COEFFICIENT: +/- 0.18
GROUND ELEVATION FACTOR, Ke: 1.0

DESIGN WIND PRESSURES (COMPONENTS & CLADDING):

Wull - ENCLOSED PORTION OF STRUCTURE

WALL INTERIOR ZONE "4"

Eff area 10 sq ft	26.4 PSF/-28.6 PSF	Eff area 10 sq ft	16.0 PSF/-45.9 PSF
Eff area 20 sq ft	25.2 PSF/-27.4 PSF	Eff area 20 sq ft	16.0 PSF/-42.9 PSF
Eff area 50 sq ft	23.7 PSF/-25.9 PSF	Eff area 50 sq ft	16.0 PSF/-38.9 PSF
Eff area 100 sq ft	22.5 PSF/-24.7 PSF	Eff area 100 sq ft	16.0 PSF/-35.9 PSF

WALL EDGE ZONE "5"

Eff area 10 sq ft	26.4 PSF/-35.2 PSF	Eff area 10 sq ft	16.0 PSF/-60.6 PSF
Eff area 20 sq ft	25.2 PSF/-32.8 PSF	Eff area 20 sq ft	16.0 PSF/-56.7 PSF
Eff area 50 sq ft	23.7 PSF/-29.8 PSF	Eff area 50 sq ft	16.0 PSF/-51.5 PSF
Eff area 100 sq ft	22.5 PSF/-27.4 PSF	Eff area 100 sq ft	16.0 PSF/-47.7 PSF

ZONE "3"

Eff area 10 sq ft	16.0 PSF/-82.6 PSF	Eff area 10 sq ft	16.0 PSF/-82.6 PSF
Eff area 20 sq ft	16.0 PSF/-74.8 PSF	Eff area 20 sq ft	16.0 PSF/-74.8 PSF
Eff area 50 sq ft	16.0 PSF/-64.5 PSF	Eff area 50 sq ft	16.0 PSF/-64.5 PSF
Eff area 100 sq ft	16.0 PSF/-56.7 PSF	Eff area 100 sq ft	16.0 PSF/-56.7 PSF

Wull - PARAPET

CASE A

ZONE 2	10 sq ft/78.2 PSF
ZONE 3	10 sq ft/100.2 PSF

CASE B

INTERIOR	10 sq ft/-48.2 PSF
EXTERIOR	10 sq ft/-52.8 PSF

Wull - OPEN PORTION OF STRUCTURE

ZONE "1"

Eff area 10 sq ft	16.0 PSF/-41.5 PSF	Eff area 10 sq ft	16.0 PSF/-41.5 PSF
Eff area 20 sq ft	16.0 PSF/-38.5 PSF	Eff area 20 sq ft	16.0 PSF/-38.5 PSF
Eff area 50 sq ft	16.0 PSF/-34.5 PSF	Eff area 50 sq ft	16.0 PSF/-34.5 PSF
Eff area 100 sq ft	16.0 PSF/-31.5 PSF	Eff area 100 sq ft	16.0 PSF/-31.5 PSF

ZONE "2"

Eff area 10 sq ft	16.0 PSF/-56.2 PSF	Eff area 10 sq ft	16.0 PSF/-56.2 PSF
Eff area 20 sq ft	16.0 PSF/-52.3 PSF	Eff area 20 sq ft	16.0 PSF/-52.3 PSF
Eff area 50 sq ft	16.0 PSF/-47.2 PSF	Eff area 50 sq ft	16.0 PSF/-47.2 PSF
Eff area 100 sq ft	16.0 PSF/-43.3 PSF	Eff area 100 sq ft	16.0 PSF/-43.3 PSF

ZONE "3"

Eff area 10 sq ft	16.0 PSF/-78.2 PSF	Eff area 10 sq ft	16.0 PSF/-78.2 PSF
Eff area 20 sq ft	16.0 PSF/-70.4 PSF	Eff area 20 sq ft	16.0 PSF/-70.4 PSF
Eff area 50 sq ft	16.0 PSF/-60.1 PSF	Eff area 50 sq ft	16.0 PSF/-60.1 PSF
Eff area 100 sq ft	16.0 PSF/-52.3 PSF	Eff area 100 sq ft	16.0 PSF/-52.3 PSF

Wull - PARAPET

CASE A

ZONE 2	10 sq ft/78.2 PSF
ZONE 3	10 sq ft/100.2 PSF

CASE B

INTERIOR	10 sq ft/-44.0 PSF
EXTERIOR	10 sq ft/-66.0 PSF

B. RAIN LOADS:

15-MINUTE PRECIPITATION INTENSITY	7.08 IN/HR
60-MINUTE PRECIPITATION INTENSITY	3.94 IN/HR

ABBREVIATIONS

ALT	ALTERNATE/ALTERNATIVE
ACI	AMERICAN CONCRETE INSTITUTE
AISC	AMER. INSTITUTE OF STEEL CONSTRUCTION
AISI	AMERICAN IRON AND STEEL INSTITUTE
ASTM	AMER. SOC. FOR TESTING & MATERIALS
AWS	AMERICAN WELDING SOCIETY
AB	ANCHOR BOLTS
ARCH	ARCHITECTURE/ARCHITECTURAL
BP	BASE PLATE/BEARING PLATE
BM	BEAM
BLK	BLOCK
CANT	CANTILEVER
CL	CENTERLINE
CLR	CLEAR/CLEARANCE
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
CONN	CONNECTION
CJ	CONTRACTION JOINT / CONTROL JOINT
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DIST	DISTANCE
DWG	DRAWING
EA	EACH
EW	EACH WAY
EL	ELEVATION
EXIST	EXISTING
EXT	EXTERIOR
FS	FARSIDE
FIN FLR	FINISHED FLOOR
FLR	FLOOR
FTG	FOOTING
GA	GAGE/GAUGE
GALV	GALVANIZED
GLU-LAM	GLUE LAMINATED
HSS	HOLLOW STRUCTURAL STEEL
HT	HEIGHT
HORIZ	HORIZONTAL
INT	INTERIOR
JST	JOIST
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
MANUF	MANUFACTURE/MANUFACTURER
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
NS	NEAR SIDE
NOM	NOMINAL
N T S	NOT TO SCALE
O.C.	ON CENTER
OPP	OPPOSITE
PL	PLATE
PLY	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PRE-ENG	PRE-ENGINEERED
PREFAB	PREFABRICATED
PROJ	PROJECTION
PT	PRESSURE TREATED
REINF	REINFORCING
REQD	REQUIRED
SCHED	SCHEDULE
SIM	SIMILAR
SQ	SQUARE
STD	STANDARD
SYM	SYMMETRICAL
THK	THICK
T & B	TOP AND BOTTOM
T & G	TONGUE AND GROOVE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W W F	WELDED WIRE FABRIC
WT	WEIGHT
WF	WIDE FLANGE
W/	WITH
W/OUT	WITHOUT
WD	WOOD
WP	WORKING POINT

KSA

Engineering, LLC

112 Stoneybrook Trail
Mauldin, SC 29662
(386) 748 5165
www.ksaengineering.net

Project No.: 2025-D003

Project Name:

Glatt Property - Detached Garage

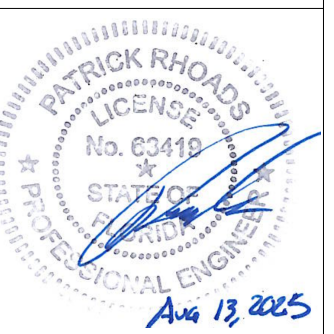
Project Address:

1412 Canterbury Rd, Winter Park, FL

Parcel Number:

12-22-29-6432-04-190

It is the opinion of the engineer that the design contained within these structural plans and specifications were developed in accordance with the current edition of the Florida Building Code. The Engineer of Record's seal pertains only to the structural portion of these drawings and is only valid for twelve months from the date of issuance.



This item has been digitally signed and sealed by Patrick Rhoads, PE, on August 13, 2025.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

STRUCTURAL GENERAL NOTES

S-3.0

WOOD FRAMING

- A. GENERAL
- LUMBER:

LUMBER USED FOR LOAD SUPPORTING PURPOSES, INCLUDING END-JOINTED OR EDGE-GLUED LUMBER, MACHINE STRESS RATED OR MACHINE EVALUATED LUMBER, SHALL BE IDENTIFIED BY THE GRADE MARK OF A LUMBER GRADING OR INSPECTION AGENCY THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20 OR EQUIVALENT. IN LIEU OF A GRADE MARK ON THE MATERIAL, A CERTIFICATE OF INSPECTION AS TO SPECIES AND GRADE ISSUED BY A LUMBER GRADING OR INSPECTION AGENCY MEETING THE REQUIREMENTS OF FBC, SECTION 2303.1 IS PERMITTED TO BE ACCEPTED FOR PRE-CUT, REMANUFACTURED OR ROUGH SAWN LUMBER, AND FOR SIZES LARGER THAN 3 INCHES NOMINAL THICKNESS.

LUMBER PROPERTIES:

#2 SOUTHERN PINE(SP)	#1 DENSE SOUTHERN PINE(SP)
2x & 4x DIMENSIONAL CUT	6x POST AND BEAMS
Fb = 1,000 psi (2x6)	Fb = 1,550 psi
Fv = 165 psi	Fv = 165 psi
E = 1,400,000 psi	E = 1,600,000 psi
 - PREFABRICATED WOOD I-JOISTS:

STRUCTURAL CAPACITIES AND DESIGN PROVISIONS FOR PREFABRICATED WOOD I-JOISTS SHALL BE ESTABLISHED AND MONITORED IN ACCORDANCE WITH ASTM: D-5055. SIZES AND SPACING AS NOTED ON PLANS SHALL BE THE MINIMUM. SUBSTITUTIONS SHALL BE PERMITTED WITH APPROVAL BY THE REGISTERED DESIGN PROFESSIONAL.
 - STRUCTURAL GLUED-LAMINATED TIMBER:

GLUED-LAMINATED TIMBERS SHALL BE MANUFACTURED AND IDENTIFIED AS REQUIRED IN AITC A190.1 AND ASTM: D 3737. SUBSTITUTIONS SHALL BE PERMITTED WITH APPROVAL BY THE REGISTERED DESIGN PROFESSIONAL. THE FOLLOWING IS A MINIMUM DESIGN STRENGTH REQUIREMENTS FOR THE FOLLOWING GLUED-LAMINATED TIMBERS:

 - 24F-V4 DF/DF (NON CONTINUOUS APPLICATIONS)

Fb = 2,400 psi
Fv = 240 psi
E = 1,800,000 psi
 - WOOD STRUCTURAL PANELS:

WOOD STRUCTURAL PANELS WHEN USED STRUCTURALLY (INCLUDING THOSE USED FOR SIDING, ROOF AND WALL SHEATHING, SUBFLOORING, DIAPHRAGMS AND BUILT-UP MEMBERS), SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN DOC PS 1 OR PS 2. EACH PANEL OR MEMBER SHALL BE IDENTIFIED FOR GRADE AND GLUE TYPE BY THE TRADEMARKS OF AN APPROVED TESTING AND GRADING AGENCY.

WOOD STRUCTURAL PANELS WHEN PERMANENTLY EXPOSED IN OUTDOOR APPLICATIONS SHALL BE OF EXTERIOR TYPE, EXCEPT THAT WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE OUTDOORS ON THE UNDERSIDE IS PERMITTED TO BE INTERIOR TYPE BONDED WITH EXTERIOR GLUE, EXPOSURE 1.

THE FOLLOWING SHALL BE A MINIMUM FOR SHEATHING APPLICATIONS:

 - ROOF SHEATHING OVER TRUSSES:

ROOF SHEATHING SHALL BE MINIMUM 5/8" (19/32") 5- PLY EXPOSURE 1, C-D, SR 40/20 OR BETTER, APA RATED PLYWOOD. ALL JOINTS SHALL BE STAGGERED 1/2 PANEL IN ALTERNATING ROWS, LONG DIMENSION SHALL BE PERPENDICULAR TO FRAMING, WITH FASTENERS AS FOLLOWS: USE 10d NAILS @ 6" O.C. @ EDGES, WITH 12" O.C. INTERIOR
 - ROOF SHEATHING OVER 2x DECKING:

ROOF SHEATHING SHALL BE MINIMUM 12" (15/32") 5- PLY EXPOSURE 1, C-D, SR 32/16 OR BETTER, APA RATED PLYWOOD. ALL JOINTS SHALL BE STAGGERED 1/2 PANEL IN ALTERNATING ROWS, LONG DIMENSION SHALL BE PERPENDICULAR TO FRAMING, WITH FASTENERS AS FOLLOWS: USE 6d NAILS @ 6" O.C. @ EDGES, WITH 12" O.C. INTERIOR
 - WALL SHEATHING:

WALL SHEATHING SHALL BE MINIMUM 1/2" (15/32") 5- PLY EXPOSURE 1, C-D, SR 32/16 OR BETTER, APA RATED PLYWOOD. ALL EDGES SHALL BE 2x BLOCKED. SHEATHING MAY BE ORIENTED WITH LONG AXIS HORIZONTAL OR LONG AXIS VERTICAL. ALL SHEATHING JOINTS TO BE STAGGERED IN ALTERNATING ROWS, WITH FASTENERS AS FOLLOWS: USE 8d NAILS @ 6" O.C. @ EDGES, WITH 12" O.C. INTERIOR.

FOR ADDITIONAL DESIGN REQUIREMENTS WITH RESPECT TO PLYWOOD, SEE FBC SECTIONS 2303.1.5 THRU 2303.1.7 AND ALL SUBSECTIONS.
 - PRESERVATIVE-TREATED WOOD:

LUMBER, TIMBER, PLYWOOD, PILE AND POLES SUPPORTING PERMANENT STRUCTURES REQUIRED BY FBC SECTION 2304.11 TO BE PRESERVATIVE TREATED SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE AWPA STANDARD C1, C2, C3, C4, C9, C14, C15, C16, C22, C23, C24, C28, C31, C33 AND M4 FOR SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL CONFORM TO APWA P1/P13, P2, P5, P8, AND P9.

FOR SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES

 - IDENTIFICATION:

WOOD REQUIRED TO BE PRESERVATIVE TREATED SHALL BEAR THE QUALITY MARK OF AN INSPECTION AGENCY THAT MAINTAINS CONTINUING SUPERVISION, TESTING AND INSPECTION OVER THE QUALITY OF THE PRESERVATIVE TREATED WOOD. INSPECTION AGENCIES FOR THE PRESERVATIVE TREATED WOOD SHALL BE BY AN ACCREDITATION BODY THAT COMPLIES WITH THE REQUIREMENTS OF THE AMERICAN LUMBER STANDARDS TREATED WOOD PROGRAM, OR EQUIVALENT. THE QUALITY MARK SHALL BE ON A STAMP OR LABEL AFFIXED TO THE PRESERVATIVE TREATED WOOD, AND SHALL INCLUDE THE FOLLOWING INFORMATION:

 - IDENTIFICATION OF TREATING MANUFACTURER.
 - TYPE OF PRESERVATIVE USED.
 - MINIMUM PRESERVATIVE RETENTION (pcf).
 - END USE FOR WHICH THE PRODUCT IS TREATED.
 - AWPA STANDARD TO WHICH THE PRODUCT WAS TREATED.
 - IDENTITY OF ACCREDITED INSPECTION AGENCY.

MOISTURE CONTENT:

WHERE PRESERVATIVE-TREATED WOOD IS USED IN ENCLOSED LOCATIONS WHERE DRYING IN SERVICE CANNOT READILY OCCUR, SUCH WOOD SHALL BE AT A MOISTURE CONTENT OF 19 PERCENT OR LESS BEFORE BEING COVERED WITH INSULATION, INTERIOR WALL FINISH, FLOOR COVERING OR OTHER MATERIALS.

- STRUCTURAL COMPOSITE LUMBER:

STRUCTURAL CAPACITIES FOR STRUCTURAL COMPOSITE LUMBER SHALL BE ESTABLISHED AND MONITORED IN ACCORDANCE WITH ASTM: D 5456.
- FIRE-RETARDANT-TREATED WOOD:

FIRE-RETARDANT-TREATED WOOD IS ANY WOOD PRODUCT WHICH, WHEN IMPREGNATED WITH CHEMICALS BY A PRESSURE PROCESS OR OTHER MEANS DURING MANUFACTURE, SHALL HAVE, WHEN TESTED IN ACCORDANCE WITH ASTM: E 84, A LISTED FLAME SPREAD INDEX OF 25 OR LESS AND SHOW NO EVIDENCE OF SIGNIFICANT PROGRESSIVE COMBUSTION WHEN THE TEST IS CONTINUED FOR AN ADDITIONAL 20-MINUTE PERIOD.

 - LABELING:

 - THE IDENTIFICATION MARK OF AN APPROVED AGENCY IN ACCORDANCE WITH FBC SECTION 1703.5
 - IDENTIFICATION OF THE TREATING MANUFACTURER.
 - THE NAME OF THE FIRE-RETARDANT TREATMENT.
 - THE SPECIES OF WOOD TREATED.
 - FLAME SPREAD AND SMOKE-DEVELOPED INDEX.
 - METHOD DRYING AFTER TREATMENT.
 - FOR FIRE-RETARDANT-TREATED WOOD EXPOSED TO WEATHER, DAMP OR WET LOCATIONS, INCLUDE THE WORDS "NO INCREASE IN THE LISTED CLASSIFICATION WHEN SUBJECTED TO THE STANDARD RAIN TEST (ASTM: D 2898)".

FOR ADDITIONAL DESIGN REQUIREMENTS WITH RESPECT TO FIRE-RETARDANT-WOOD, SEE FBC SECTIONS 2303.2.2 THRU 2303.2.6 AND ALL SUBSECTIONS.
- TRUSSES:

METAL-PLATE-CONNECTED WOOD TRUSSES SHALL BE MANUFACTURED AS REQUIRED BY TPI 1. EACH MANUFACTURER OF TRUSSES USING METAL PLATE CONNECTORS SHALL RETAIN AN APPROVED AGENCY TO MAKE UNSCHEDULED INSPECTIONS OF TRUSS MANUFACTURING AND DELIVERY OPERATIONS. THE INSPECTIONS SHALL COVER ALL PHASES OF TRUSS OPERATIONS, INCLUDING LUMBER STORAGE, HANDLING, CUTTING FIXTURES, PRESSES OR ROLLERS, MANUFACTURING, BUNDLING AND BANDING.

 - TRUSS DESIGN DRAWINGS:

TRUSS CONSTRUCTION DOCUMENTS SHALL BE PREPARED BY A REGISTERED DESIGN PROFESSIONAL AND SHALL BE PROVIDED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATION. THESE CONSTRUCTION DOCUMENTS SHALL INCLUDE, AT A MINIMUM, THE INFORMATION SPECIFIED BELOW. TRUSS SHOP DRAWINGS SHALL BE PROVIDED WITH THE SHIPMENT OF TRUSSES DELIVERED TO THE SITE.

 - SLOPE OR DEPTH, SPAN AND SPACING.
 - LOCATION OF JOINTS.
 - REQUIRED BEARING WIDTHS.
 - DESIGN LOADS AS APPLICABLE.
 - TOP CHORD LIVE LOAD (INCLUDE SNOW, IF USED).
 - TOP CHORD DEAD LOAD.
 - BOTTOM CHORD LIVE LOAD.
 - BOTTOM CHORD DEAD LOAD.
 - CONCENTRATED LOADS AND THEIR POINTS OF APPLICATION.
 - CONTROLLING WIND/EARTHQUAKE LOADS.
 - ADJUSTMENTS TO LUMBER AND METAL CONNECTOR PLATE DESIGN VALUES FOR CONDITIONS OF USE.
 - EACH REACTION FORCE AND DIRECTION.
 - METAL CONNECTOR PLATE TYPE, SIZE, THICKNESS OR GAGE, AND THE DIMENSIONED LOCATION OF EACH METAL CONNECTOR PLATE EXCEPT WHERE SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERFACE.
 - LUMBER SIZE, SPECIES AND GRADE FOR EACH MEMBER.
 - CONNECTION REQUIREMENTS FOR:
 - 15.1 TRUSS TO TRUSS GIRDER.
 - 15.2 TRUSS PLY TO PLY.
 - 15.3 FIELD SPLICES.
 - CALCULATED DEFLECTION RATIO OR MAXIMUM DEFLECTION FOR LIVE AND TOTAL LOAD.
 - MAXIMUM AXIAL COMPRESSION FORCES IN THE TRUSS MEMBERS TO DESIGN THE SIZE, CONNECTIONS AND ANCHORAGE OF THE PERMANENT CONTINUOUS BRACING. FORCES SHALL BE SHOWN ON THE TRUSS CONSTRUCTION DOCUMENTS OR ON SUPPLEMENTS DOCUMENTS.
 - REQUIRED PERMANENT TRUSS MEMBER BRACING LOCATION(S).
 - TRUSS BRACING

TRUSS BRACING SHALL CONFORM TO SECTION 2303.4.1.2 OF THE FLORIDA BUILDING CODE AND/OR BCS-B3/BCS-B7 AS DESIGNED AND BY APPROVED TRUSS MANUFACTURER. ALL DISCREPANCIES ARE TO COORDINATED WITH TRUSS DESIGNER OF RECORD.
- NAILS:

NAILS SHALL CONFORM TO REQUIREMENTS OF ASTM: F 1667.

NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE A MINIMUM AVERAGE BENDING YIELD STRENGTH AS FOLLOWS:

SHANK DIA. LARGER THAN 0.177" BUT NOT LARGER THAN 0.254" DIA: = 80 ksi

SHANK DIA. LARGER THAN 0.142" BUT NOT LARGER THAN 0.177" DIA: = 90 ksi

SHANK DIA. 0.142" AND LESS: = 100 ksi

AS A MINIMUM, FBC TABLE 2304.10.1 "FASTENING SCHEDULE" SHALL BE FOLLOWED. SEE PLANS FOR SPECIAL FASTENING CONDITIONS.

NAILS SHALL COMPLY PER THE FOLLOWING SPECIFIED PROPERTIES:

8D COMMON = 0.113"ø x 2"

8D COMMON = 0.131"ø x 2-1/2"

10D COMMON = 0.148"ø x 3"

NAILS SHALL NOT BE OVERDRIVEN.

ALL NAILS RELATED TO ROOF COMPONENTS SHALL BE RING SHANK NAILS.

CAST IN PLACE CONCRETE

- ALL CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:

ALL ELEMENTS CAST IN PLACE: 2,500 PSI

CAST-IN-PLACE CONCRETE SHALL MEET THE FOLLOWING MATERIAL REQUIREMENTS:

 - CEMENT: USE DOMESTIC PORTLAND CEMENT
 - FINE AGGREGATE: CLEAN SAND
 - COARSE AGGREGATE: CLEAN LIME STONE, SIZE 57, EXCEPT FOR FILL CELLS, WHICH SHALL BE SIZE 8.
 - NO CALCIUM CHLORIDE SHALL BE USED.
- ALL CONCRETE SHALL HAVE A SLUMP OF 4" PLUS OR MINUS 1", AND HAVE 2% TO 4% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.45. (FBC 1904.4.2)
- CONCRETE MIX DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301 CHAPTER 3, METHOD 1 OR METHOD 2. SUBMIT BACKUP DATA AS REQUIRED BY CHAPTER 5 SECTION 5.3. OF THE LATEST EDITION OF ACI 318.
- ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60, #4 AND SMALLER = GRADE 40.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. WWF SHALL BE LAPPED AT LEAST 8" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 8".
- FIBER-REINFORCED CONCRETE IS AN ACCEPTABLE ALTERNATIVE TO WELDED-WIRE FABRIC. REINFORCED CONCRETE FIBERS SHALL BE 100% VIRGIN POLYPROPYLENE FIBRILLATED FIBERS AS MANUFACTURED BY FIBERMESH Co. (NO SUBSTITUTIONS PERMITTED) APPLIED AT THE RATE OF 1.5 LBS PER CUBIC YARD.
- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318 LATEST EDITION, AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS," ACI 301.
- ALL REINFORCING DETAILS SHALL CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" ACI 315 LATEST EDITION, UNLESS DETAILED OTHERWISE ON THE STRUCTURAL DRAWINGS.
- CONTRACTOR SHALL REVIEW ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF EMBEDDED ITEMS, SLEEVES, SLAB DEPRESSIONS, SLOPES, ETC. REQUIRED BY OTHER TRADES. THESE ITEMS SHALL BE FURNISHED AND INSTALLED PRIOR TO PLACEMENT OF CONCRETE.
- CONTRACTOR SHALL VERIFY LOCATIONS OF OPENINGS, SLEEVES, ANCHOR BOLTS, INSERTS, ETC., AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED.
- WHERE BAR LENGTHS ARE GIVEN ON THE DRAWINGS, THE LENGTH OF ANY HOOK, IF REQUIRED, IS NOT INCLUDED. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS AND AT SLABS EDGES, U.N.O.
- CONTRACTOR SHALL PROVIDE SPACERS, CHAIRS, BOLSTERS, ETC. NECESSARY TO SUPPORT REINFORCING STEEL. SUPPORT ITEMS WHICH BEAR ON EXPOSED CONCRETE SURFACES SHALL HAVE ENDS WHICH ARE PLASTIC TIPPED OR STAINLESS STEEL.
- CONTRACTOR SHALL PROVIDE 3/4 INCH CHAMFER ON ALL EXPOSED CORNERS OF COLUMNS, BEAMS, AND WALLS UNLESS OTHERWISE INDICATED ON THE ARCHITECTURAL DRAWINGS.
- THE FOLLOWING MINIMUM CONCRETE COVER TO BE PROVIDED FOR REINFORCEMENT:

3"	CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
2"	CONCRETE EXPOSED TO EARTH OR WEATHER, #6 THROUGH #18 BARS.
1 1/2"	CONCRETE EXPOSED TO EARTH OR WEATHER, #5 BAR AND SMALLER.
1 1/2"	CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH FOR THE PRIMARY REINFORCEMENT, TIES, STIRRUPS, AND SPIRALS IN BEAMS AND COLUMNS:
3/4"	CONCRETE NOT EXPOSED TO WEATHER NOR IN CONTACT WITH EARTH FOR SLABS, WALLS, AND JOISTS, #11 BAR AND SMALLER.
- HORIZONTAL FOOTING BARS SHALL BE BENT 1'-0" AROUND CORNERS OR CORNER BARS WITH 2'-0" LAP SHALL BE PROVIDED.
- HORIZONTAL KEYWAYS IN CONNECTION JOINTS SHALL BE PROVIDED IN BEAMS, SUPPORTED SLABS, AND WALL FOOTINGS WITH A DEPTH OF 1-1/2" AND HEIGHT EQUAL TO ONE-THIRD OF THE MEMBER'S DEPTH. REINFORCEMENT SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS UNLESS OTHERWISE NOTED ON THE DRAWINGS. CONSTRUCTION JOINTS MAY BE USED ONLY AT LOCATIONS SHOWN ON THE DRAWINGS OR AT OTHER LOCATIONS APPROVED BY THE ARCHITECT.
- CONTRACTOR SHALL KEEP A COPY OF "FIELD REFERENCE MANUAL" (ACI PUBLICATION SP-15, LATEST EDITION) AT THE PROJECT FIELD OFFICE.
- MINIMUM LAP SPLICES ON ALL REINFORCING BAR SPLICES SHALL BE PER THE FOLLOWING TABLE EXCEPT WHERE OTHERWISE NOTED ON THE DRAWINGS. FOR BEAMS & ELEVATED SLABS, LAP BOTTOM STEEL AT THE SUPPORT & TOP STEEL OVER THE MIDSPAN, UNLESS OTHERWISE NOTED.

