



Planning & Zoning Board Regular Meeting

Agenda

January 6, 2026 @ 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/meetings/ and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

- 1. Call to Order**
- 2. Consent Agenda**
 - a. Minutes of November 4, 2025. 1 minute
- 3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
- 4. Public Hearings (Public participation and comment on these matters must be in person.)**
 - a. SPR #25-14. Request of Kelly Miller with J&J Building LLC for approval to construct a new, two-story, 6,342 square-foot, single-family home located at 571 Lake Front Boulevard on Lake Killarney, zoned R-1A. 15 minutes
- 5. Action Items**
- 6. Non-Action Items**
- 7. Staff Updates**
- 8. Board Comments**
- 9. Upcoming Agenda Items**
- 10. Adjournment**



Planning & Zoning Board

agenda item 2.a

item type

Consent Agenda

meeting date

January 6, 2026

prepared by

Mary Jean, Administrative Coordinator IV

approved by**subject**

Minutes of November 4, 2025.

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

1. Draft Planning & Zoning Board Regular Meeting Minutes



Planning & Zoning Board Regular Meeting Minutes

November 4, 2025 at 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Alex Stringfellow, Jason Johnson, Bill Segal, Charles Steinberg, Vashon Sarkisian

Absent

David Bornstein, Michael Dick

Staff Present

Director of Planning and Zoning Allison McGillis, Planner II Nicholas Lewis, Planner I Corrinna Lundgren, Administrative Coordinator Mary Jean

1. Call to Order

Chairman Johnson called the meeting to order at 5:00 p.m.

2. Consent Agenda

- a. Minutes of October 7, 2025.

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

Motion made by Alex Stringfellow, seconded by Charles Steinberg, to approve the October 7, 2025, regular meeting minutes.

The motion carried unanimously by a 5-0 vote. (David Bornstein and Michael Dick were absent from the meeting.)

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

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

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

- a. SPR #25-13. Request of Shравan Kandula and Savina Aneja for: Approval to construct a new, two-story, 6,440 square-foot, single-family home located at 2020 Venetian Way on Lake Maitland, zoned R-1AAA.

Mr. Lewis provided a summary of the request. He noted that three cypress trees on the property that would be critically damaged by any sort of demolition had been approved for removal by the city's Urban Forestry department. He also noted that there would be no infringement on the traditional views of the neighbors. He then added that there would be an abundance of natural stormwater retention due to the 19 trees on the property and the proposed swales. He then went on to review the floor plan and elevations for the property.

Staff recommendation was for approval with the following condition:

- That the trees requested for removal be fully mitigated through the City's Urban Forestry Tree Removal Permit Program.

The applicant, Savina Aneja of 1750 Palmer Avenue, Winter Park, FL 32789 addressed the Board. She indicated that she would be very flexible about adjusting the proposed plans to meet the Board's required criteria.

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

A brief discussion ensued regarding the proposed stormwater system and the extent of runoff into the lake.

Motion made by Alex Stringfellow, seconded by Charles Steinberg, for approval to construct a new, two-story, 6,440 square-foot, single-family home located at 2020 Venetian Way on Lake Maitland, zoned R-1AAA, with the following condition:

- **That the trees requested for removal be fully mitigated through the City's Urban Forestry Tree Removal Permit Program.**

The motion carried unanimously by a 5-0 vote. (David Bornstein and Michael Dick were absent from the meeting.)

- b. SUB #25-03. Request of Mollie and Andrew Samaan for: Approval to divide the property at 1210 Alberta Drive, zoned R-1AA, into two separate lots.

Mr. Lewis provided a summary of the request. He briefly discussed the existing lot width and depth. He then indicated that the first proposed lot of the split was the corner lot and discussed the proposed lot width and area. He noted that the applicant was intending to keep the existing two-story house after the lot split. He added that the house would still meet the required FAR and all setbacks except for the garage. He explained that the applicant would need a 12-foot first floor side setback in lieu of the

required 20 feet to keep the existing garage structure. Mr. Lewis then discussed the second proposed lot's width and area, noting that a variance would be needed for the width. He then indicated that the applicant has no desire to currently construct on the lot and was applying for the lot split for future consideration when they ever choose to sell the property.

Staff recommendation was for approval.

Discussion ensued about whether the pool deck would be within code after the lot split, whether the applicant's current use of the area for the new lot would cease, and the rear and side setbacks.

The applicant, Andrew Samaan addressed the Board. Mr. Samaan noted that he was not looking to do anything with the lot other than what he currently uses it for. He indicated that he wanted the lot split to reduce the property tax and to have the ability to do something different with the lot.

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

Peter Brethauer of 420 Cortland Avenue, Winter Park, FL 32789; Stan Sujka of 345 Cortland Avenue, Winter Park, FL 32789; and Robert Randell of 421 Cortland Avenue, Winter Park, FL 32789.

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

Discussions ensued about the depths of the surrounding properties, overbuilding, FAR restrictions, possible impacts on the neighbors, minimum lot criteria, and the existing and proposed FAR for the property.