REINFORCING - LAP LENGTHS					
BAR SIZE	#3	#4	#5	#6	#7
TOP BAR *	24"	32"	40"	48"	56"
BOT BAR	18"	25"	31"	37"	43"

*TOP BAR IS DEFINED AS ANY HORIZONTAL BAR WITH 12" OR MORE OF CONCRETE PLACED BELOW THE BAR

- GROUT UNDER BEARING PLATES SHALL BE NON-METALLIC, NON-SHRINK TYPE WITH A COMPRESSIVE STRENGTH OF AT LEAST 6000 PSI IN SEVEN DAYS. VIBROPRUF #11, BY LAMBERT CORPORATION, OR ACCEPTED SUBSTITUTE.
- THE CONTRACTOR SHALL EMPLOY A TESTING LABORATORY TO PREPARE TEST CYLINDERS REPRESENTING CONCRETE POURED EVERY DAY, ONE SET PER DAY OR ONE SET FOR EACH 50 CUBIC YARDS POURED, MAXIMUM. THE TESTING LABORATORY TECHNICIAN SHALL BE PRESENT AT THE BEGINNING OF EACH POUR. LABORATORY REPORT SHALL BE FURNISHED TO THE STRUCTURAL ENGINEER SHOWING STRENGTH OF CONCRETE AT 7 AND 28 DAYS.
- THE MAXIMUM SPACING OF SLAB CONTROL/CONSTRUCTION JOINTS SHALL BE AS SHOWN IN THE FOLLOWING SCHEDULE (UNLESS NOTED OTHERWISE ON THE FOUNDATION PLANS):

SLAB THICKNESS (IN.)	CONTROL JOINT SPACING	
	AGGREGATE SIZE	
	LESS THAN 3/4"	GREATER THAN 3/4"
4 IN	8 FT	12 FT
5 IN	10 FT	13 FT
6 IN	12 FT	15 FT

**COURSE AGGREGATE IS SPECIFIED

THE MAXIMUM ASPECT RATIO (L / W) FOR CONTROL/CONSTRUCTION JOINTS SHALL BE 1.25.

STRUCTURAL STEEL

- STEEL WORK SHALL CONFORM TO THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN.
- MATERIAL SHALL CONFORM TO THE FOLLOWING, EXCEPT AS NOTED:

STRUCTURAL STEEL: ASTM A992.

ANCHOR BOLTS AND MACHINE BOLTS: ASTM A307.

PIPE COLUMNS: ASTM A53, GRADE B.

STRUCTURAL STEEL TUBING: ASTM A500, GRADE B.

HIGH STRENGTH BOLTS: ASTM A 325.
- CONNECTIONS:

 - UNLESS OTHERWISE NOTED, BOLTS SHALL BE HIGH-STRENGTH, BEARING TYPE WITH THREADS INCLUDED IN SHEAR PLANES. TIGHTEN BY THE "TURN-OFF-THE NUT" METHOD (SNUG-TIGHT PLUS 1/2 TURN).
 - WELDING ELECTRODES FOR A36 STEEL SHALL BE E70XX. RETURN FILLET WELDS FOR FRAMED CONNECTION, 1/2" AT EACH END.
 - SHOP CONNECTIONS SHALL BE WELDED OR BOLTED.
 - FIELD CONNECTIONS SHALL BE MADE WITH 3/4" BOLTS, EXCEPT AS NOTED OTHERWISE.
 - DESIGN BEAM CONNECTIONS TO DEVELOP THE REACTIONS DUE TO THE MAXIMUM ALLOWABLE UNIFORM LOAD FOR THE BEAM SIZE AND SPAN SHOWN, ASSUMING FULL LATERAL SUPPORT, UNLESS NOTED OTHERWISE.
- ALL WELDING IN THE SHOP OR IN THE FIELD SHALL BE PERFORMED BY CERTIFIED WELDERS ONLY. CERTIFICATION DOCUMENT SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR HIS APPROVAL. ALL WELDS SHALL BE PRE-QUALIFIED PER AWS D1.1-05. WELDED SPLICES OF ROLLED SHAPES MADE IN THE SHOP ARE ACCEPTABLE PROVIDED RADIOGRAPHED NDT EXAMINATION RESULTS ARE IN ACCORDANCE WITH AWS ACCEPTANCE STANDARDS AND WRITTEN REPORTS VERIFYING SUCH RESULTS ARE SUBMITTED TO THE STRUCTURAL ENGINEER FOR HIS APPROVAL. MINIMUM FILLET WELDS SHALL BE 3/16" UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
- THE STEEL STRUCTURE IS DESIGNED FOR STABILITY IN ITS COMPLETED CONDITION PER THE DRAWINGS, SPECIFICATIONS AND THESE NOTES. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING, GUYING AND OTHER MEANS OF SUPPORT DURING CONSTRUCTION SUFFICIENT TO WITHSTAND WEATHER CONDITIONS AND MEET ALL APPLICABLE SAFETY REQUIREMENTS DURING CONSTRUCTION.
- DETAILING OF STRUCTURAL STEEL AND CONNECTIONS SHALL BE SHOWN ON SHOP AND ERECTION DRAWINGS PREPARED BY THE FABRICATOR FOR THE STRUCTURAL ENGINEER'S APPROVAL PRIOR TO FABRICATION.
- COAT OF PAINT CONFORMING TO FED. SPEC. TT-P638, TO A MINIMUM 2-MIL DRY FILM THICKNESS.
- HOT DIP GALVANIZE AFTER FABRICATION ALL STRUCTURAL STEEL ITEMS AND THEIR CONNECTIONS PERMANENTLY EXPOSED TO EARTH AND OR TO WEATHER, GALVANIZING SHALL BE PER ASTM: A123 (SEE DRAWINGS FOR OTHER STRUCTURAL ITEMS TO BE HOT DIP GALVANIZED).

EPOXY GROUT ANCHORS

ANCHORING ADHESIVE SHALL BE A TWO COMPONENT SOLID EPOXY BASED SYSTEM SUPPLIED IN MANUFACTURER'S STANDARD SIDE-BY-SIDE CARTRIDGE AND DISPENSED THROUGH A STATIC MIXING NOZZLE SUPPLIED BY THE MANUFACTURER. ADHESIVE SHALL BE "EPOXY-TIE SET" FROM SIMPSON STRONG-TIE. ANCHORS SHALL BE INSTALLED PER SIMPSON STRONG-TIE'S INSTRUCTIONS FOR "EPOXY-TIE SET".

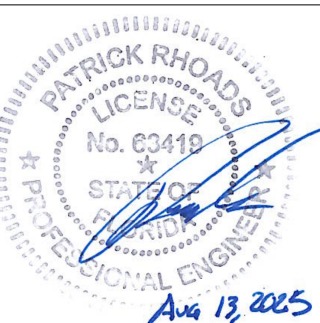
Project No.: 2025-D003

Project Name:
Glatt Property - Detached Garage

Project Address:
1412 Canterbury Rd, Winter Park, FL

Parcel Number:
12-22-29-6432-04-190

It is the opinion of the engineer that the design contained within these plans and specifications was developed in accordance with the current edition of the Florida Building Code. The Engineer of Record's seal pertains only to the structural portion of these drawings and is only valid for twelve months from the date of issuance.



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STRUCTURAL GENERAL NOTES

S-3.1

SUBMITTALS

- A. APPROVAL OF SHOP DRAWINGS DOES NOT INDICATE ACCEPTANCE OF DEVIATIONS FROM CONTRACT DOCUMENTS, UNLESS ACCEPTED BY THE ENGINEER IN WRITING PRIOR TO SUBMISSION OF SHOP DRAWINGS. CONFLICTS RESULTING FROM SUCH DEVIATIONS, CONFLICTS BETWEEN THIS WORK AND THE WORK OF OTHER TRADES DUE TO SUCH DEVIATION, AND DIMENSIONAL CONFLICTS AS A RESULT OF SUCH DEVIATIONS SHALL BE DEEMED THE CONTRACTOR'S RESPONSIBILITY.
- B. ANY CHANGES TO THE DETAILS SHOWN IN THESE CONTRACT DOCUMENTS SHALL BE SUBMITTED IN WRITING BY R.F.I. AND APPROVED BY THE ARCHITECT AND/OR ENGINEER PRIOR TO SUBMITTING SHOP DRAWINGS. ALL SUCH CHANGES SHALL BE "BUBBLED" ON THE SHOP DRAWINGS AND REFERENCED TO THE PROPER R.F.I.
- C. SUBMITTALS SHALL CONFORM TO THE REQUIREMENTS OF THE CONTRACT DRAWINGS. NON-CONFORMING SUBMITTALS WILL BE RETURNED WITHOUT REVIEW.
1. SHOP DRAWINGS SHALL BE CHECKED AND MARKED "APPROVED" BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTAL TO ARCHITECT.
 2. SHOP DRAWINGS SHALL NOT CONTAIN REPRODUCTIONS OF THE CONTRACT DRAWINGS.
 3. SUBMIT FOR ENGINEER'S REVIEW THE SHOP DRAWINGS FOR THE FOLLOWING ITEMS:
 - a) CONCRETE MIX DESIGNS
 - b) PRE-ENGINEERED TRUSSES (LAYOUT AND SIGNED/SEALED ENGINEERING)
 - c) CONCRETE MASONRY UNIT (UNITS, MORTAR, GROUT, REINFORCING, ETC.)
 - d) STRUCTURAL STEEL FRAMING
- NOTES: a. APPROVED CONSTRUCTION JOINT LOCATIONS MAY REQUIRE ADDITIONAL REINFORCING.

DRAWING INDEX

- S-0.0 STRUCTURAL
COVER SHEET
- S-1.0 LIMITED SITE PLAN
- S-2.0 FLOOR PLAN
- S-2.1 DIMENSION PLAN
- S-2.2 ELEVATIONS
- S-2.3 PARAPET DIMENSION ELEVATIONS
- S-2.4 SECTIONS
- S-2.5 WALL SECTIONS
- S-2.6 ROOF PLAN
- S-3.0 STRUCTURAL GENERAL NOTES
- S-3.1 STRUCTURAL GENERAL NOTES
- S-3.2 STRUCTURAL GENERAL NOTES
- S-4.0 FOUNDATION PLAN
- S-4.1 ROOF FRAMING PLAN
- S-4.2 WIND UPLIFT/COMPONENT & CLADDING
- S-5.0 FOUNDATION DETAILS
- S-5.1 FOUNDATION DETAILS
- S-6.0 ROOF FRAMING DETAILS
- S-6.1 ROOF FRAMING DETAILS

Project No.: 2025-D003

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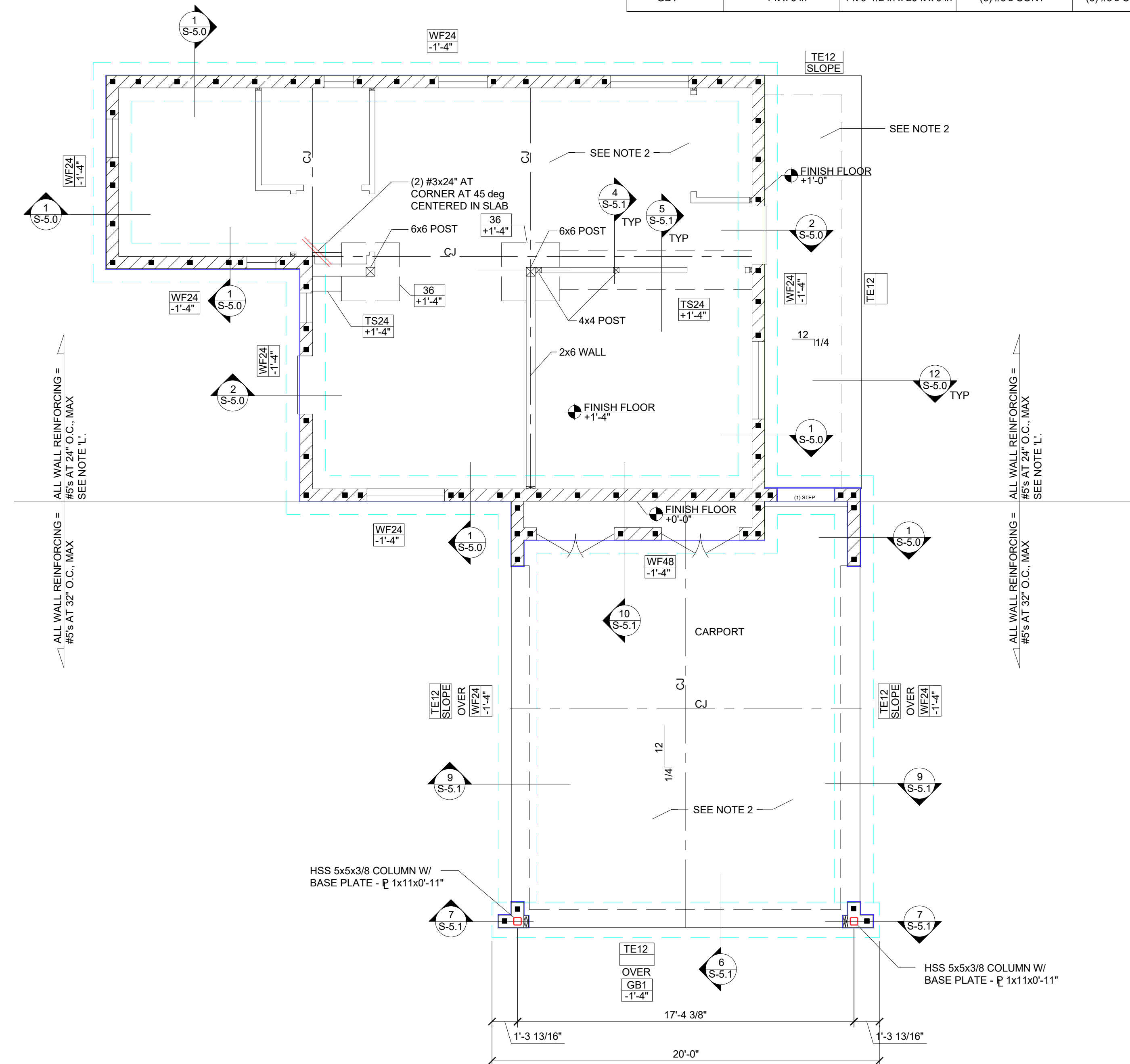
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STRUCTURAL GENERAL NOTES

S-3.2

FOOTING SCHEDULE					
FOOTING MARK	THICKNESS	WIDTH x LENGTH	FOOTING REINFORCEMENT		NOTES
			TOP	BOTTOM	
WF24	1 ft 3 in	2 ft 0 in x CONT	(3) #5's @ OPENINGS	(3) #5's CONT	STUB UP #5 VERT TO SPLICE WITH WALL REINFORCING
WF48	1 ft 3 in	4 ft 0 in x CONT	(6) #5's @ OPENINGS	(6) #5's CONT	STUB UP #5 VERT TO SPLICE WITH WALL REINFORCING
SPREAD FOOTINGS					
36	1 ft x 6 in	3 ft 0 in x 3 ft x 0 in	(4) #5's EACH WAY	(3) #5's EACH WAY	
THICKENED EDGE					
TE12	1 ft x 0 in, MIN	1 ft 0 in x CONT	(1) #5's CONT	(2) #5's CONT	
THICKENED SLAB					
TS24	1 ft x 0 in	2 ft 0 in x CONT	(2) #5's CONT	(2) #5's CONT	#5x18 TRANSVERSE, TOP AND BOTTOM
GRADE BEAM					
GB1	1 ft x 6 in	1 ft 9-1/2 in x 20 ft x 0 in	(3) #5's CONT	(3) #5's CONT	#3 STIRRUPS WITH 135 deg TIES AT 7-1/2" O.C.



SHEET NOTES:

- SEE GENERAL NOTES ON SHEETS S-3.0 AND S-3.1.
- 4" SLAB ON GRADE OVER PREPARED SUB-GRADE AS SPECIFIED, REINFORCE SLAB WITH 6x6 - W1.4xW1.4 WWF AT 1/3 OF SLAB DEPTH, OR WITH CONCRETE REINFORCING PER STRUCTURAL GENERAL NOTES. PROVIDE 10-MIL VAPOR BARRIER PER CODE OVER TERMITE TREATED SUB-GRADE (PROVIDE OWNER WITH CERTIFICATION).
NOTE: TOP SURFACE OF SUB-GRADE SHALL BE SMOOTH AND PARALLEL TO FINISH SURFACE OF CONCRETE SLAB ON GRADE, EXCEPT AT 'TS' FOOTINGS. PROVIDE SMOOTH TRANSITION AT 'TS' FOOTINGS.
- T/SLAB OF RESIDENCE = +1'-4". T/SLAB OF CARPORT SLOPES (SEE PLAN). THIS IS A REFERENCE ELEVATION ONLY.
- PROVIDE SLAB CONTROL/CONSTRUCTION JOINTS PER DETAIL 4/S5.0. COORDINATE LOCATIONS WITH OWNER; HOWEVER, MAXIMUM SPACING = 12 FEET ON CENTER.
- TOP OF 'WF' FOOTING SHALL BE AS NOTED ON DRAWING.
- CONTRACTOR OF RECORD SHALL COORDINATE ALL PLUMBING AND ELECTRICAL AS REQUIRED BY PRODUCT MANUFACTURERS.
- CONTRACTOR OF RECORD SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- 8" NOM CONCRETE MASONRY UNIT (CMU) WALLS SHALL HAVE #5 REINFORCING AT SPACING INDICATED ON DRAWINGS. ALL JAMBS, ALL CORNERS. SEE DETAIL 5/S5.0 FOR REINFORCEMENT PLACEMENT OPTIONS.
- PROVIDE CORNER BARS PER DETAIL 5/S-5.0
- CONTRACTOR OF RECORD TO FIELD FOOTING STEPS AS REQUIRED. SEE DETAILS 9/S-5.0 AND 10/S-5.0.
- CMU WALL REINFORCING SHALL EXTEND FOR REINFORCING IN CONCRETE CAST IN PLACE PARAPET.
- CARPORT SURFACE SLOPE IS INDICATED AS 1/4":12"; HOWEVER, IF SITE CONDITIONS REQUIRE OTHERWISE, PROVIDE A 2" OVERALL DROP, FROM STORAGE TO EDGE.
- SEE SHEET S-2.1 FOR ADDITIONAL DIMENSIONS.

LEGEND:

- REINFORCED AND GROUTED CMU WALL. REINFORCING TO BE #5, SPACED AT 24" O.C. FOR RESIDENCE, 32" O.C. MAX FOR CARPORT

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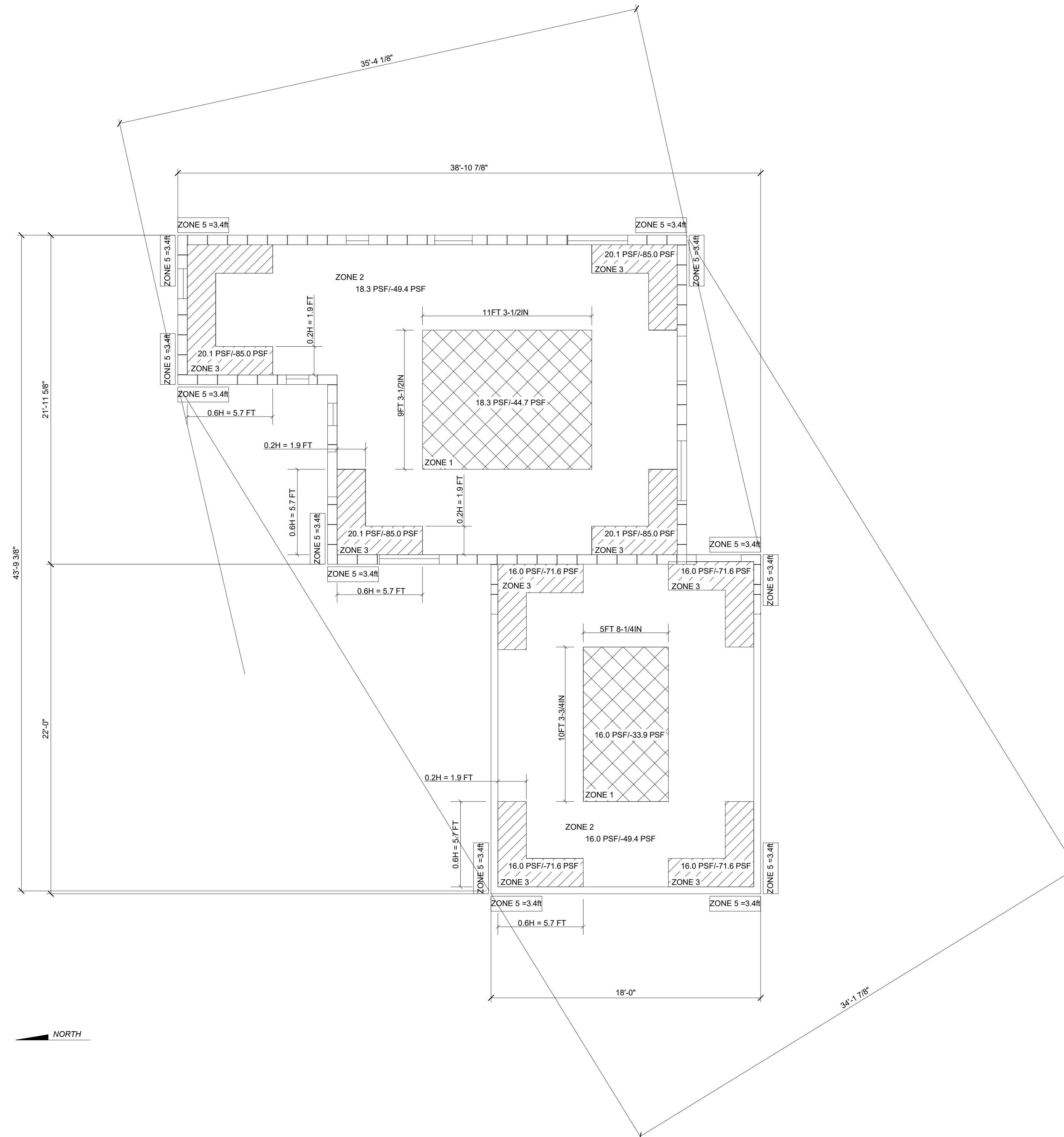
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FOUNDATION PLAN

S-4.0

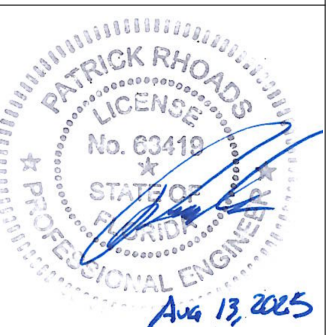
SHEET NOTES:

- A. VULT PRESSURES ARE SHOWN ON THIS DRAWING.
- B. SEE GENERAL NOTES FOR ADDITIONAL COMPONENT AND CLADDING FORCES.



1 WIND COMPONENT AND CLADDING PLAN
S-4.2 SCALE 1/4" = 1'-0"

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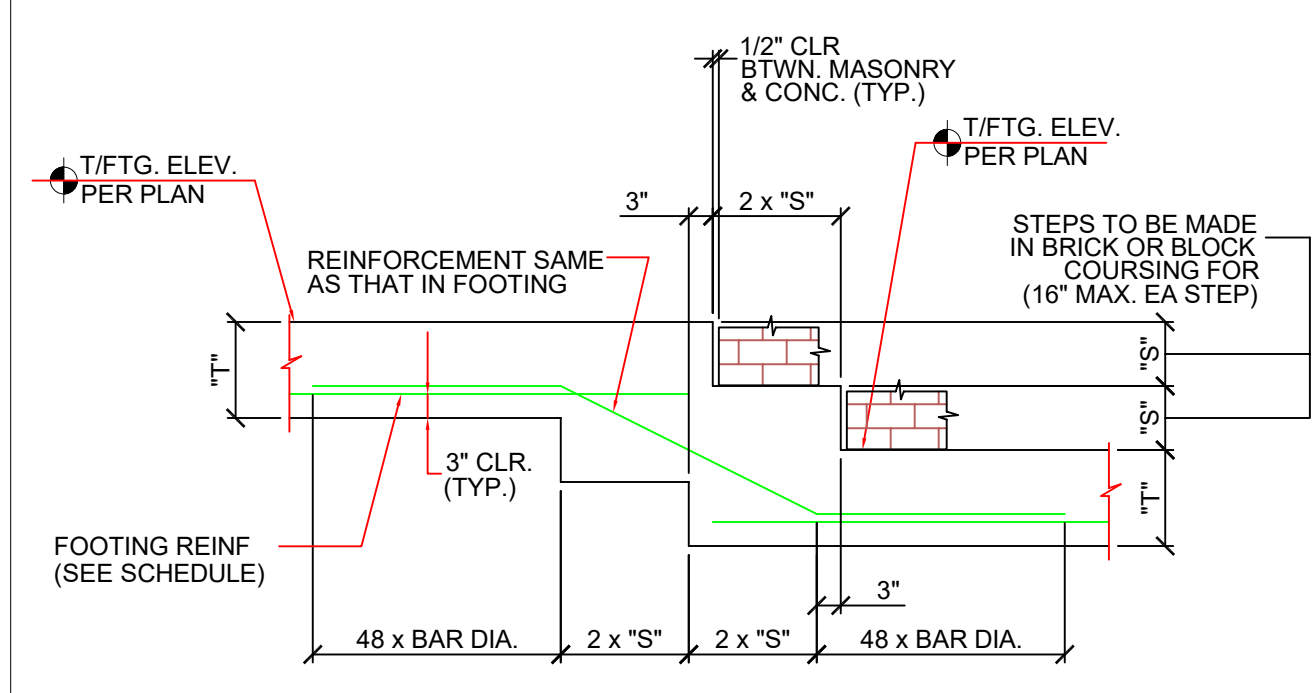


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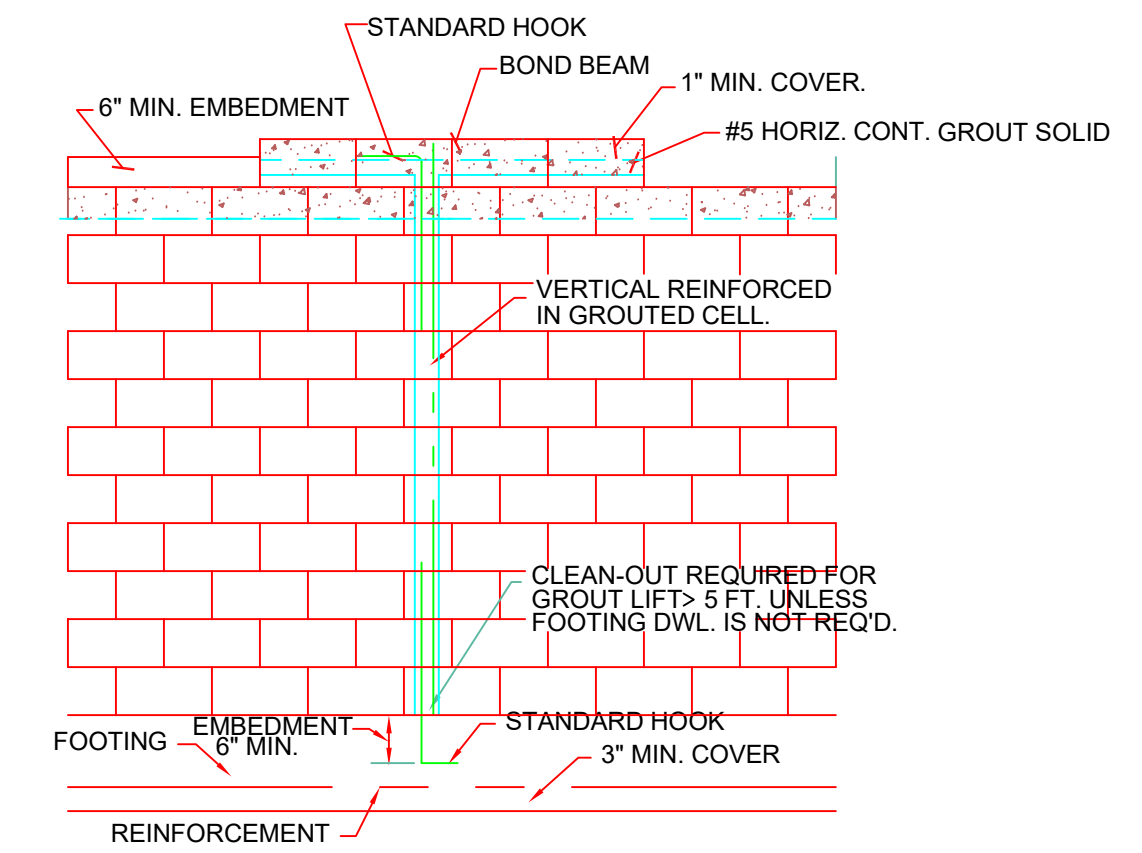
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WIND UPLIFT/COMPONENT&CLADDING

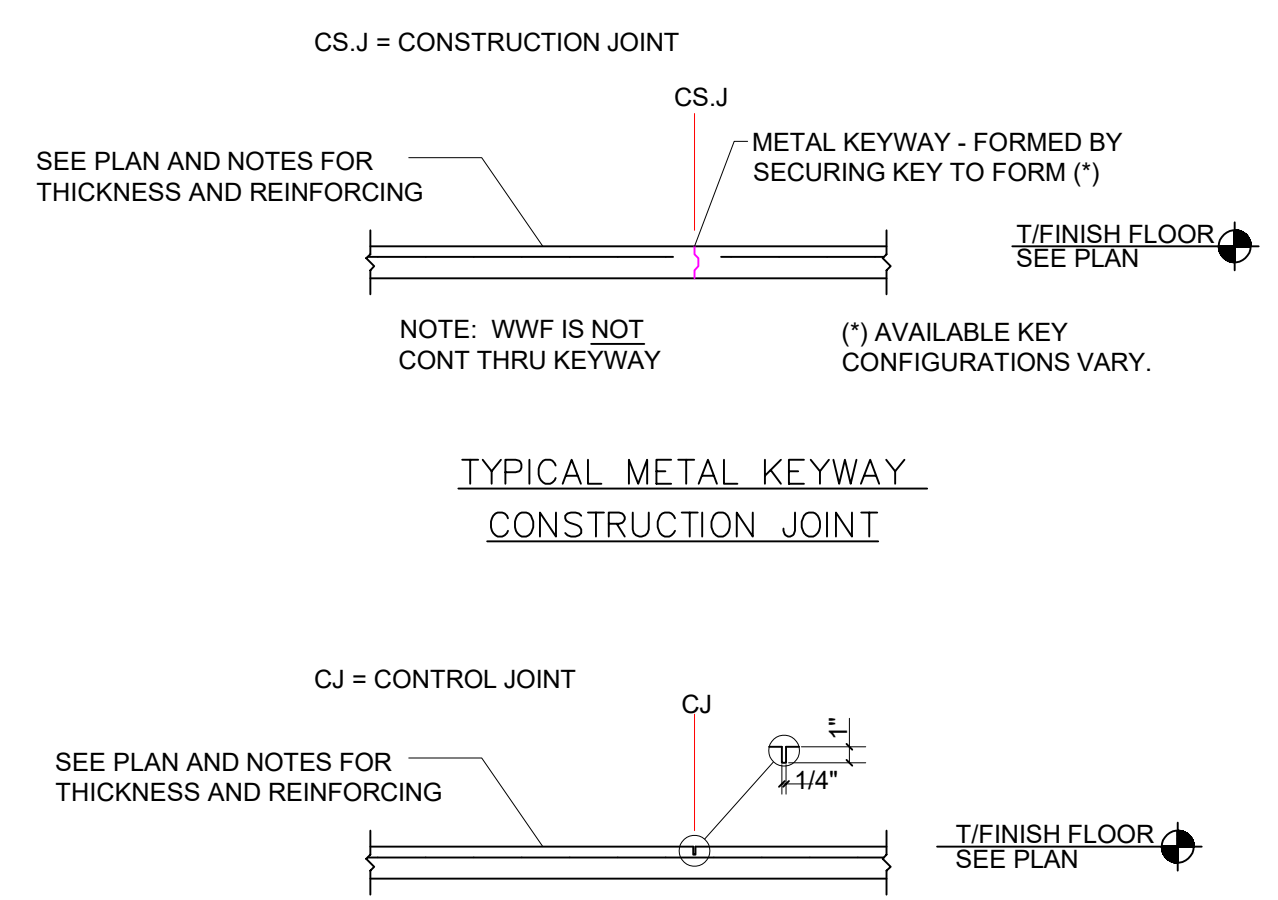
S-4.2



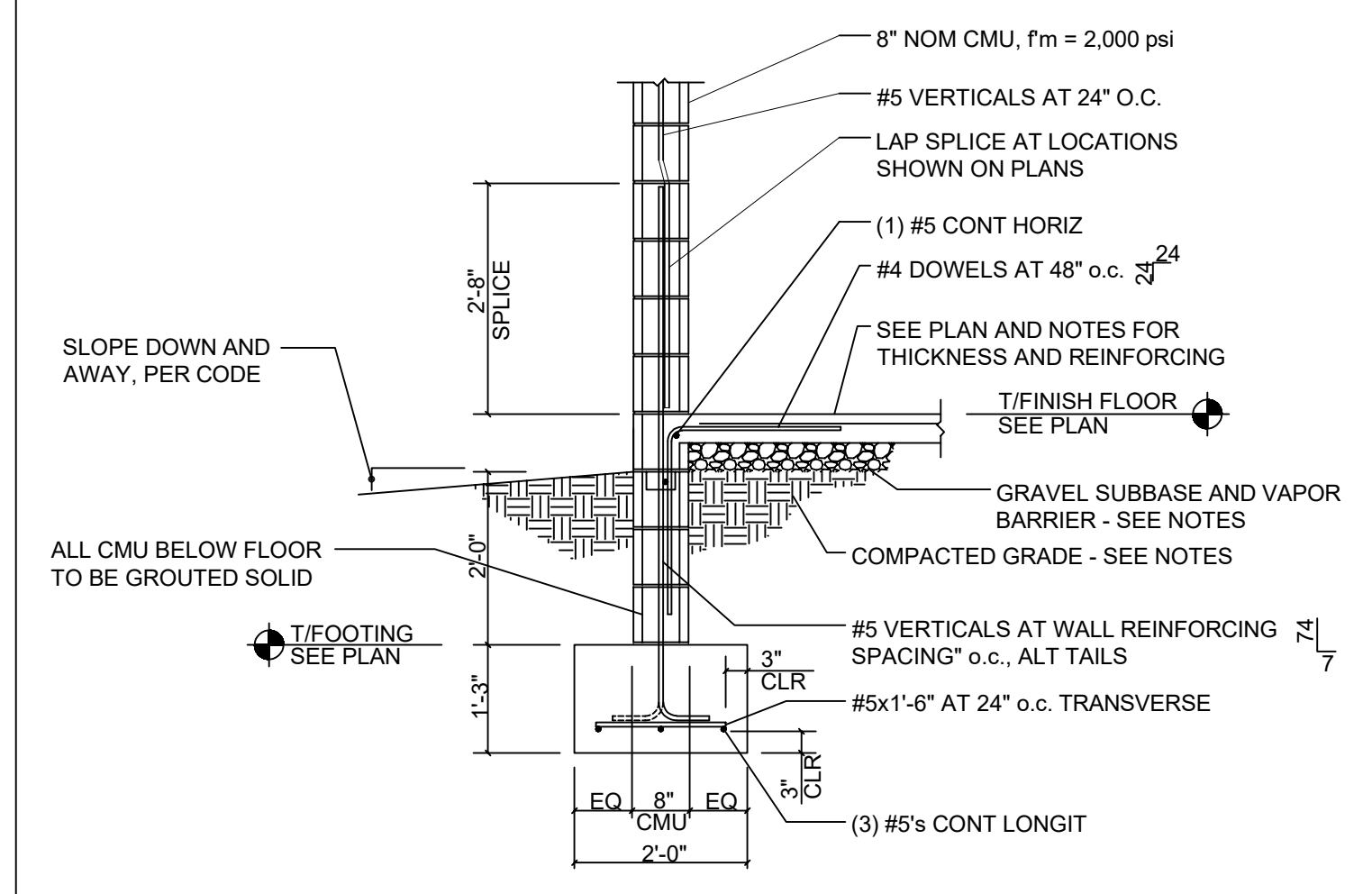
10
S-5.0 MULTIPLE STEP IN FOOTING - TYPICAL DETAIL



7
S-5.0 VERTICAL REINFORCEMENT - ONE STORY CMU WALL



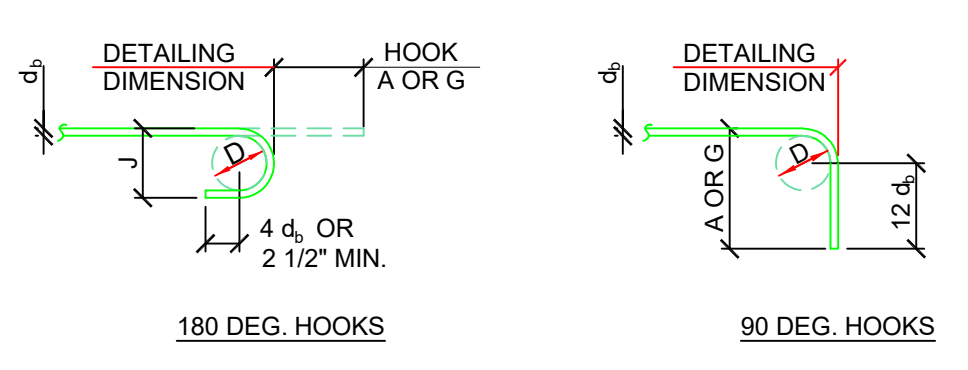
4
S-5.0 SLAB CONTROL/CONSTRUCTION JOINT DETAIL



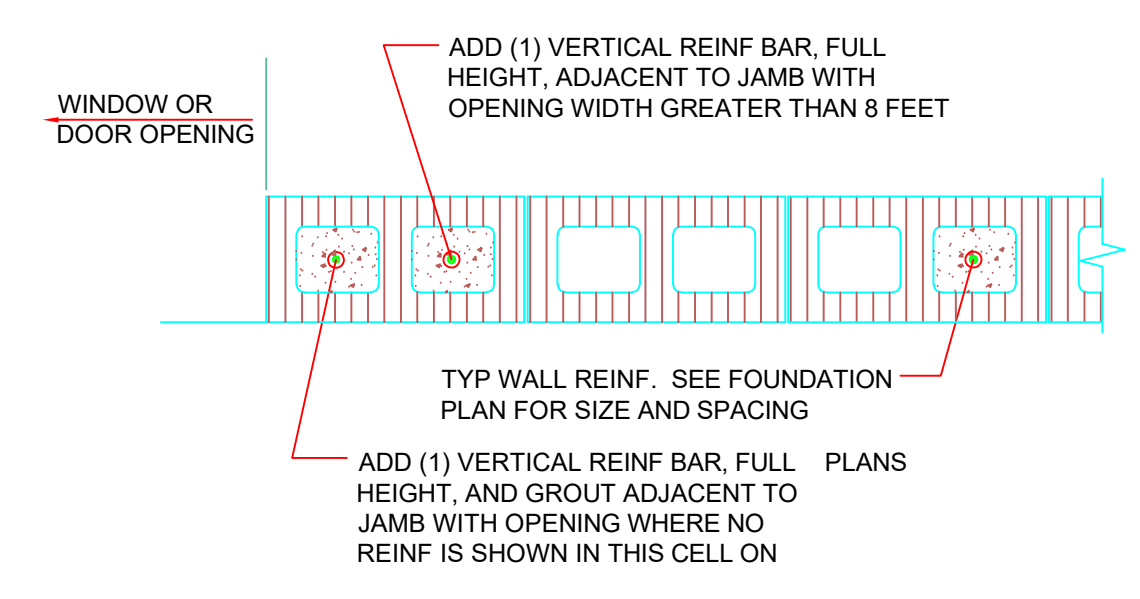
1
S-5.0 FOOTING SECTION

STANDARD REINFORCING HOOK SCHEDULE
RECOMMENDED END HOOKS, ALL GRADES

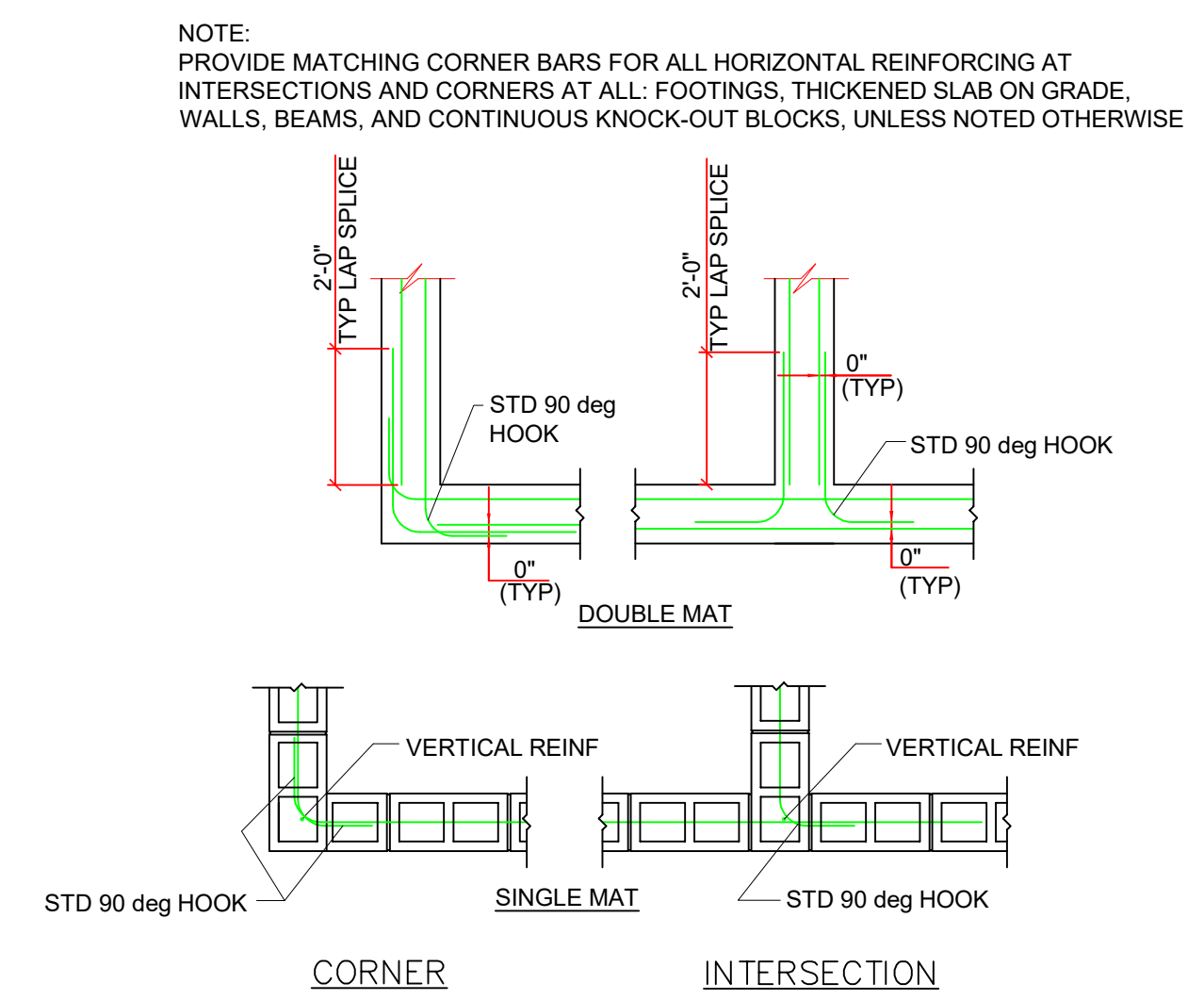
BAR SIZE d _b	FINISHED BEND DIAMETER, 'D'	180° HOOKS		90° HOOKS	
		A OR G	J	A OR G	A OR G
#3	2 1/4"	5"	3"	6"	6"
#4	3"	6"	4"	8"	8"
#5	3 3/4"	7"	5"	10"	10"
#6	4 1/2"	8"	6"	12"	12"
#7	5 1/4"	10"	7"	14"	14"



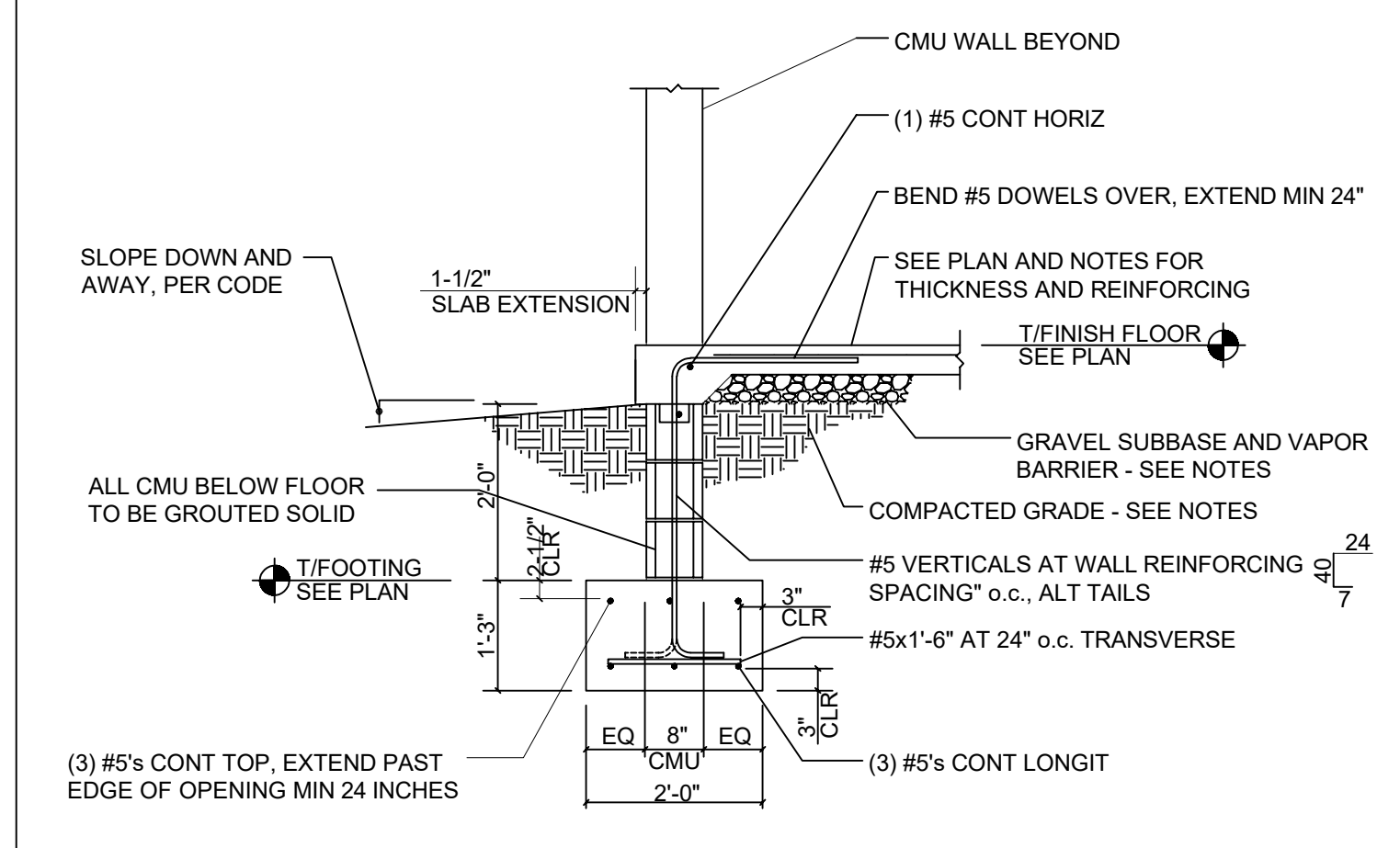
11
S-5.0 STANDARD HOOK DETAILS



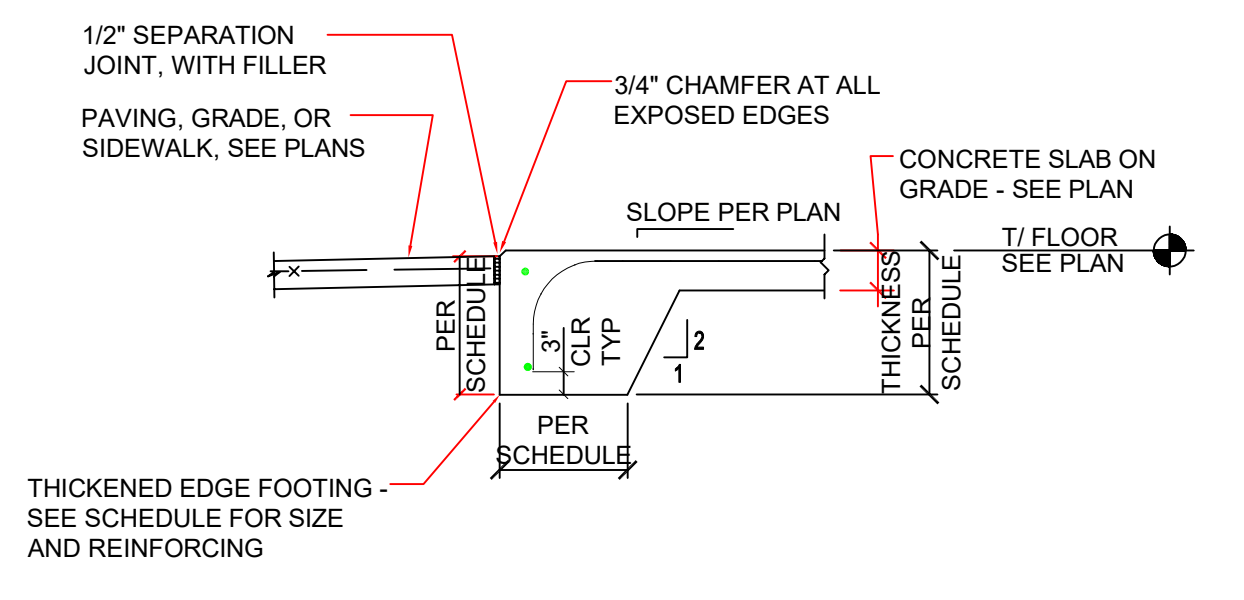
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S-5.0 MASONRY WALL OPENING DETAIL



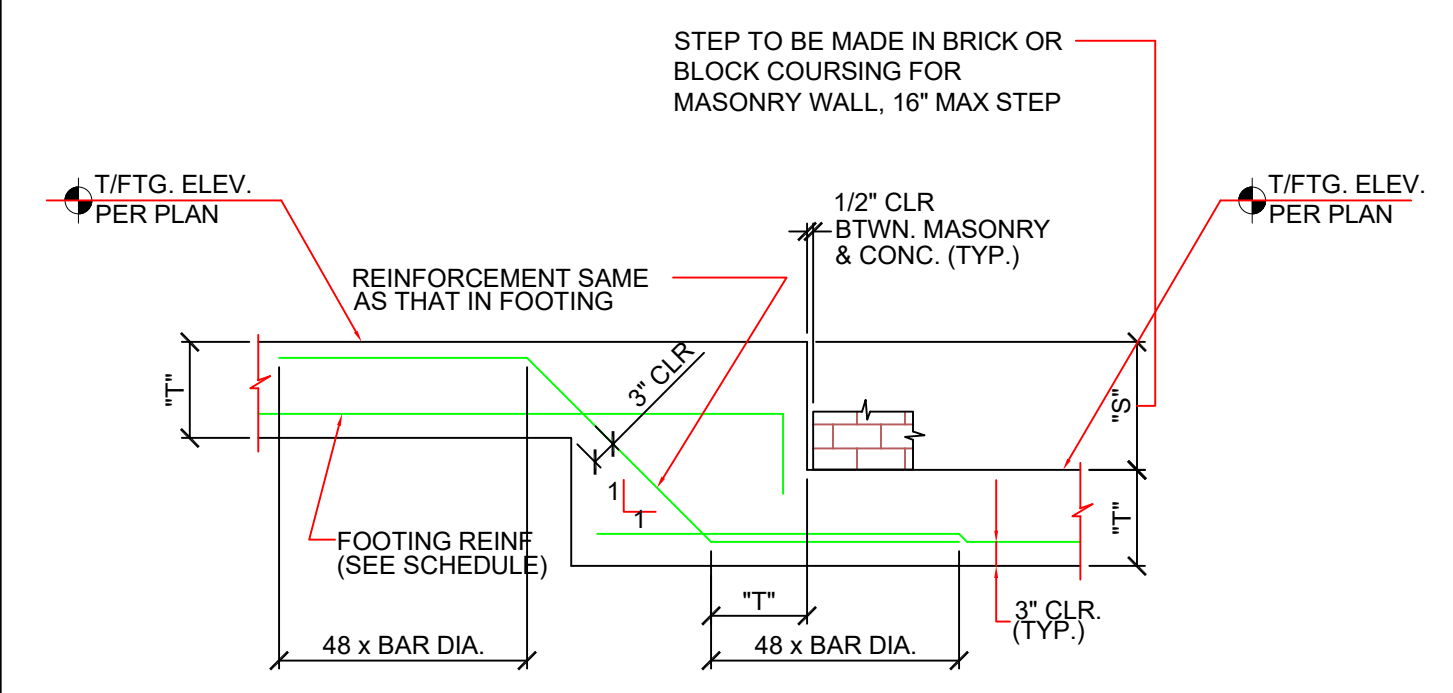
5
S-5.0 CORNER/INTERSECTION REINFORCING



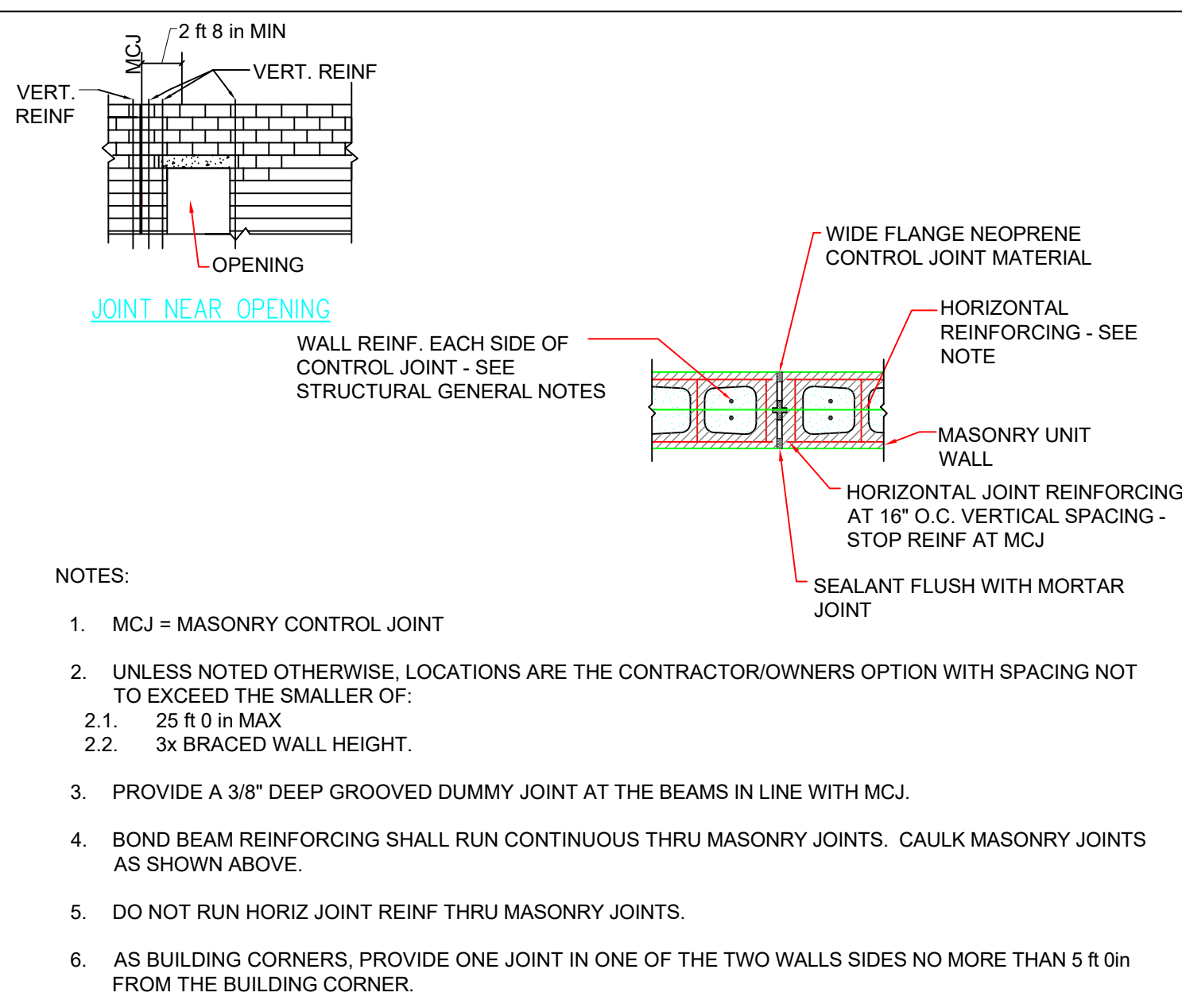
2
S-5.0 FOOTING SECTION AT OPENING



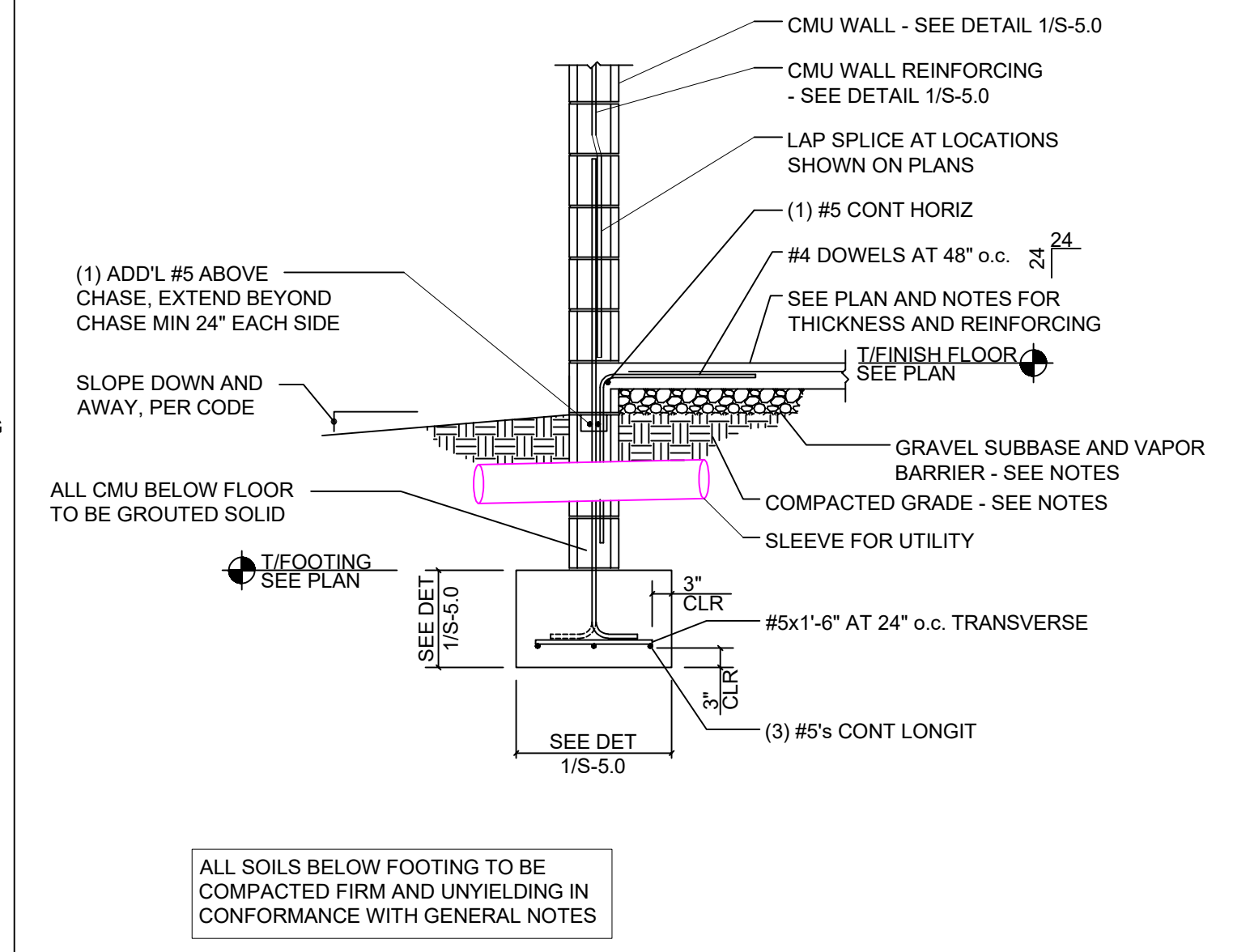
12
S-5.0 THICKENED EDGE SECTION



9
S-5.0 SINGLE STEP IN FOOTING - TYPICAL DETAIL

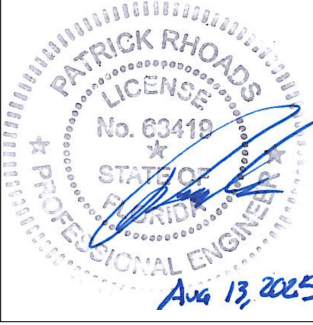


6
S-5.0 TYPICAL MASONRY UNIT WALL CONTROL JOINT



3
S-5.0 FOOTING SECTION WITH CHASE

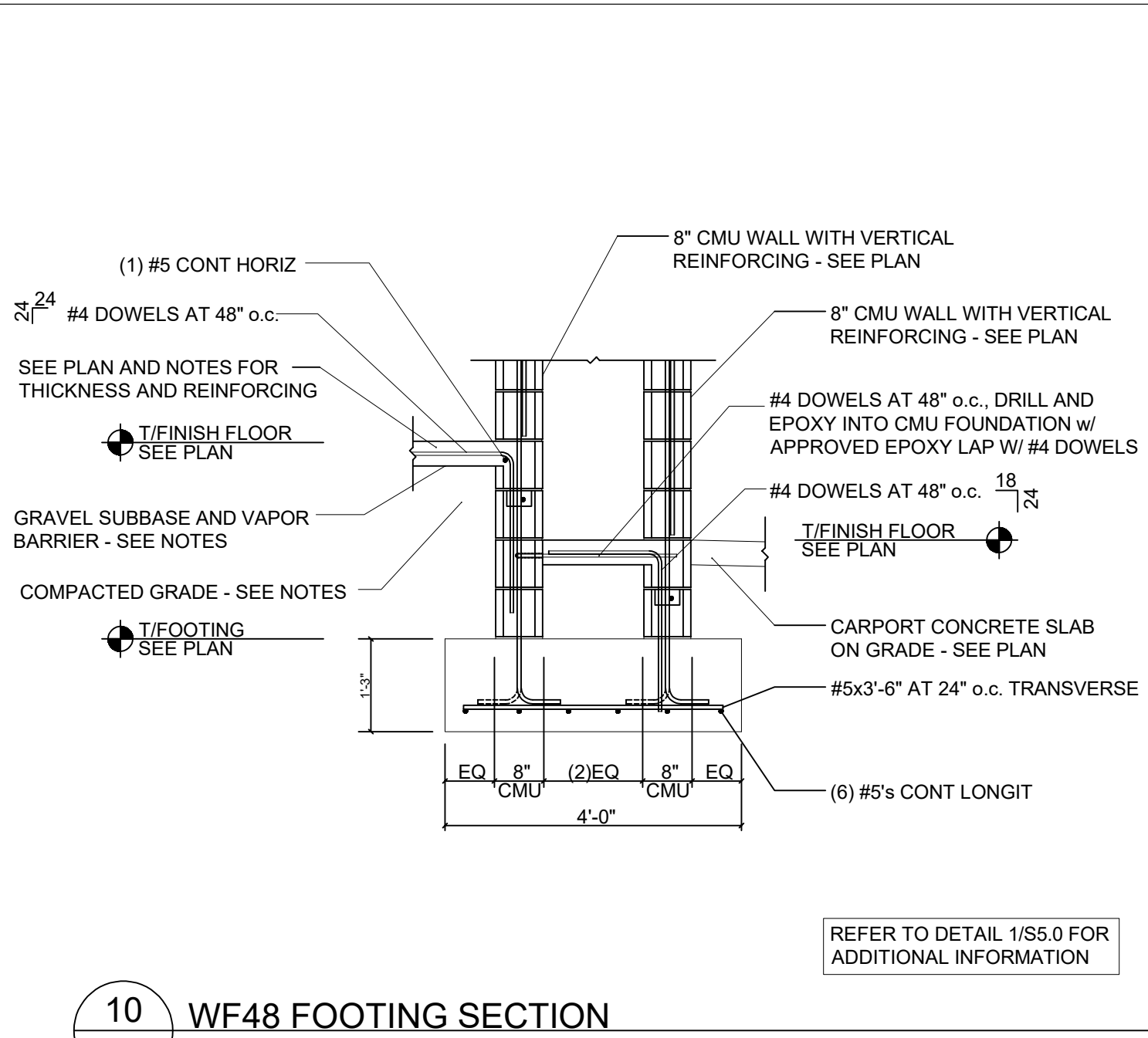
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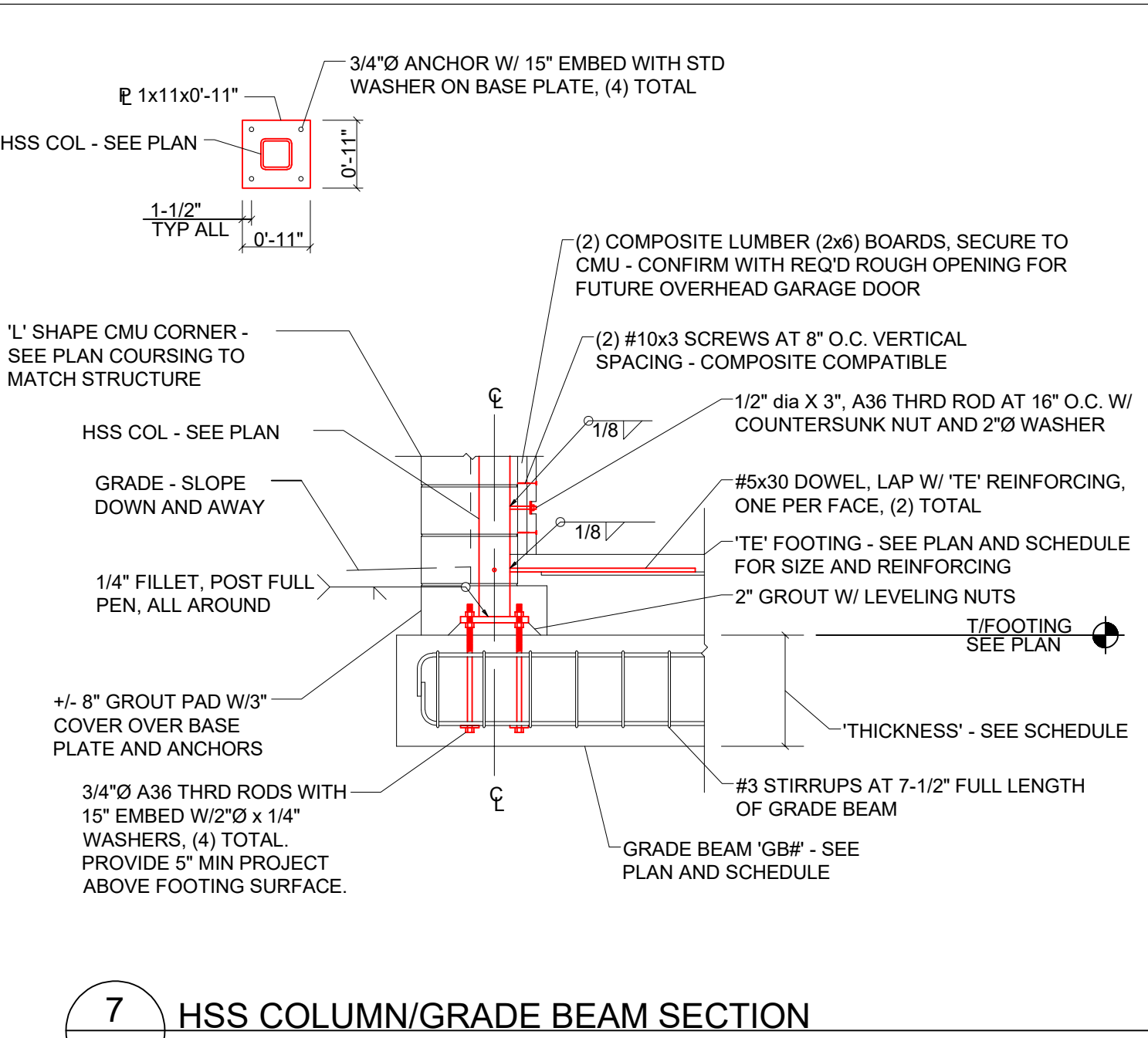
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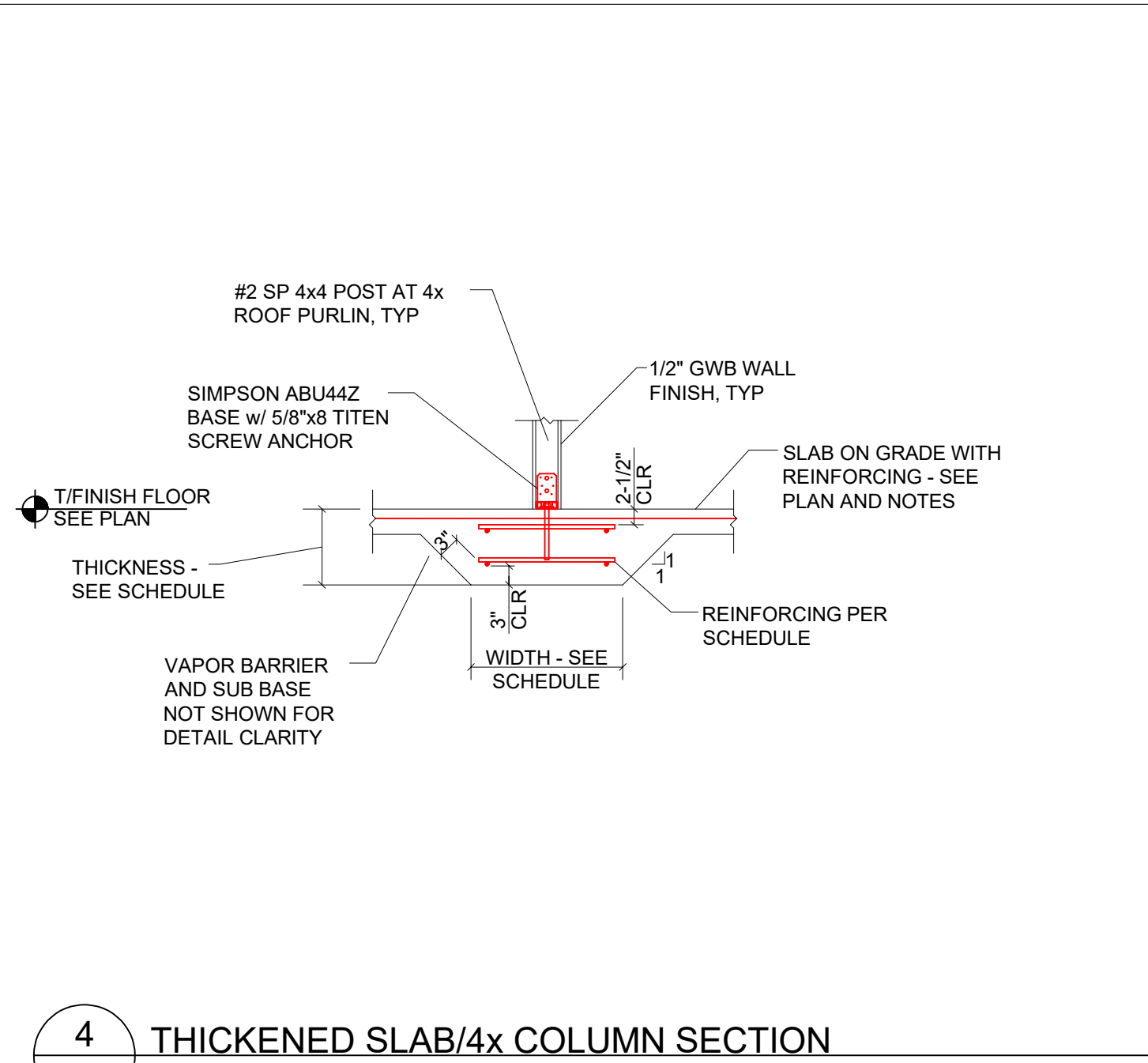
FOUNDATION DETAILS



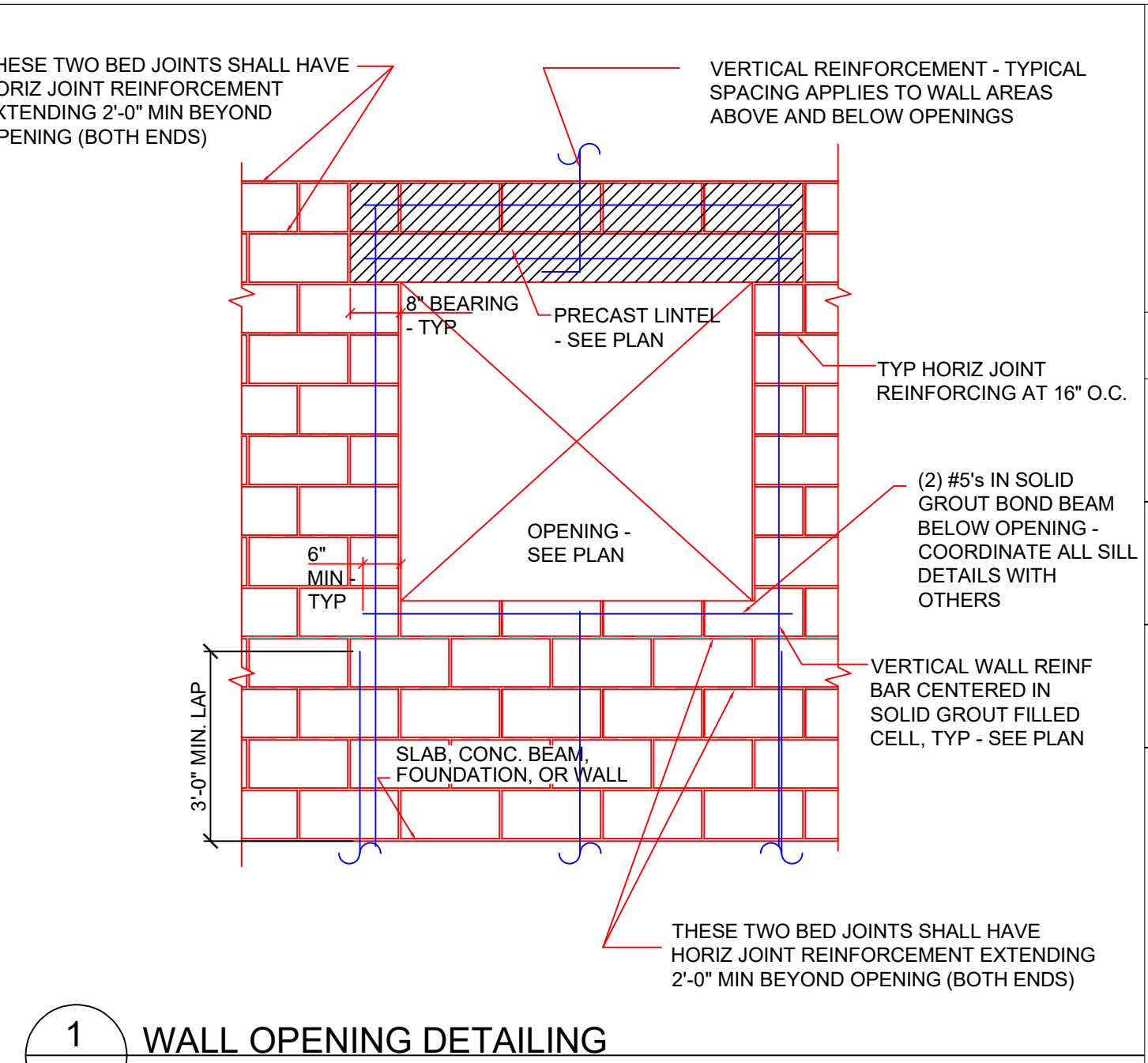
10 WF48 FOOTING SECTION
S-5.1



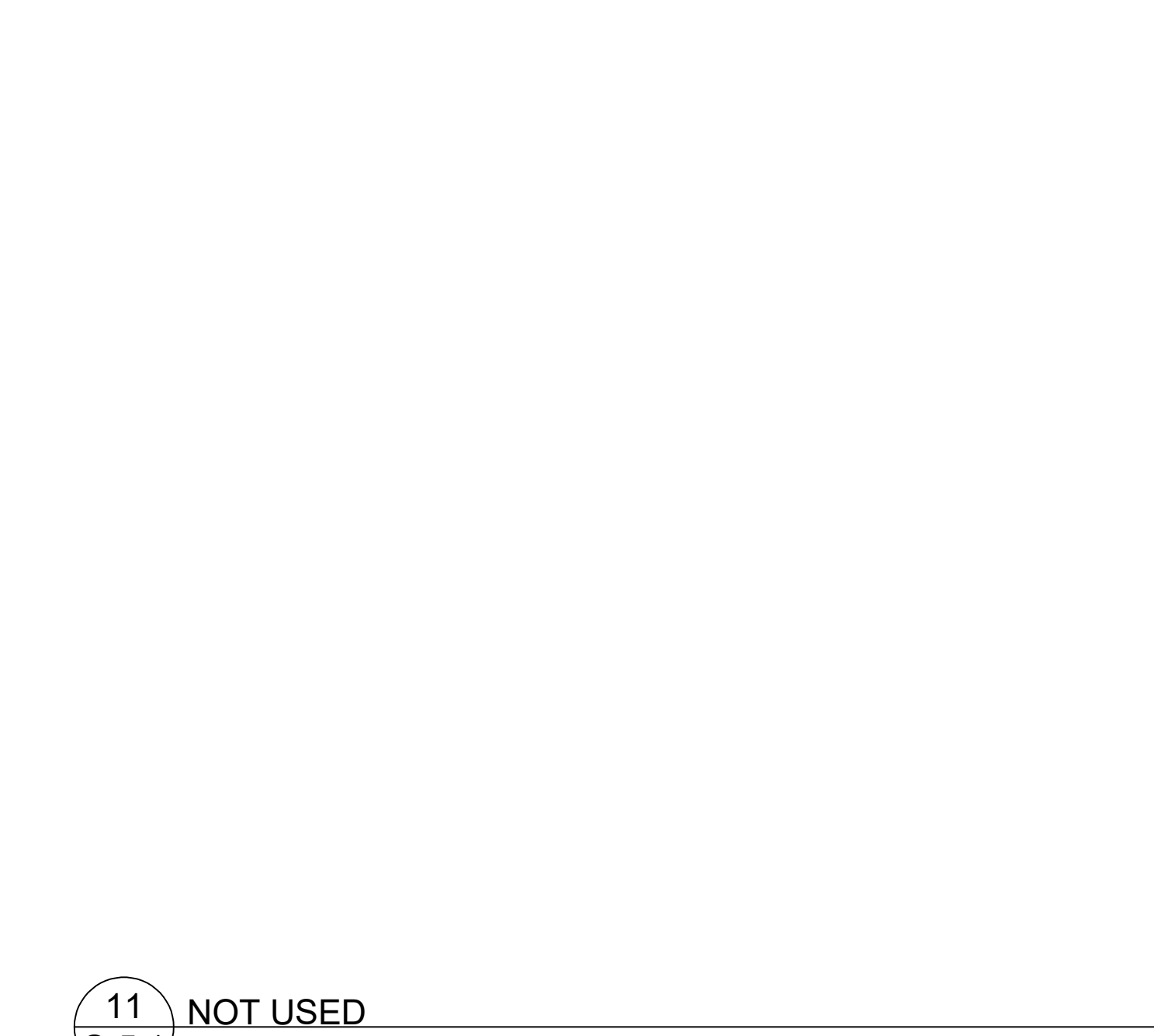
7 HSS COLUMN/GRADE BEAM SECTION
S-5.1



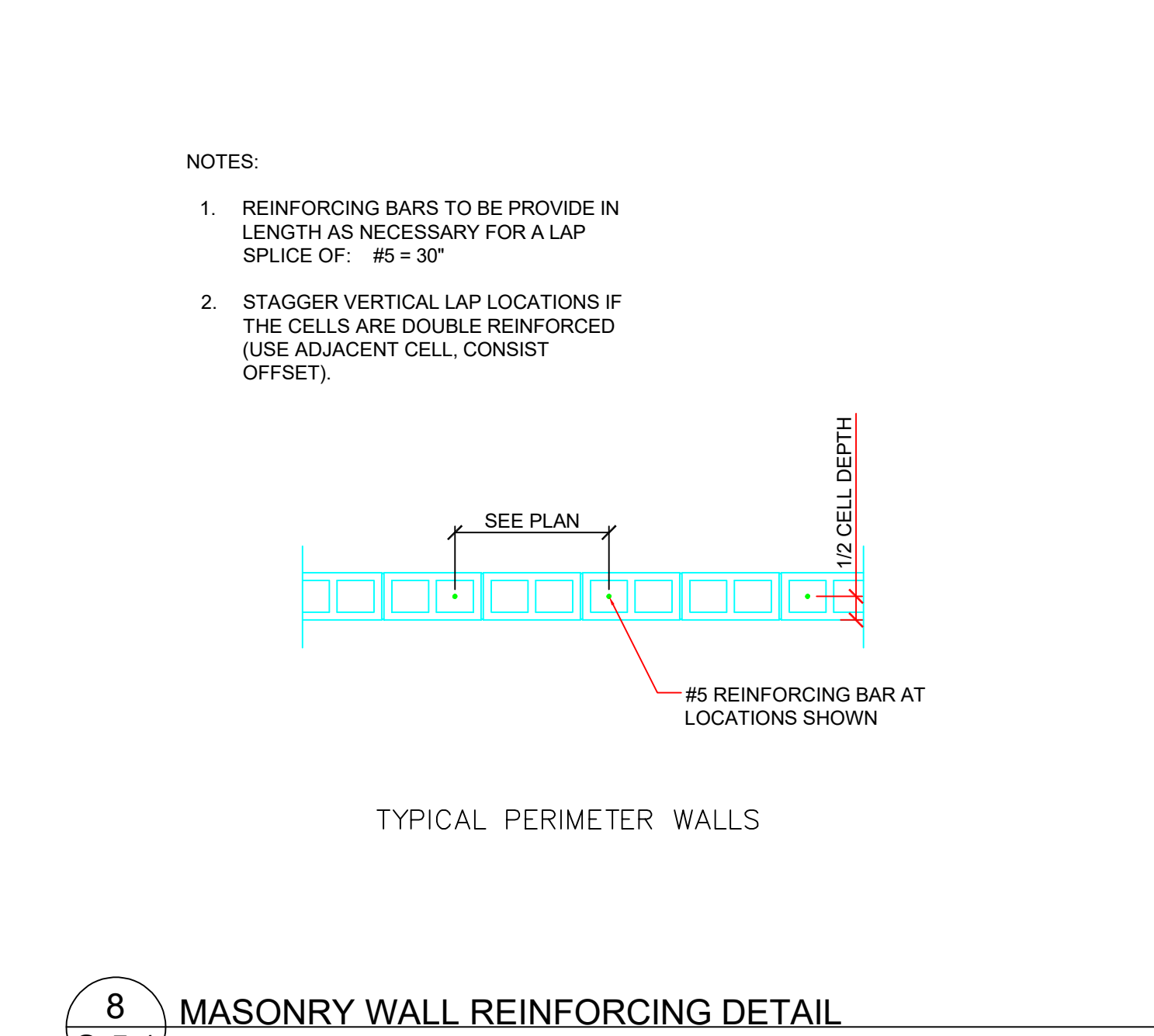
4 THICKENED SLAB/4x COLUMN SECTION
S-5.1



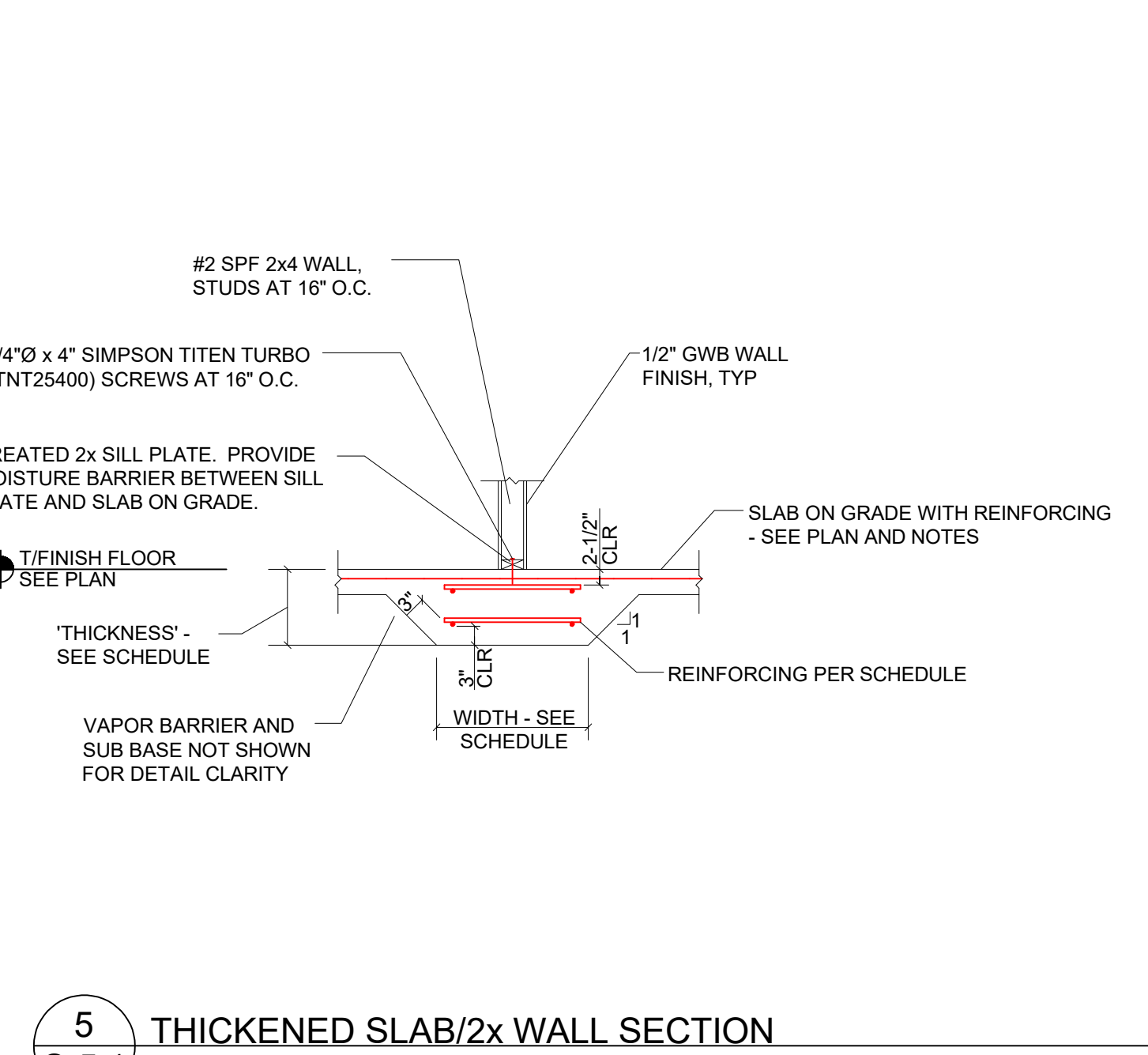
1 WALL OPENING DETAILING
S-5.1



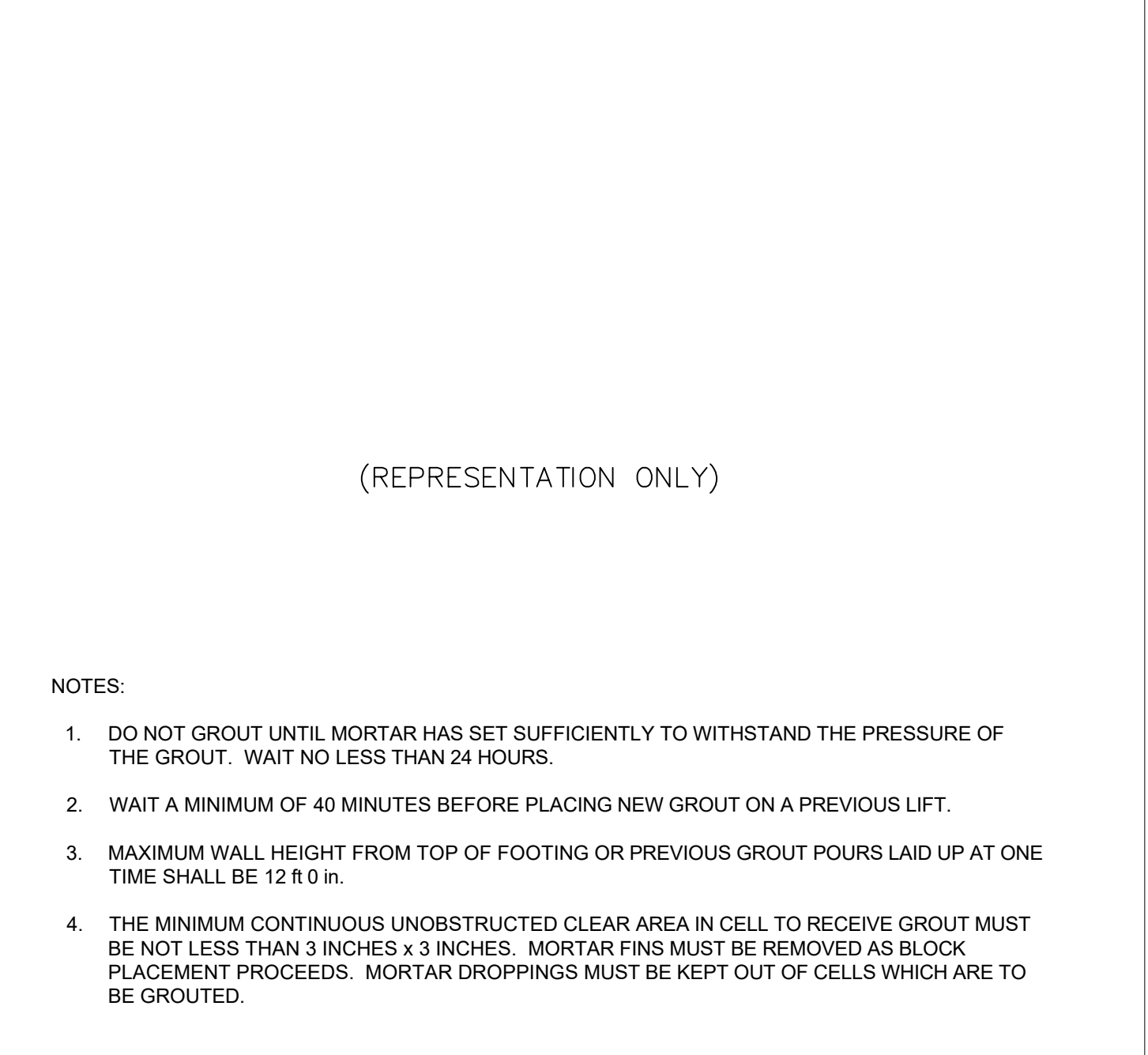
11 NOT USED
S-5.1



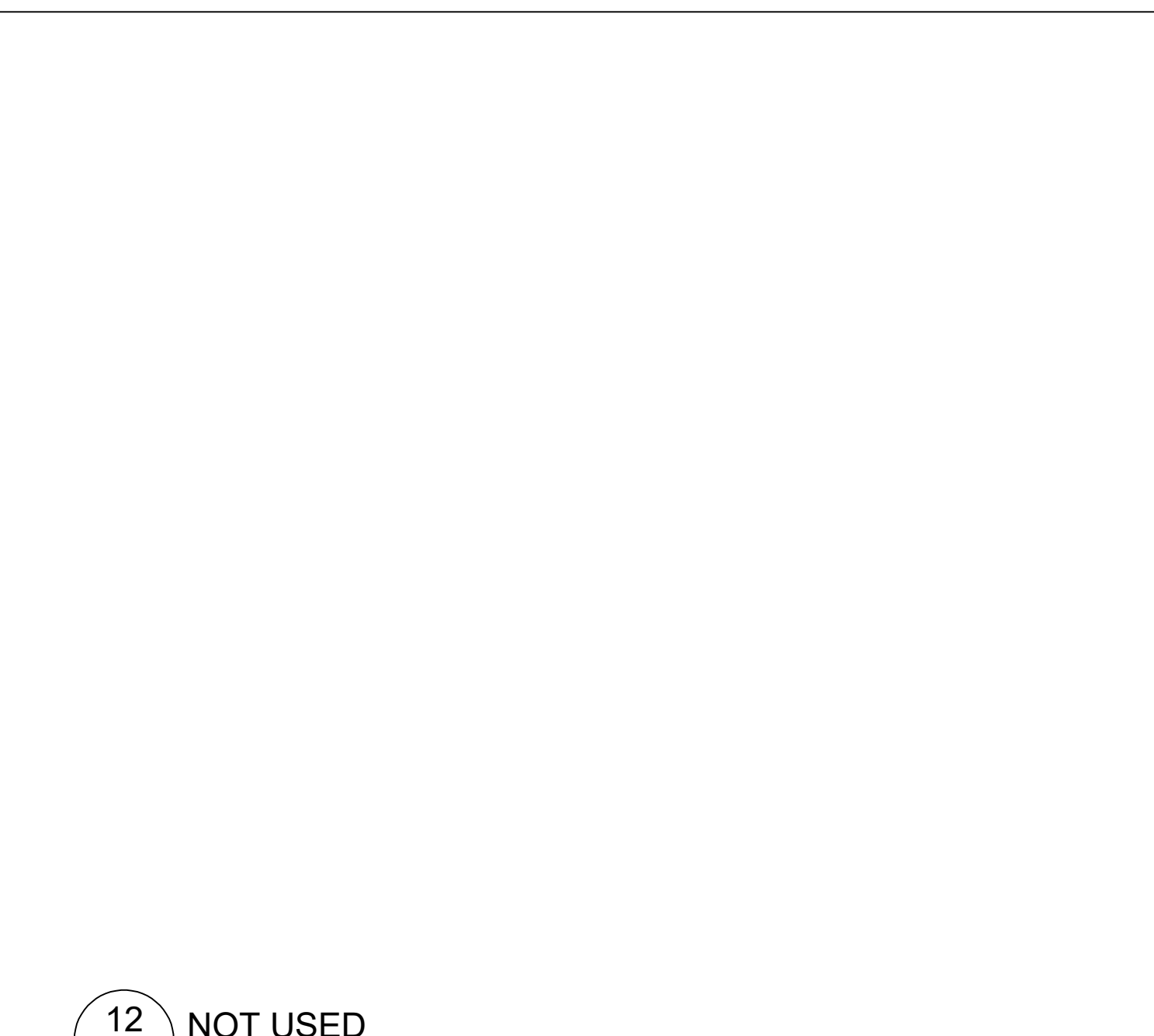
8 MASONRY WALL REINFORCING DETAIL
S-5.1



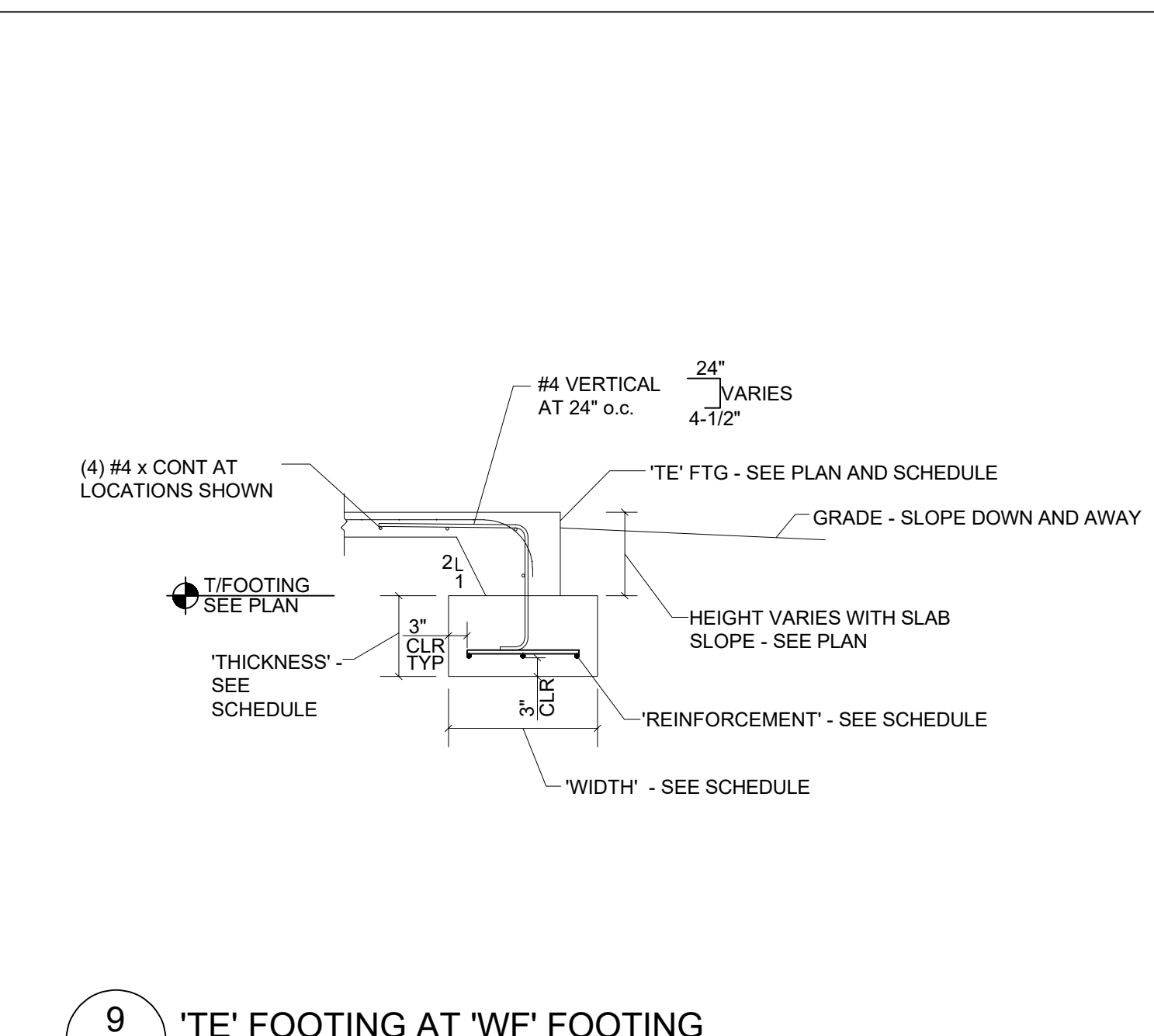
5 THICKENED SLAB/2x WALL SECTION
S-5.1



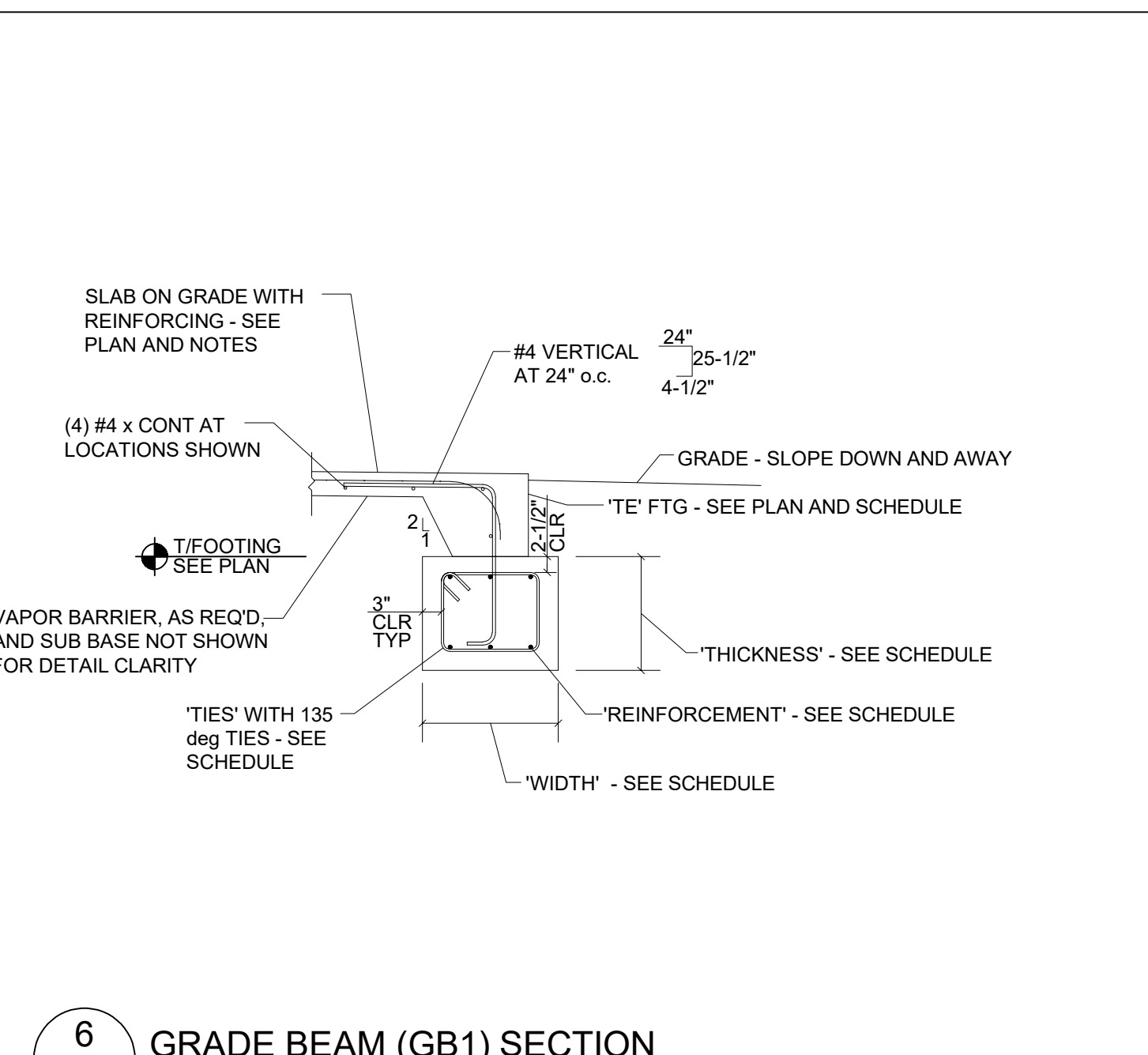
3 WALL GROUTING DETAIL
S-5.1



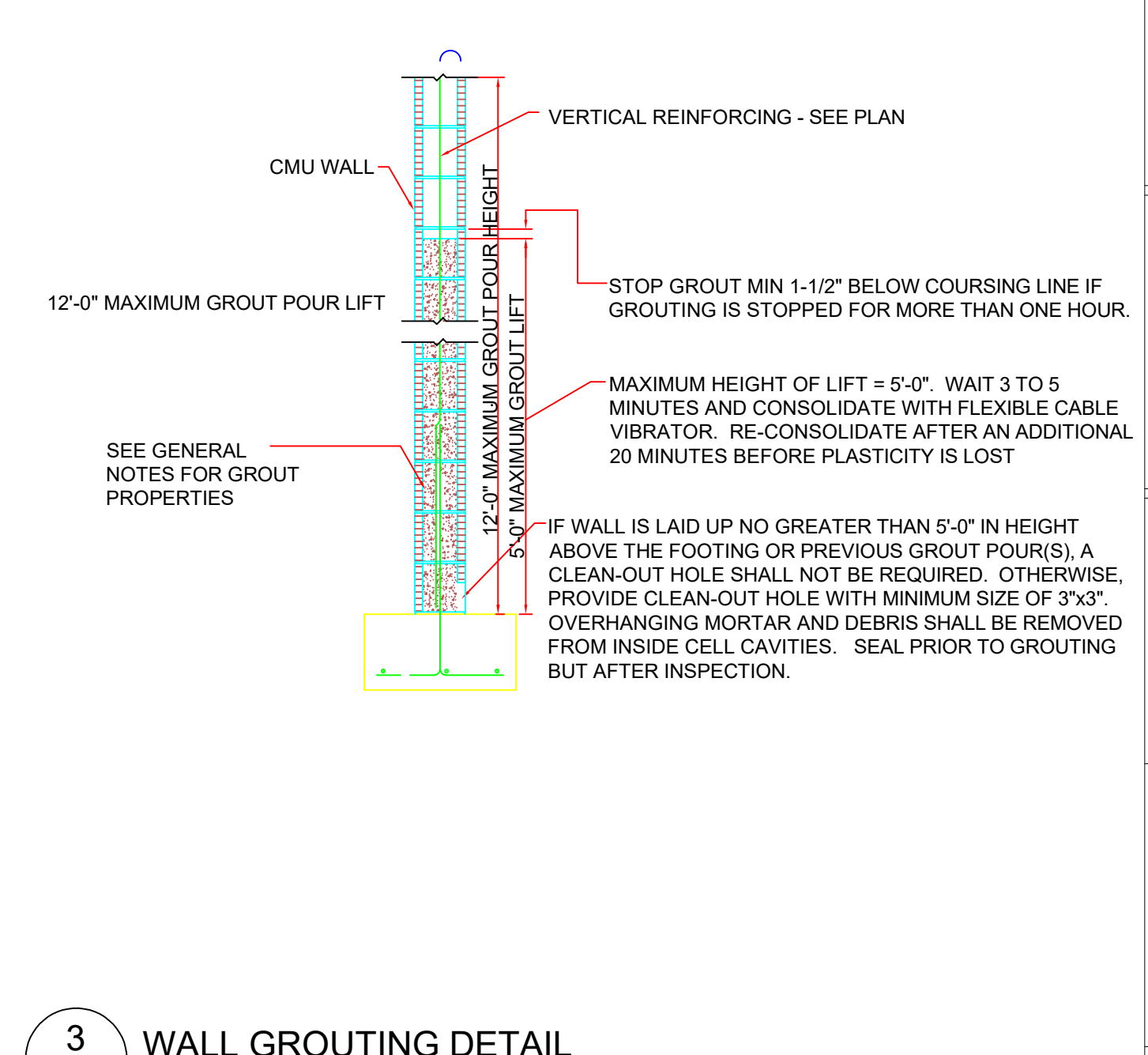
12 NOT USED
S-5.1



9 'TE' FOOTING AT 'WF' FOOTING
S-5.1

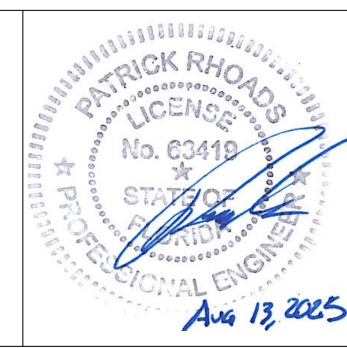


6 GRADE BEAM (GB1) SECTION
S-5.1



3 WALL GROUTING DETAIL
S-5.1

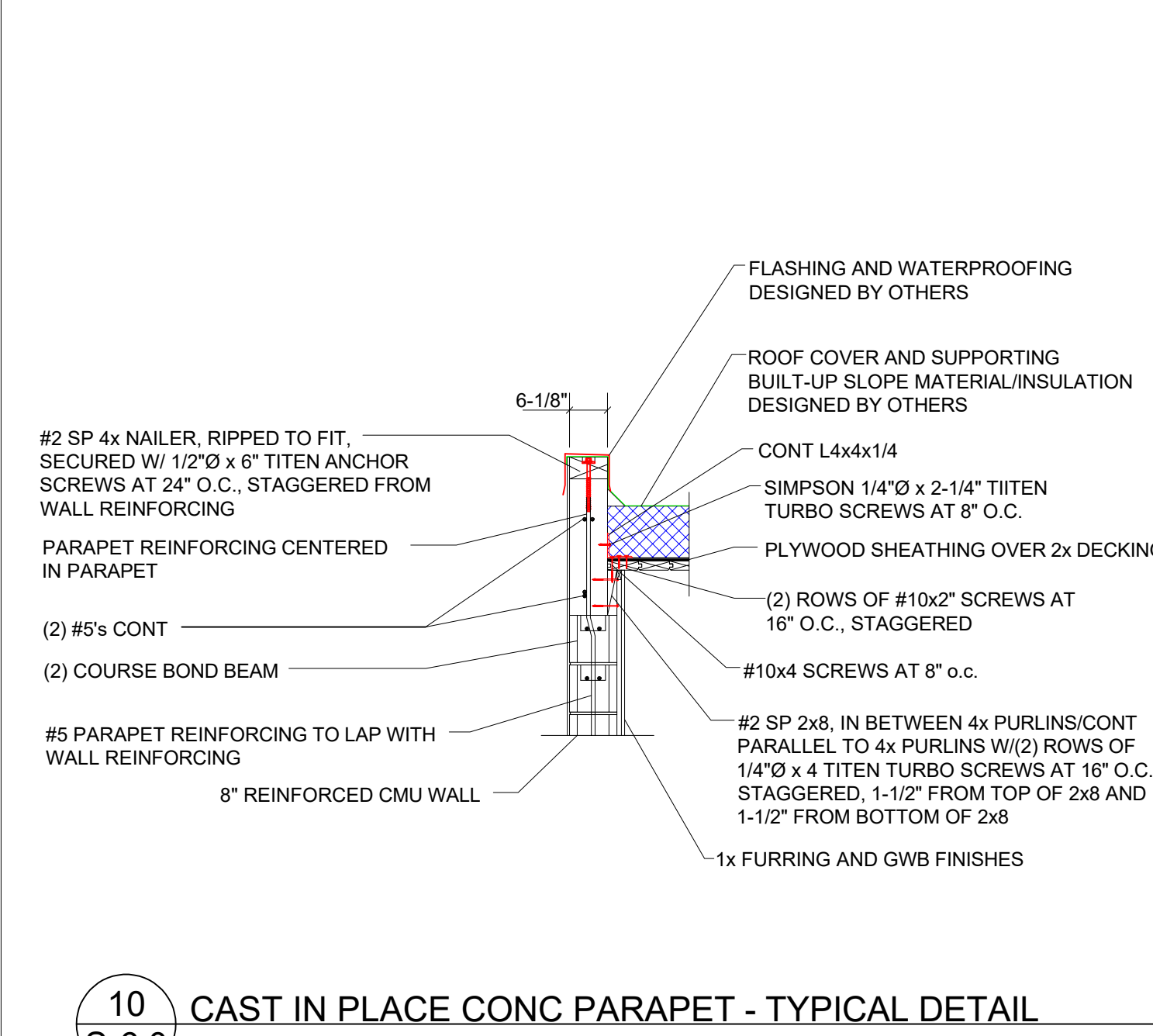
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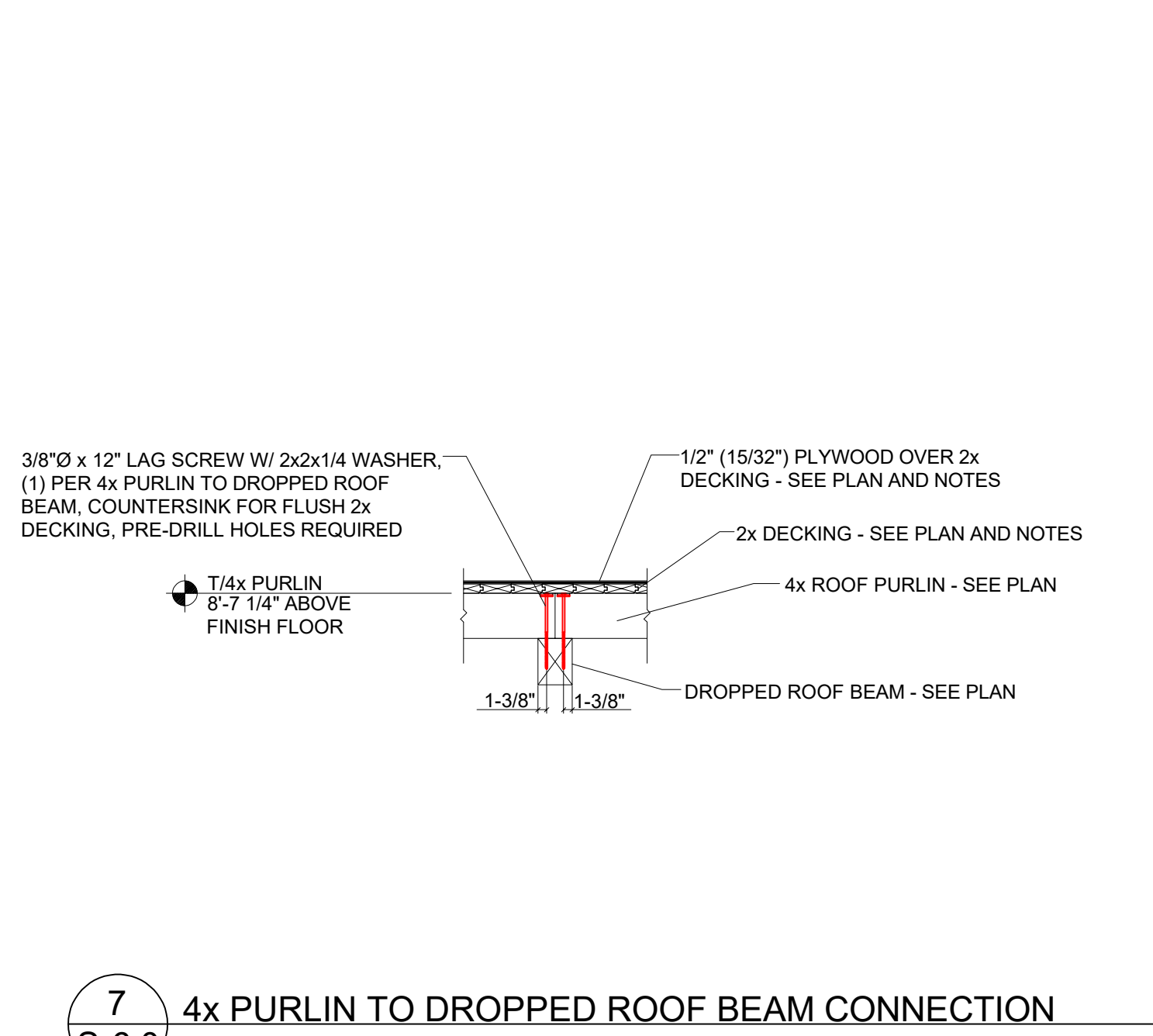
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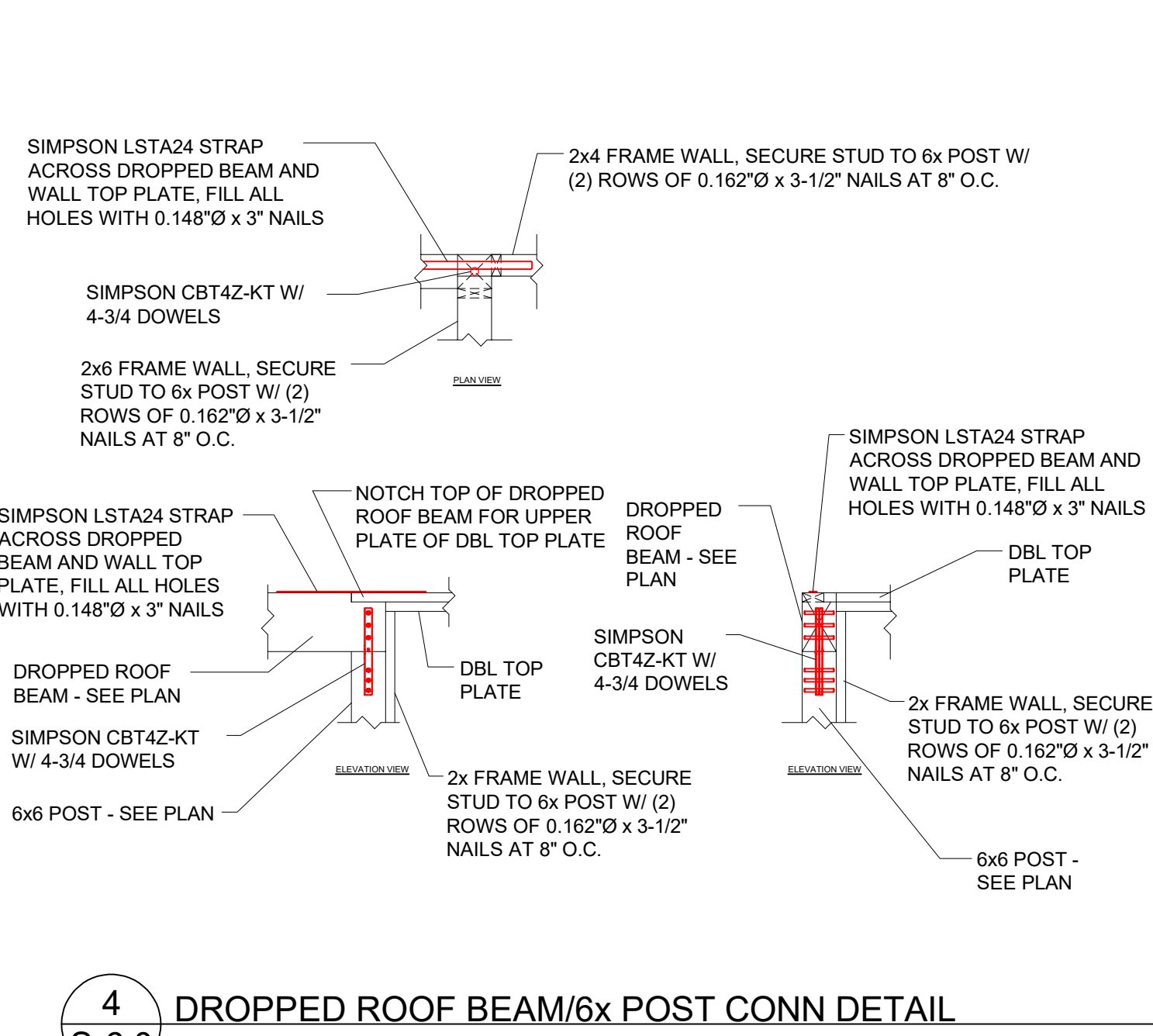
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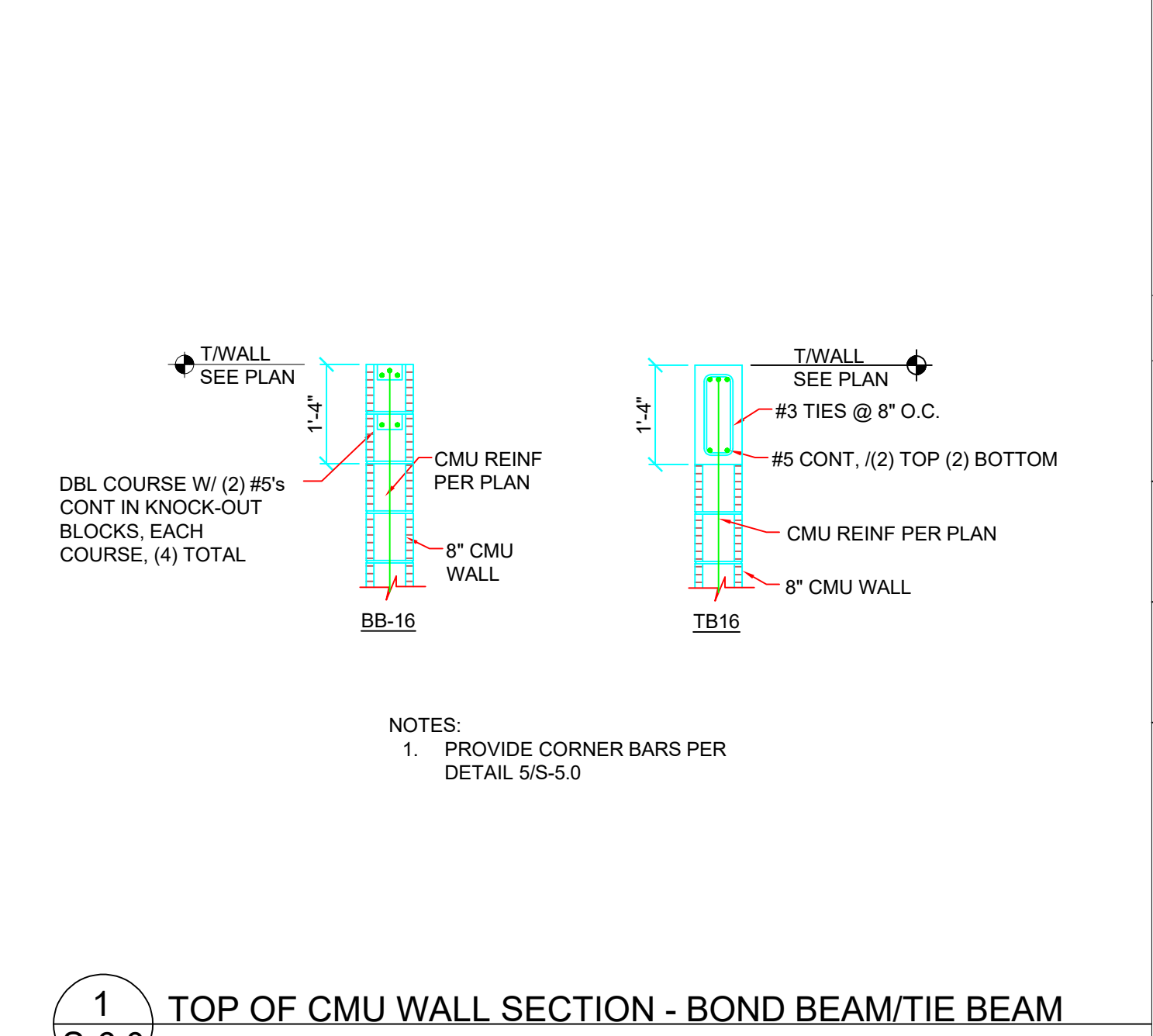
10
S-6.0 CAST IN PLACE CONC PARAPET - TYPICAL DETAIL



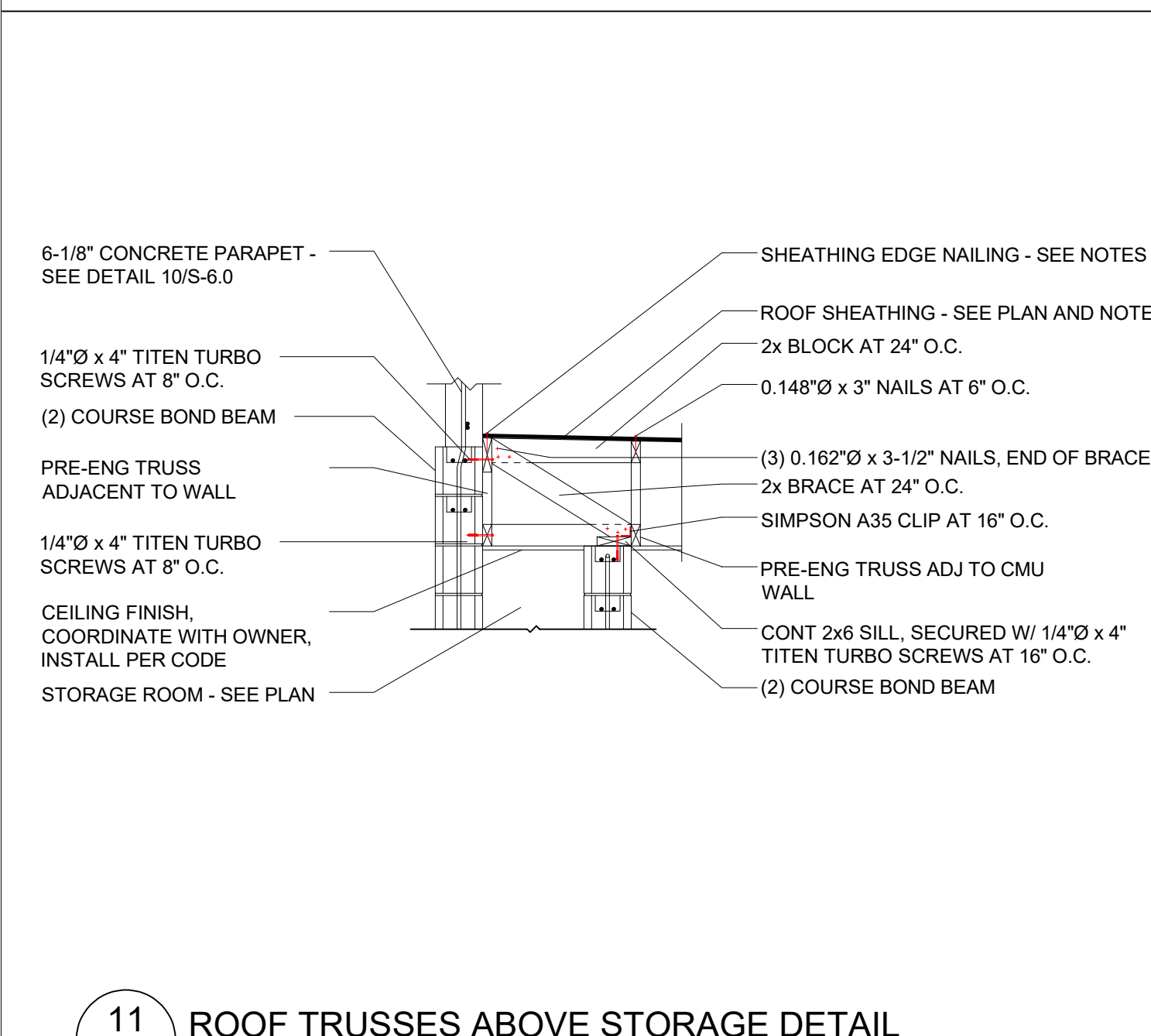
7
S-6.0 4x PURLIN TO DROPPED ROOF BEAM CONNECTION



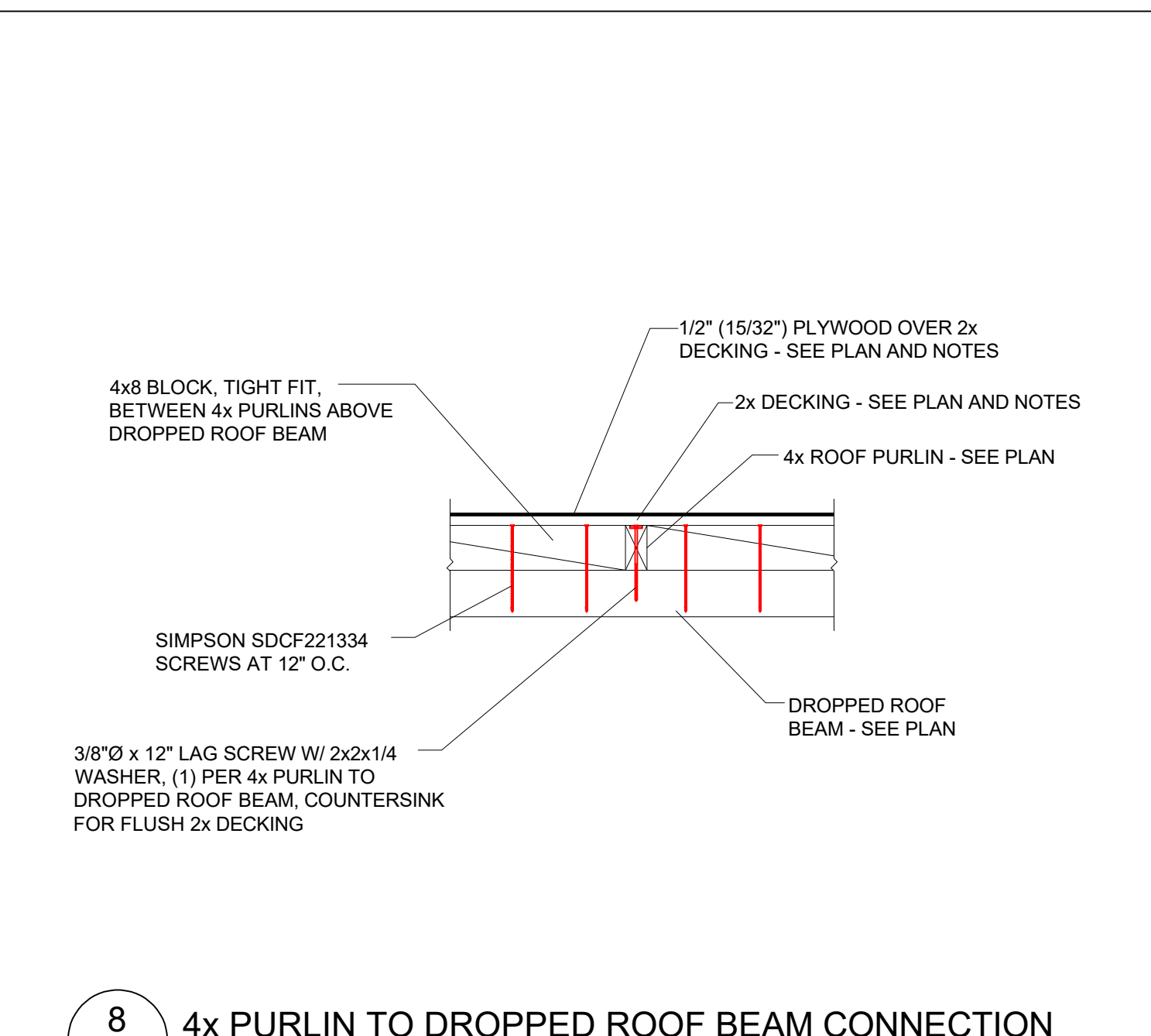
4
S-6.0 DROPPED ROOF BEAM/6x POST CONN DETAIL



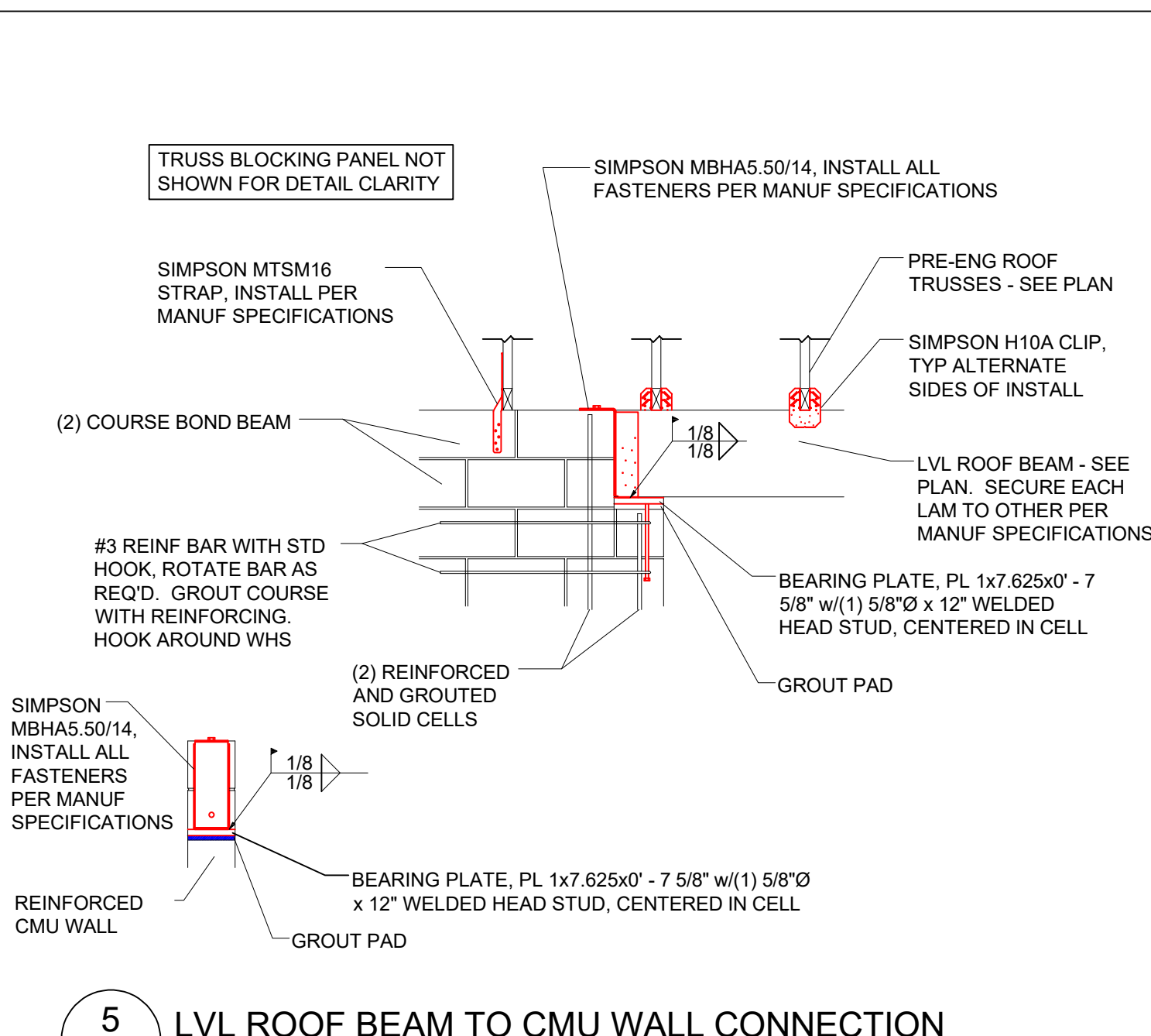
1
S-6.0 TOP OF CMU WALL SECTION - BOND BEAM/TIE BEAM



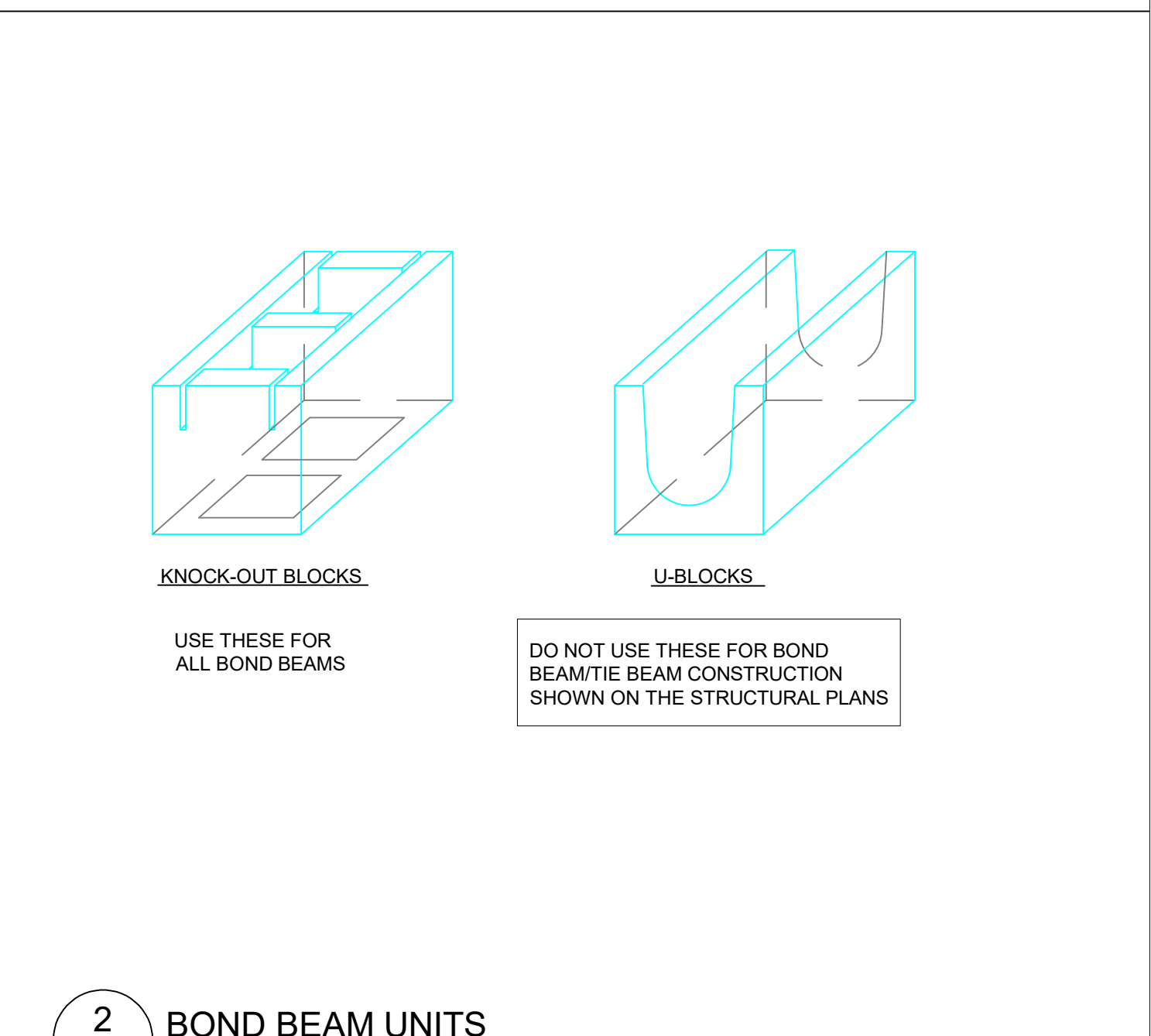
11
S-6.0 ROOF TRUSSES ABOVE STORAGE DETAIL



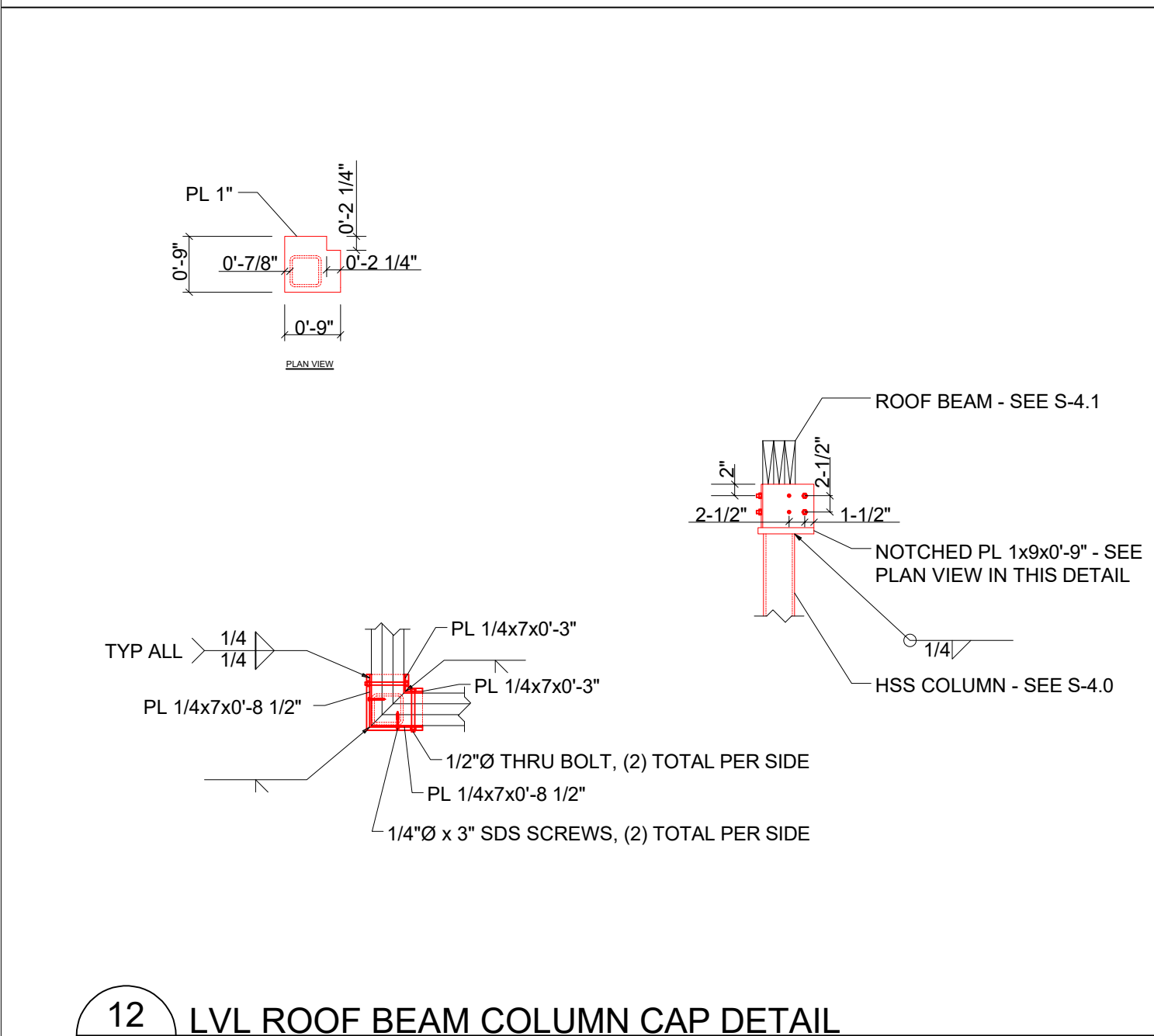
8
S-6.0 4x PURLIN TO DROPPED ROOF BEAM CONNECTION



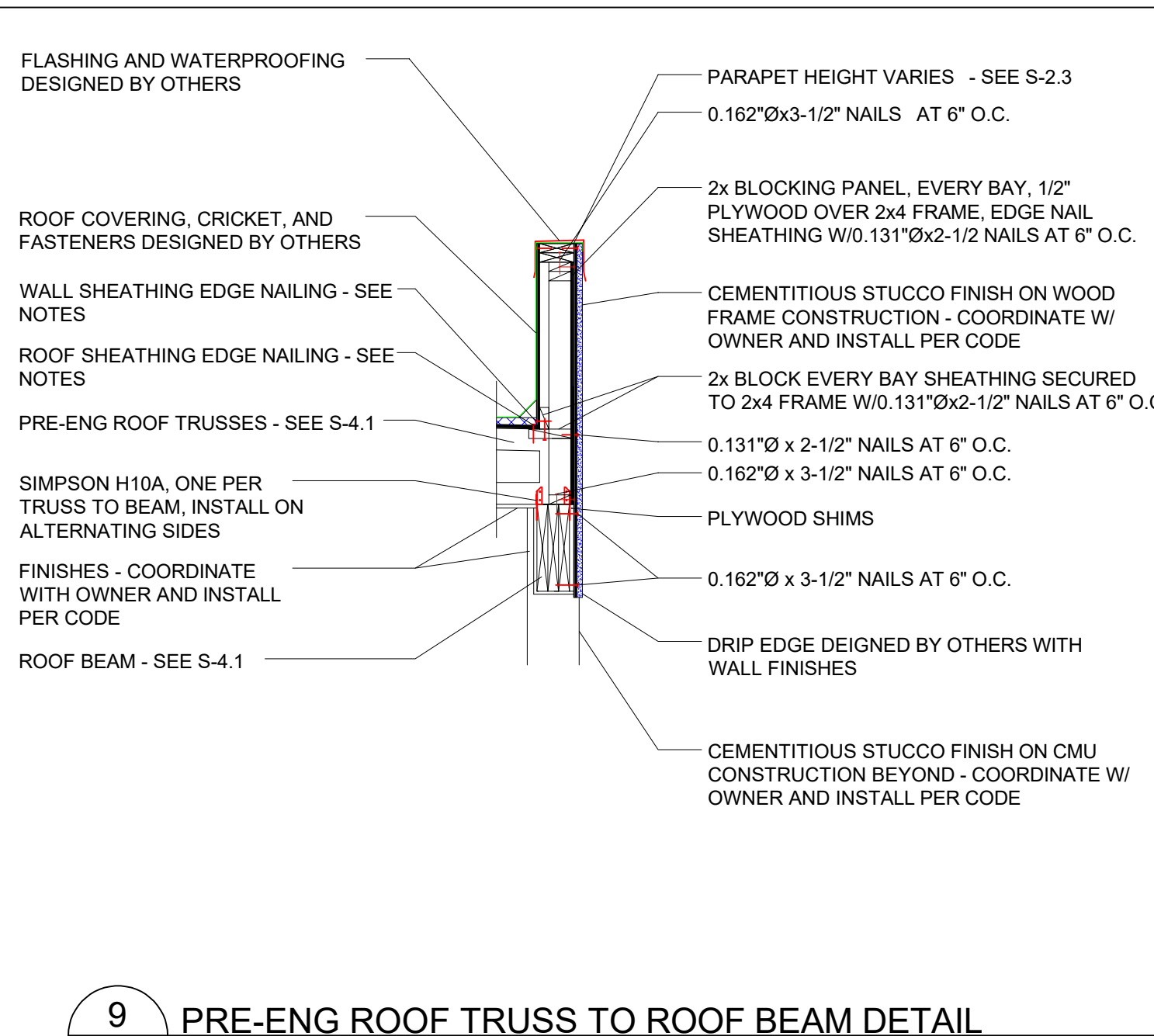
5
S-6.0 LVL ROOF BEAM TO CMU WALL CONNECTION



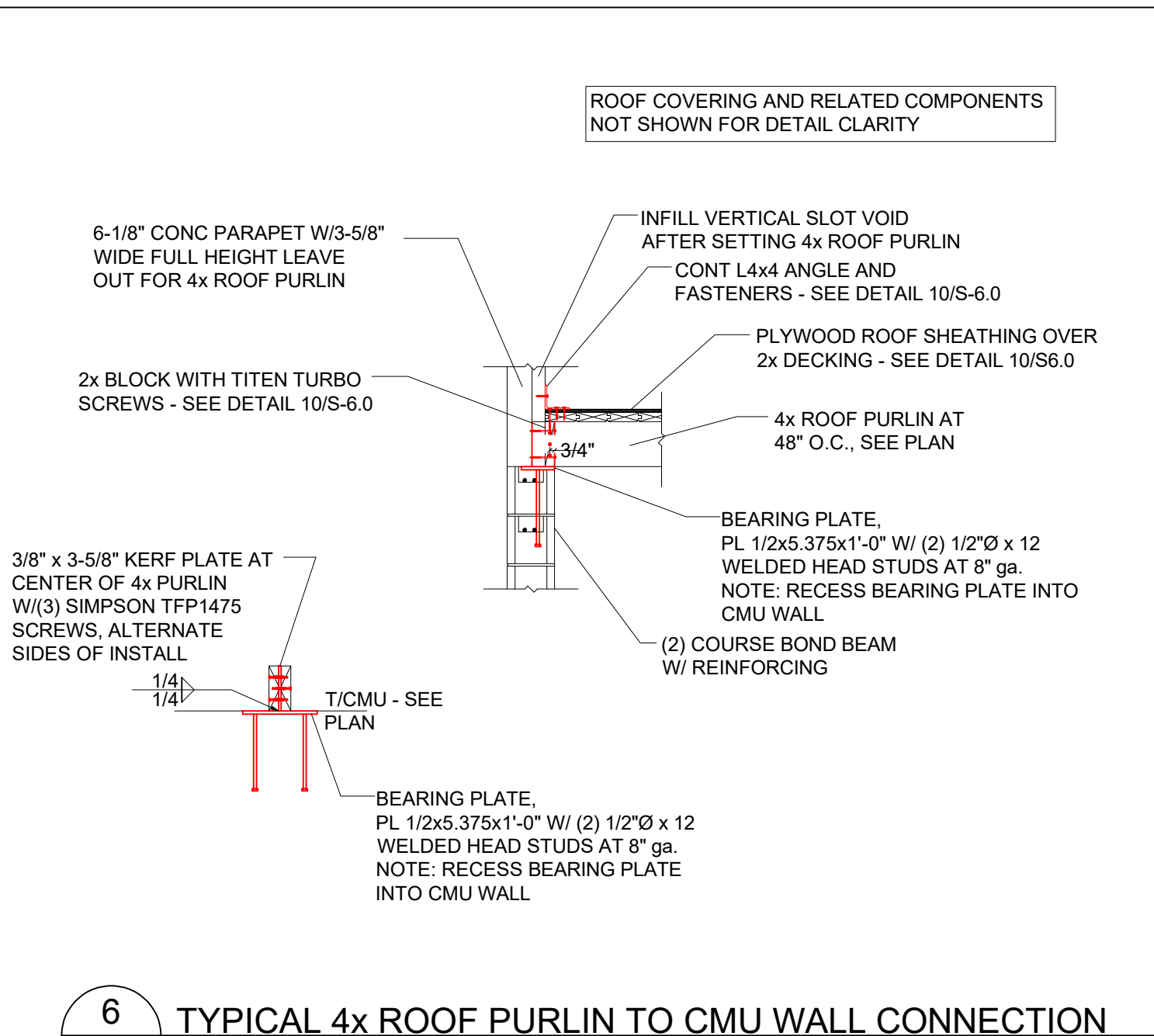
2
S-6.0 BOND BEAM UNITS



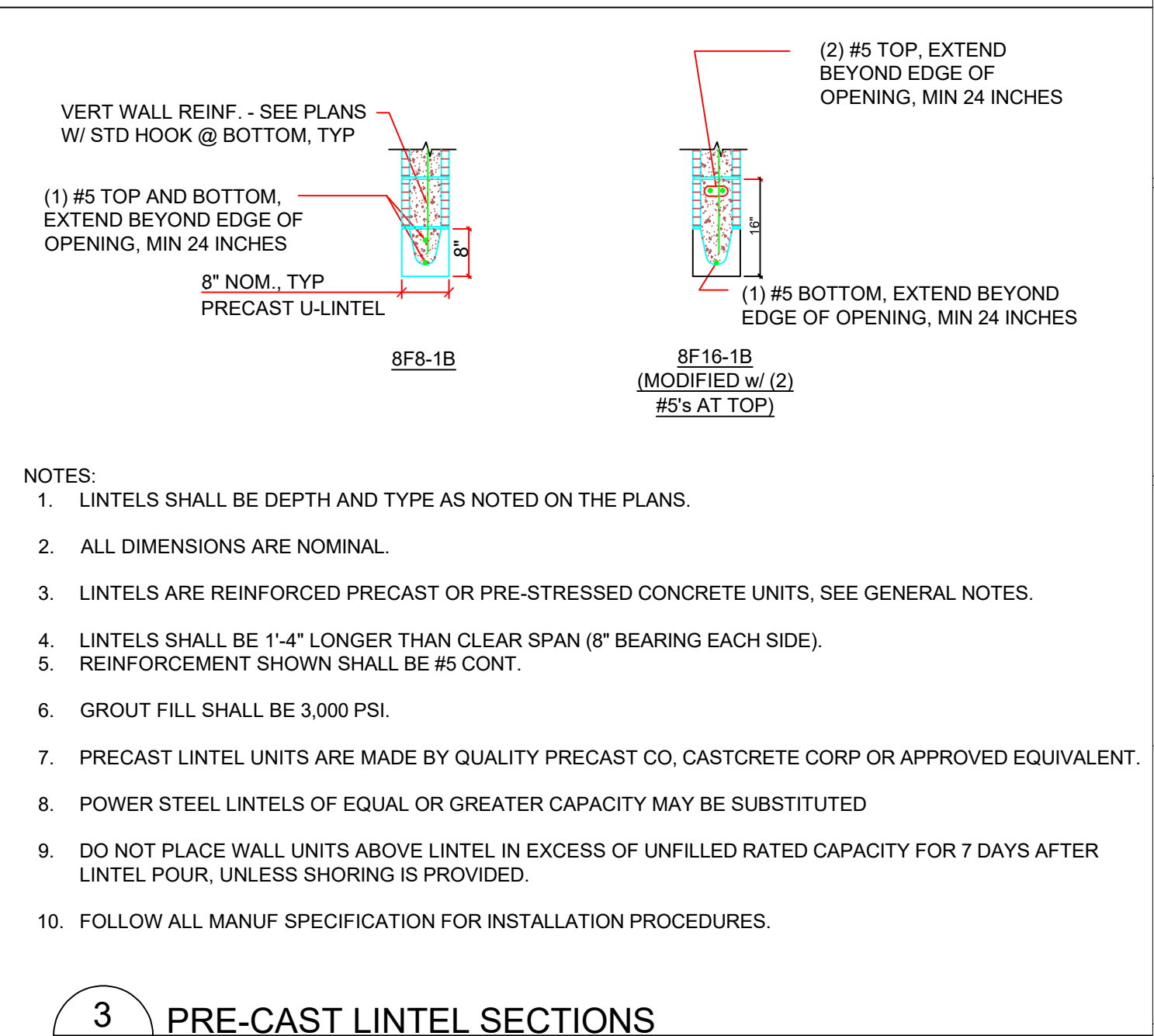
12
S-6.0 LVL ROOF BEAM COLUMN CAP DETAIL



9
S-6.0 PRE-ENG ROOF TRUSS TO ROOF BEAM DETAIL

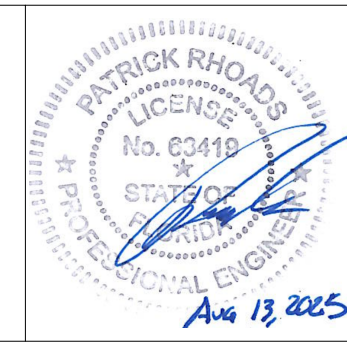


6
S-6.0 TYPICAL 4x ROOF PURLIN TO CMU WALL CONNECTION



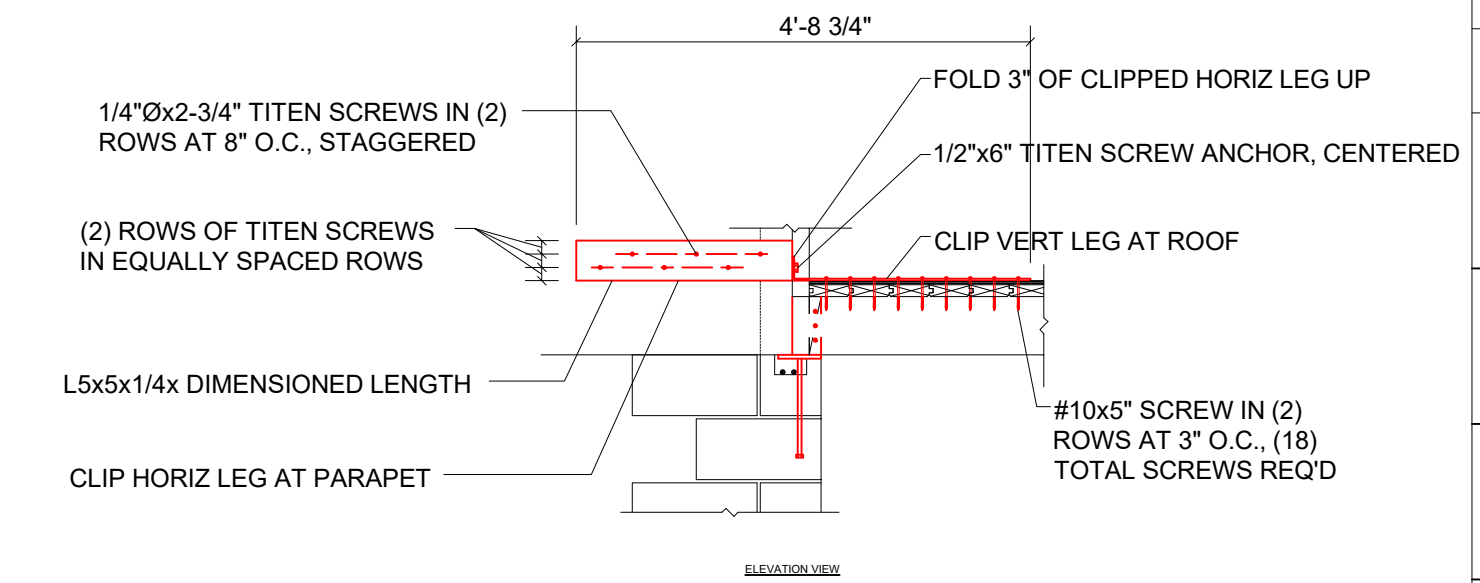
3
S-6.0 PRE-CAST LINTEL SECTIONS

It is the opinion of the engineer that the design contained within these plans and specifications was developed in accordance with the current edition of the Florida Building Code. The Engineer of Record's seal pertains only to the structural portion of these drawings and is only valid for twelve months from the date of issuance.



This item has been digitally signed and sealed by Patrick Rhoads, PE, on August 13, 2025.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

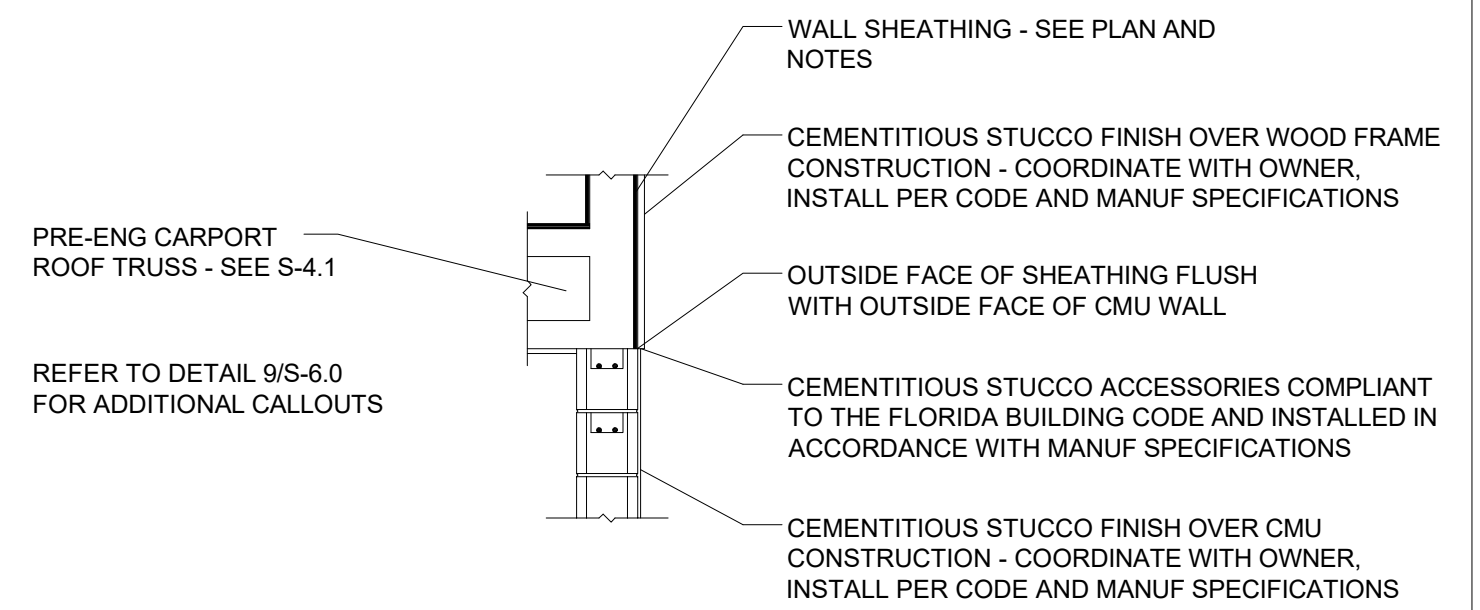


1
S-6.1 4x ROOF BEAM/Drag CONN TO CONCRETE PARAPET

10
S-6.1 NOT USED

7
S-6.1 NOT USED

4
S-6.1 NOT USED

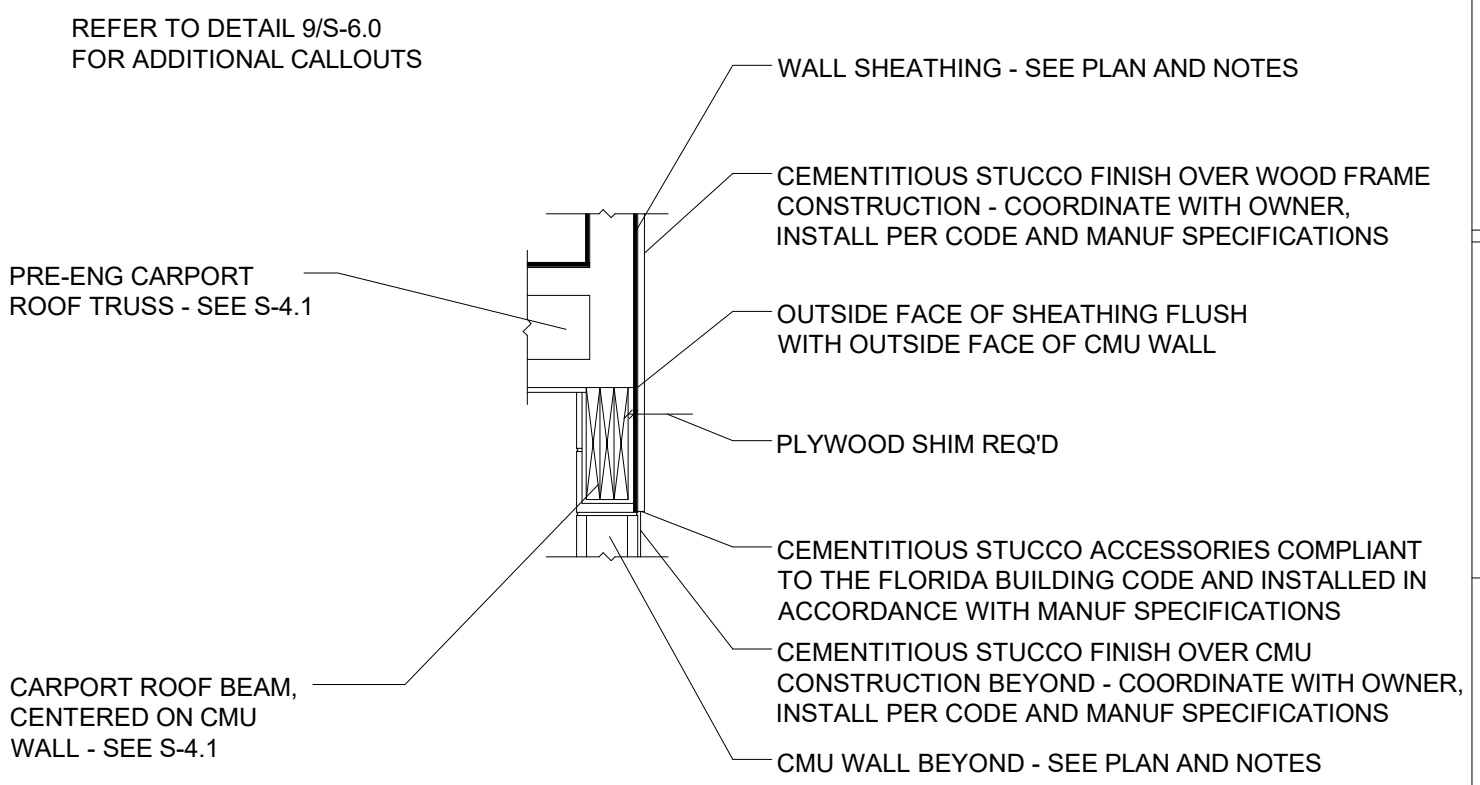


2
S-6.1 PRE-ENG ROOF TRUSS TO CMU WALL - CARPORT

11
S-6.1 NOT USED

8
S-6.1 NOT USED

5
S-6.1 NOT USED



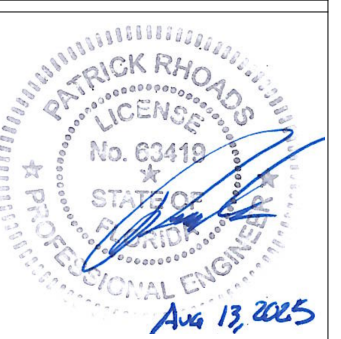
3
S-6.1 PRE-ENG ROOF TRUSS TO LVL BEAM - CARPORT

12
S-6.1 NOT USED

9
S-6.1 NOT USED

6
S-6.1 NOT USED

It is the opinion of the engineer that the design contained within these plans and specifications was developed in accordance with the current edition of the Florida Building Code. The Engineer of Record's seal pertains only to the structural portion of these drawings and is only valid for twelve months from the date of issuance.



This item has been digitally signed and sealed by Patrick Rhoads, PE, on August 13, 2025.

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ROOF FRAMING DETAILS

S-6.1





NOTICE of PUBLIC HEARING

The applicant, BRUNN STEPHENS, has requested the

Planning & Zoning Board Historic Preservation Board

to consider this application for addition of new stone masonry window unit and exterior parapet in the rear of the lot 22024 9th
inclusion of a new and stone exterior window in place of the original structure destroyed by fire

on the following property 1412a Canterbury Blvd

ACCESS PUBLIC HEARING INFO AT CITYOFWINTERPARK.ORG/BPM DATE 10/28/2025 TIME 9:00 a.m.



Historic Preservation Board

agenda item 6.a

item type

Non-Action Items

meeting date

October 8, 2025

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

Preliminary review of a lot split at 210 Stirling Avenue, zoned R-1AA.

motion | recommendation**background**

The property owners, Russ and Andi Prather, would like the Board to provide a preliminary review of a potential lot split at 210 Stirling Avenue, which is zoned R-1AA and is located within the Virginia Heights East Historic District.

The homeowners will not be in attendance at the next meeting due to being out of town, but have provided the following summary: Thank you to the Historic Preservation Board for counsel regarding our possible lot split. We've lived in the Skolfield house for 15 years and it has been idyllic. We've loved the home, the close access to Park Avenue and Rollins, the historic nature and diverse architecture of the neighborhood and our wonderful neighbors. As our kids leave the house and we look to downsize, we've considered various options. We feel that the best option, by far, is the possibility of a lot split that would allow us to build a smaller home on the newly created lot, while preserving the character of the Skolfield home and its contributing garage structure. We anticipate this being our last home and would look forward to working with the HBP to construct a home that enhances the character of the neighborhood and preserves its historic feel.

The minimum requirements for an R-1AA lot are 100 feet in width and 10,000 square feet of area. As provided in the attached, they are requesting feedback on which split is more favorable:

- Black line (1): This would be the straightforward lot split, and would give the new lot 100 feet of width and 10,000 square feet of area. It divides the existing garage, so it is not possible for the homeowner's priorities (keeping the garage as a contributory structure for the Skolfield house).
- Blue line (2): One of the two possibilities being considered which accomplishes their

- goals. 182 feet wide, just over 10,000 square feet in area.
- Green line (3): One of the two possibilities being considered which accomplishes their goals. 152 feet wide, just over 10,000 square feet in area.

All three options create a code complaint new lot, but require the resultant lot to need a lot of width variance due to it being 96 feet wide in lieu of the required 100 feet, but will meet the 10,00 square feet area requirement. The Comprehensive Plan states that in cases of variance requests for lot dimensions, the City shall not approve such lot dimension variances unless the proposed lot sizes are equal to or exceed the median lot size as established for the properties with the same zoning classifications within 300 feet of the subject property in same block as the subject property. Staff has performed this analysis and has determined that the resultant lot at 96 feet wide meets the median lot size of the properties located within 300 feet. Once created, the lot split would also grandfather in the nonconforming setbacks of the existing lot.

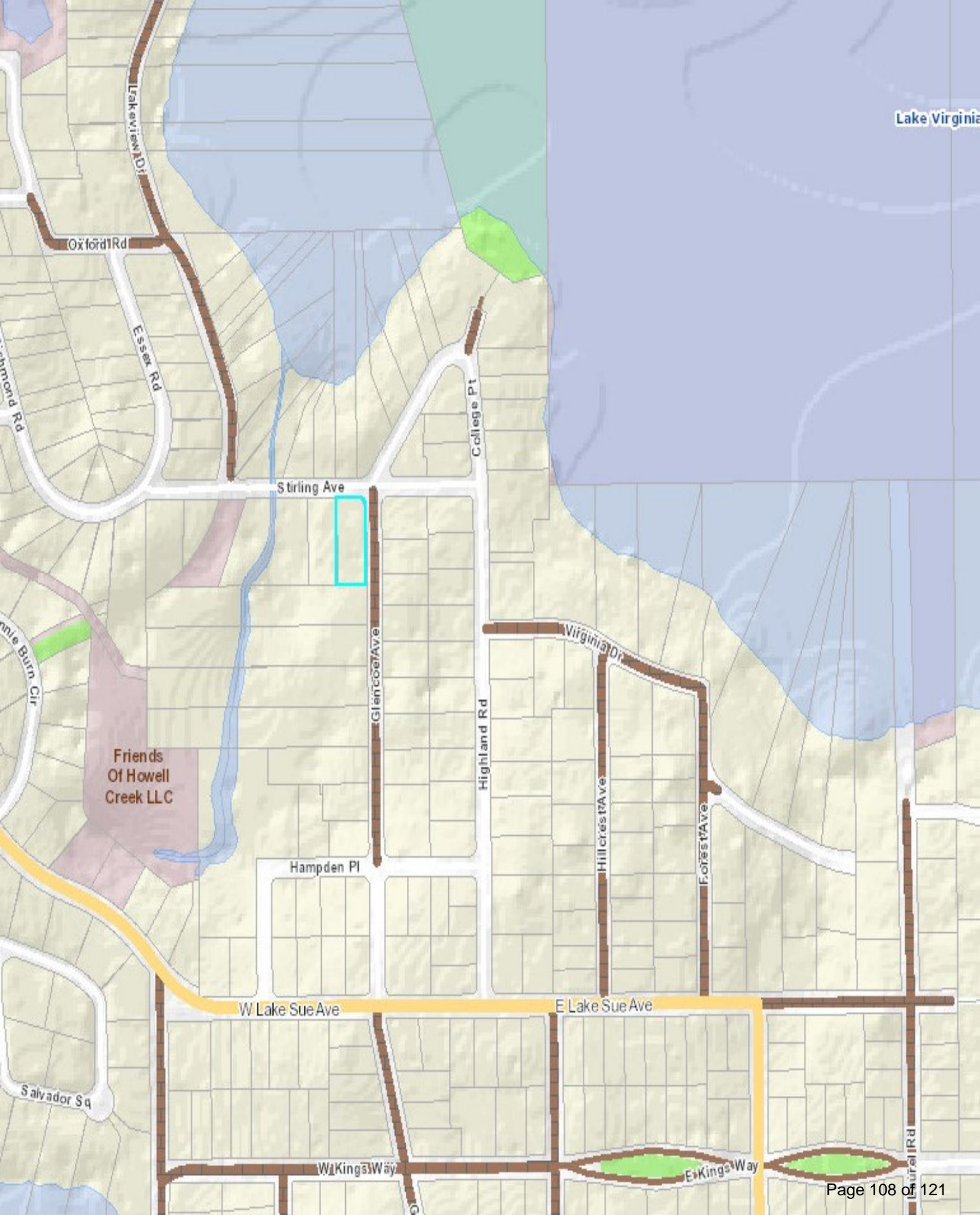
With options 2 and 3, the portion of the new lot that juts out (Oklahoma-like projection) will be unbuildable and perpetual green space. The new home will also need to come before the HPB for approval. At this time, the applicant is simply seeking feedback on which of the three options for the lot split would be preferred before making a formal application.

alternatives | other considerations

fiscal impact

attachments

1. Location Map
2. Aerial Map
3. Lot Split Options
4. Stirling Ave Frontage
5. Glencoe Rd Frontage



Lake Virginia

Larkview Dr

Oxford Rd

Essex Rd

College Pt

Stirling Ave

Glencoe Ave

Highland Rd

Virginia Dr

Hillcrest Ave

Forrest Ave

Friends Of Howell Creek LLC

Hampden Pl

W Lake Sue Ave

E Lake Sue Ave

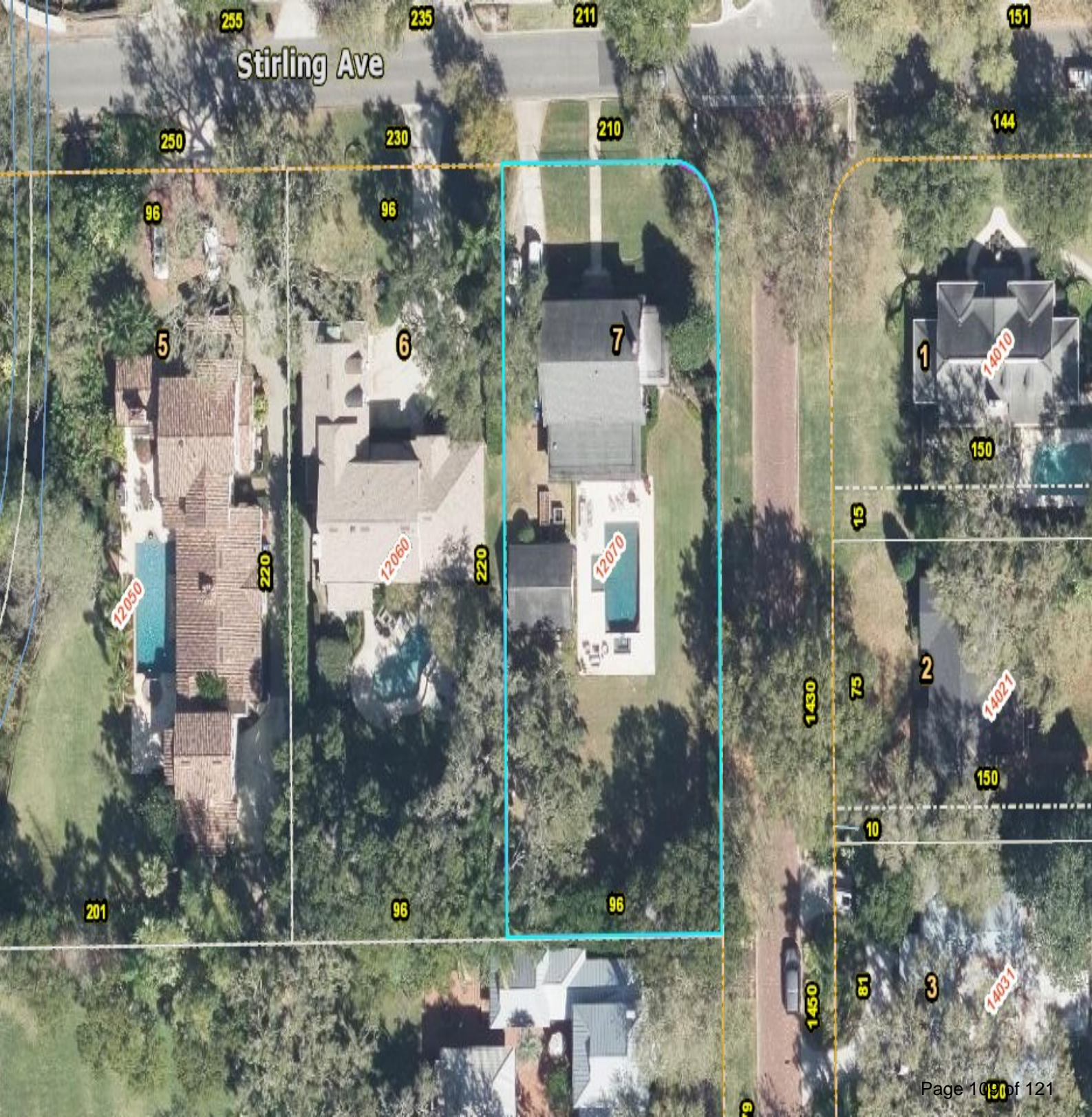
Salvador Sq

W Kings Way

E Kings Way

Central Rd

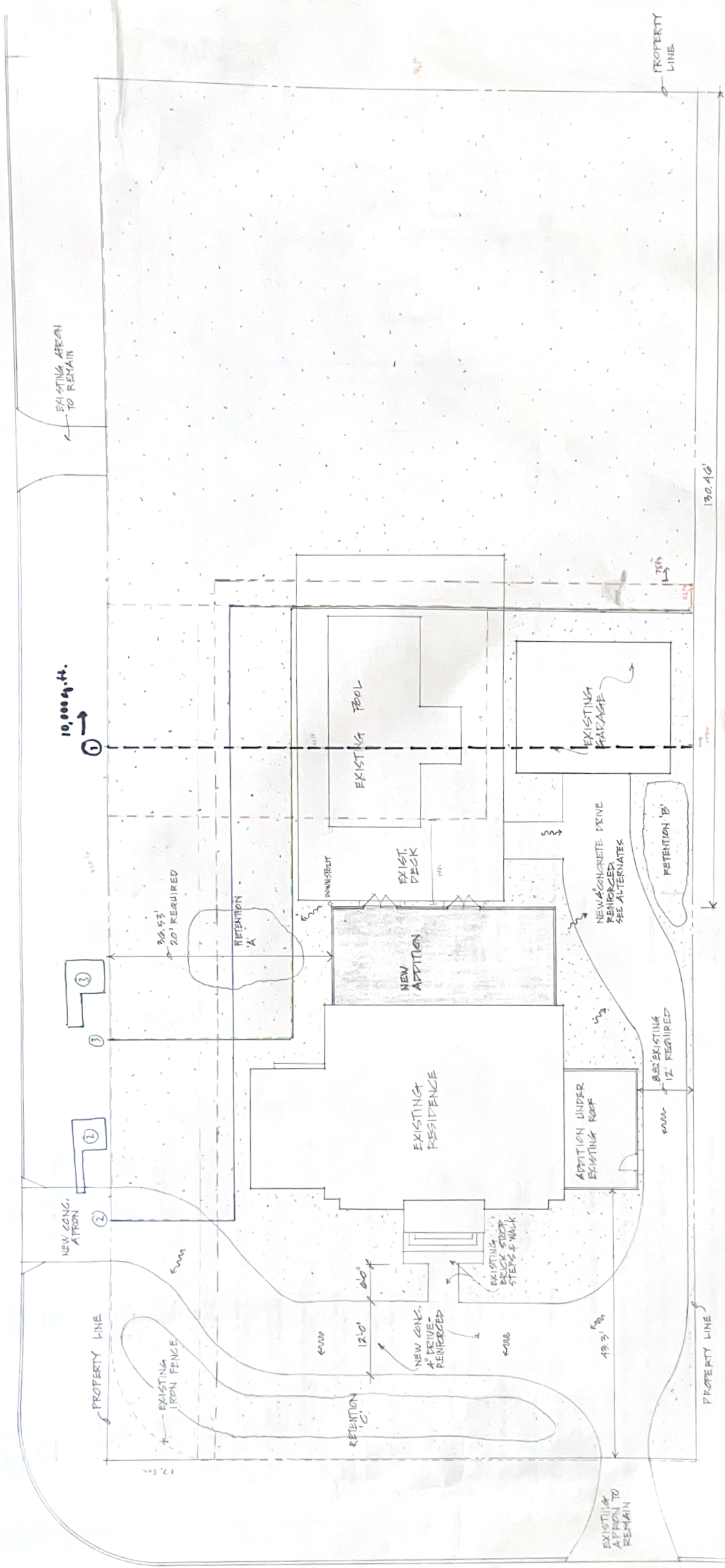
Stirling Ave



10,000 sq. ft.

10,000 sq. ft.

10,000 sq. ft.



STORMWATER TREATMENT SUMMARY REQUIRED FOR 1,902 S.F. OF ADDITIONAL IMPERVIOUS AREA:
 1" x 1,902 S.F. = 158.5 G.F.

A. PROVIDED: REAR YARD-EAST
 597.5 S.F. ROOF = 149.25 S.F. @ 4" DEEP = 49.75 G.F. = 12.2 x 12.2'

B. PROVIDED: REAR YARD-WEST
 50 S.F. CONCRETE = 145.25 S.F. @ 4" DEEP = 40.12 G.F. = 8 x 10'

C. PROVIDED: FRONT YARD
 1719 S.F. CONCRETE = 429.75 S.F. @ 4" DEEP = 143.25 G.F. = 6'-4" W. x 68' L.

TOTAL PROVIDED @ 4" DEEP: 49.75 + 40.12 + 143.25 = 241.42 G.F.

NORTH

SCALE 1/8" = 1'-0"

2,858 S.F. EXISTING LIVING AREA

21,120 S.F. SITE

6,970 S.F. MAX. FAR

PRATHER RESIDENCE

STEPHEN FELLER
 ARCHITECT P.L.L.C.
 126 PARK AVENUE, SOUTH
 WINTER PARK, FL. 407-647-6778

1112







Historic Preservation Board

agenda item 7.a

item type

Staff Updates

meeting date

October 8, 2025

prepared by**approved by**

Allison McGillis, Director of Planning and Zoning

subject

Proposal from KMF Architects for Historic Resource Survey Update

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

1. 25-085 - 2025-09-26 - Winter Park - Historic Survey



ARCHITECTS

September 26, 2025

25-085

**Allison McGillis, AICP
Director, Planning & Zoning
City of Winter Park
4041 Park Ave. South
Winter Park, FL 32789**

**Subject: Professional Architectural Services - Historic Resource Survey Updates
Contract: RFQ31-22 Professional Architectural Services
Project Address: Varies**

Dear Ms. McGillis,

Thank you for the opportunity for KMF Architects (hereinafter referred to as KMF) to offer this proposal for professional design services to the City of Winter Park (hereinafter referred to as the City) for the update to the Historic Resource Survey last performed in 2013. Our total fee for the services outlined herein will be a lump sum in accordance with our current Continuing Services Agreement.

KMF will provide architectural services and project management. The work on this project does not require the services of additional Consultants.

GENERAL

This letter order shall serve as a general agreement for professional services subject to the Continuing Services Contract and to applicable laws and regulations of the jurisdictions in which the project is located.

PROJECT DESCRIPTION

The proposed project involves updating the City’s Historic Resource Survey to build upon the 2001 and 2013 efforts while addressing gaps and current needs. The update will provide a comprehensive evaluation of Mid-Century Modern architecture from the 1950s-1970s, an era not previously surveyed on a citywide scale. In addition, the project will update existing records to remove or revise properties that have since been demolished, ensuring the accuracy of the resource. The deliverable will also expand accessibility by including building photographs, architectural style classifications, and relevant historical details, resulting in a survey that is both informative and user-friendly.

SCOPE OF WORK - PROFESSIONAL SERVICES

KMF has met with Allison McGillis and John Harbilas on September 16, 2025 to discuss the scope of this project. Based on this discussion and other conversations had between KMF and the City, the work will consist of:

- **Project Initiation & Coordination**
 - Conduct kickoff meeting with City staff and the Historic Preservation Board.



ARCHITECTS

- Establish project schedule, deliverables, and communication protocols.
- **Survey Update & Documentation**
 - Review and cross-check existing 2001 and 2013 survey data.
 - Identify properties that have been demolished and update records accordingly.
 - Conduct field survey focusing on Mid-Century Modern (1950s-1960s) resources with the following areas of priority:
 - **Orwin Manor Focus:** Establish and document significant structures within Orwin Manor to support the City's consideration of a potential historic district designation.
 - **Citywide Survey Expansion:** Conduct a Mid-Century Modern survey of the remainder of the City to identify additional historic resources.
 - **District Re-Evaluation:** Reassess existing historic districts to determine if previously non-contributing buildings now meet criteria for contributing status and should be incorporated.
 - Document each property's front exterior with current photographs (not including HABs photography or any certified photography for historic submission), architectural style classification, and relevant historical notes.
- **Reporting & Deliverables**
 - Prepare comprehensive survey update report with findings and recommendations.
 - Deliver digital format of survey materials: PDF of finding and excel sheet of considered addresses.
 - Architect will present the final survey results once to City Staff, and, at a time determined appropriate by Staff, will also present to both City Staff and the Historic Preservation Board together.

DELIVERABLES

- **PDF of final survey results delivered electronically (hard copy prints not included)**
- **Excel spreadsheet of all addresses assessed in survey**

OTHER

Project expected to be concluded within **12 months of notice to proceed**. Extended schedule due to any reason on behalf of the owner may result in additional compensation to KMF. Any delay as a result of the owner of **30 business days** may result in a project restart fee of **\$2,500.00**.

COMPENSATION (Fee)

KMF proposes to provide the services outlined above for a Lump Sum Fee of **\$74,880.30**. Additional Services, if necessary, will be lump sum, hourly or as otherwise agreed by the parties.

The fees set forth herein are predicated upon the review and assessment of a maximum of two hundred (200) buildings. In the event the number of buildings to be surveyed exceeds this range, the Design Team shall be entitled to equitable adjustment and additional compensation for services rendered beyond the stated scope.

KMF shall invoice the Client monthly or upon each deliverable per agreement.



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PURSUANT TO SECTION 558.0035 F.S., AN INDIVIDUAL EMPLOYEE OR AGENT OF KZF DESIGN LLC dba KMF ARCHITECTS MAY NOT BE HELD LIABLE FOR NEGLIGENCE ARISING OUT OF OR RELATED TO THIS AGREEMENT AND THE SERVICES PROVIDED.

Thank you for the opportunity to serve the City of Winter Park for this project. We are ready to start work within **20 business days** of notice to proceed.

Sincerely,
KMF Architects

A handwritten signature in orange ink, appearing to read 'Eric Kleinsteuber', written over a light blue horizontal line.

Eric Kleinsteuber, AIA
President

ATTACHMENTS

- Assumptions & Limitations
- Exclusions
- Table A-2: KMF Fees
- KMF Rates



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ASSUMPTIONS & LIMITATIONS

1. **City of Winter Park** is the agency having jurisdiction.
2. All on-site meetings will be held at KMF offices, local client facilities, or virtually.
3. Work completed in a manner not as specifically detailed does not equate as a credit to the Client.
4. **Scope of Work:** KMF shall have no other duties or responsibilities except those set forth above/below and within this Agreement.
5. **Standard of Care:** KMF will perform services under this Agreement in a manner consistent with and limited to the professional standard of care which is the skill and care ordinarily provided by similarly situated professionals practicing in the same or similar locality under the same or similar circumstances. Such standard of care is not a warranty or guarantee and KMF shall have no such obligation. Accordingly, Client shall provide appropriate contingencies in both schedule and cost. No other representation is expressed or implied, and no warranty is included in this Agreement or in any report, opinion, document, or is otherwise intended.
6. **Media:** KMF shall be referenced in all media that uses imagery created by KMF. Logos shall not be removed from images. KMF's Social Media (LinkedIn, Facebook, Instagram), Website (www.kmfarchitects.com), and involved staff shall be "tagged", named, etc. in all media, whether electronic or print, in perpetuity.
7. **Hazardous Materials:** KMF and its Consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to hazardous materials in any form at the project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl, or other toxic substances. Materials encountered, if identifiable, will be brought to the attention of the Client. You waive any claim against KMF and its Consultants and agree to indemnify, defend, and hold KMF and its Consultants harmless from any claim or liability for injury or loss arising from encountering unanticipated hazardous materials. Hazardous materials include any materials that are known or suspected to jeopardize human health or safety, through exposure of any kind. Such materials shall include, but not be limited to, those listed in various Federal, State, and Local Laws and Regulations.
8. **Consequential Damages:** KMF and Owner waive consequential damages for claims, disputes, or other matters in question, arising out of or relating to this Agreement.
9. **Right to Rely:** KMF is unable to determine whether the material or equipment will perform as represented by any manufacturer or supplier. KMF shall rely on the manufacturer's or supplier's representations and shall not be responsible for any damages arising from failure of the material or equipment to perform in accordance with the manufacturer's or supplier's representations.
10. **Extended Relationships:** This Agreement and the deliverables, obligations, and rights herein are intended for the sole use and benefit of the Parties and are not intended to create any third party rights or benefits. This Agreement and the design may not be transferred or assigned by either Party without written consent. KMF shall not be responsible for the statements, performance, acts, errors, or omissions of any person or entity not under its direct control.
11. **Ownership of Design Documents:** KMF shall be deemed the owner of its Instruments of Service, including Plans, Drawings, and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. KMF grants to the Client a nonexclusive license to use the Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering, and adding to the Project, provided that the Client substantially performs its obligations under this Agreement, including prompt payment of all sums due hereunder. Notwithstanding any other provision, KMF shall retain all rights of ownership and use of its skills, knowledge, and experience that have a general applicability, including such skills, knowledge, or experience gained by KMF in connection with performing services of the Project. Such knowledge and experience includes, but is not limited to, standard arrangements and configurations, individual standard features, details, and design elements, specifications, general notes, and design templates.
12. **Indemnity:** KMF and Client shall each defend, to the extent covered by applicable insurance, and indemnify the other for third party claims, damages, or liabilities to the extent actually caused by the other party's negligence, willful misconduct, or breach of this Agreement.

KLEINSTEUBER MORGAN & FREUNDE ARCHITECTS

839 N Magnolia Ave, Orlando, Florida 32803 P: 407.298.1988 KMFArchitects.com

LIC# AR93580

1 of 2



ARCHITECTS

ASSUMPTIONS & LIMITATIONS

ADDITIONAL PROJECT-SPECIFIC ASSUMPTIONS & LIMITATIONS

13. This is NOT a HABS assessment of any level.
14. There are no presentations, discussions or submissions to State or Federal boards, committees or persons unless done so by KMF at their own accord.
15. KMF is not recreating the original documents from scratch.
16. Scope limited to survey of 200 properties.
17. The scope of the architectural survey shall be limited to exterior areas of each structure that are publicly accessible and visible; no interior access or evaluation of non-public portions of the property is included.
18. **Sustainability:** There are no LEED or other Sustainable Submission requirements to third party agencies.
19. **Meetings Included: 3**
20. **Additional Meetings** beyond those indicated above will be billed at \$450/ meeting/ person.
21. The Client will provide at their cost under separate contract: **All previous documents in an editable format.**



ARCHITECTS

EXCLUSIONS

EXCLUSIONS FROM THE SCOPE OF SERVICES (ADDITIONAL SERVICES)

1. Construction Phasing Coordination Drawings (if applicable).
2. Any and all Land Surveys unless otherwise specifically noted as included.
3. Furniture Selection, Design, or Representation.
4. Value Engineering.
5. Commissioning.
6. LEED or other sustainability documentation, evaluations, or submittals.
7. Code upgrades of the entire facility, understanding that there may be incidental requirements for the specific project area (if applicable).
8. Meetings and/or site visits beyond those indicated, including public hearings.
9. Other services mentioned as excluded in other sections of this Agreement.
10. Services mentioned as excluded by Consultants.
11. All other services, trades, or engineering not specifically listed as being included.

ADDITIONAL PROJECT-SPECIFIC EXCLUSIONS

12. Preparation of formal Renderings, Rendered Plans, Presentations, Printing, Boards, or other marketing materials. Renderings are available as an Additional Service. KMF reserves the right to prepare Renderings as part of its normal design process.
13. Extensive archival research to find the architect of a specific property.
14. Oral Histories
15. Any and all HABS photography or submission to historic register
16. Participation in public meetings is not included, except final presentation to city and historic preservation board

Table A-2
 Consultant Fee Breakdown
 City of Winter Park - RFQ31-22

KMF ARCHITECTS

POSITION CATEGORY	HOURS REQUIRED		BILLABLE RATE		SUB-TOTAL
Principal	35	x	\$237.26	=	\$8,304.10
Senior Architect / Project Manager	20	x	\$177.93	=	\$3,558.60
Project Architect / Senior Technician	300	x	\$128.12	=	\$38,436.00
Technical Production Intern Architect	250	x	\$93.20	=	\$23,300.00
Office Administration	20	x	\$64.08	=	\$1,281.60

TOTAL HOURS	625
--------------------	------------

TOTAL FEE	\$74,880.30
------------------	--------------------

PROJECT: Historic Resources Survey Updates
DATE: September 26, 2025

Exhibit "A"

ARCHITECTS

 PROFESSIONAL ARCHITECTURAL SERVICES
 RFQ31-22

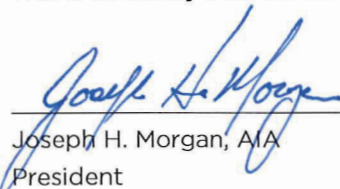
KZF DESIGN LLC dba KMF ARCHITECTS

POSITION CATEGORY	HOURLY RATE	MULTIPLIER	BILLABLE RATE
PRINCIPAL	\$79.35	2.99	\$237.26
SENIOR ARCHITECT/ PROJECT MANAGER	\$59.51	2.99	\$177.93
PROJECT ARCHITECT / SENIOR TECHNICIAN	\$42.85	2.99	\$128.12
TECHNICAL PRODUCTION / INTERN	\$31.17	2.99	\$93.20
OFFICE ADMINISTRATION	\$21.43	2.99	\$64.08

In the most recent reporting period, which consisted of the 12 months of the year 2021, KZF DESIGN LLC dba KMF ARCHITECTS, had the following multipliers which are submitted to the City of Winter Park to be used on this Contract.

Fringe + General Overhead Rate	1.71%
Salary + Fringe + General Overhead Rate	2.71%
Profit Margin (12%)	0.31%
Total Overhead Rate	2.99


This is to certify that the above information is accurate as of December 31, 2021.



 Joseph H. Morgan, AIA
 President

11.21.2022

 Date



 Eric Kleinsteuber, AIA
 Vice President

11.21.2022

 Date

KLEINSTEUBER MORGAN & FREUNDE ARCHITECTS

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 LIC# AR93580