Motion made by Alex Stringfellow, seconded by Bill Segal, for approval to divide the property at 1210 Alberta Drive, zoned R-1AA, into two separate lots with the following condition:

- **That the side setback variance relates solely to the existing structure and that a new structure must conform to all appropriate setback requirements.**

The motion carried unanimously by a 3-2 vote. (In Favor: Vashon Sarkisian, Alex Stringfellow, and Bill Segal. Opposed: Jason Johnson and Charles Steinberg. David Bornstein and Michael Dick were absent from the meeting.)

A brief discussion ensued about the requirement for affirmative Board votes versus a

majority present vote.

- c. ZTA #25-05. Request of The City of Winter Park for: An Ordinance to create a new Section 58-98 to establish regulations and procedures for certified recovery residences requesting reasonable accommodation as required by Chapter 2025-182, Laws of Florida.

Mrs. McGillis provided a summary of the request. She noted that the request was a result of Senate Bill 954, which requires that all Florida cities adopt an ordinance by January 1st, 2026, to establish uniform procedures and reasonable accommodation process for reviewing certified recovery residences. She explained that the ordinance defines what reasonable accommodation means, which is a waiver, modification of land use, zoning, or other regulations to afford persons with disabilities an equal opportunity to use and enjoy a dwelling consistent with the Fair Housing Amendments Act and American with Disabilities Act. She explained further that in the Senate bill, it basically prohibits local governments from banning or over-regulating certified recovery residences, if certain criteria are met. Mrs. McGillis then went on to explain what the bill required. She noted that the ordinance relates to the city's multifamily zoning districts, which already allow adult congregate living facilities, including certified recovery residences which are a conditional use request. She added that even though there is this reasonable accommodation that can be an administrative approval, it more than likely will be a conditional use that would go before the Planning & Zoning Board and also need City Commission approval.

Staff recommendation was for approval.

Discussion ensued about the enforcement of the use of the facilities, certification requirements for the facilities, what reasonable accommodations consist of, who determines the reasonable accommodations, and whether an applicant can file a petition to challenge a denial.

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

Motion made by Bill Segal, seconded by Alex Stringfellow, for approval of an Ordinance to create a new Section 58-98 to establish regulations and procedures for certified recovery residences requesting reasonable accommodation as required by Chapter 2025-182, Laws of Florida.

The motion carried unanimously by a 5-0 vote. (David Bornstein and Michael Dick were absent from the meeting.)

- d. ZTA #25-04. Request of The City of Winter Park for: An Ordinance to amend Chapter 58, "Land Development Code"; Revising Article III, "Zoning," Section 58-64, "Nonconforming

Lots, Nonconforming Uses, And Nonconforming Structures," to update regulations relating to structural renovation and valuation thresholds; and Amending Article V, "Environmental Protection Regulations," Division 1, "Stormwater Management," to revise performance standards for new development and redevelopment, establish a stormwater utility fee in lieu option for small sites, and update technical and design standards.

Mrs. McGillis provided a summary of the request. She noted that the request had been discussed at the Board's work session the week prior and staff had made the requested changes from that meeting. She then explained that the ordinance relates to non-conforming structures, which are basically structures that do not meet current zoning rules. She further explained that the city currently has a 50% valuation threshold. So, if demolition, remodeling, or reconstruction exceeds 50% of the building's assessed value, it must be rebuilt to current code. Renovations phased within two years are combined to determine if the threshold is met. Mrs. McGillis then indicated that value is based on either the Orange County Property Appraiser's records or by an independent property appraiser that is licensed in Florida. She noted that at the last work session it was requested that the word 'certified' be removed from the title of licensed property appraiser. Also, the currently used averaging of the two appraiser reports was eliminated, which will allow property owners to reinvest in existing structures more than they are currently able to. She then went over the added residential and nonresidential exceptions, as well as other exclusions from the 50% calculations. She indicated that property owners may opt to increase their Stormwater Utility Fee in lieu of providing stormwater retention onsite for properties with a total area less than one acre that trip the valuation threshold. She then added that the ordinance removes the 25% threshold for commercial properties and the 50% threshold for single-family properties.

Staff recommendation was for approval.

A brief discussion ensued regarding clarification that, with the removal of the 90% roof provision, the new roof must conform to code. Also, suggestions were made to reword the language of the ordinance to read "as determined by an independent property appraiser licensed by the state of Florida" and to, at some point in the future, further simplify the ordinance.

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

Motion made by Charles Steinberg, seconded by Alex Stringfellow, for approval of an Ordinance to amend Chapter 58, "Land Development Code"; Revising Article III, "Zoning," Section 58-64, "Nonconforming Lots, Nonconforming Uses, And Nonconforming Structures," to update regulations relating to structural renovation and valuation thresholds; and Amending

Article V, "Environmental Protection Regulations," Division 1, "Stormwater Management," to revise performance standards for new development and redevelopment, establish a stormwater utility fee in lieu option for small sites, and update technical and design standards.

The motion carried unanimously by a 5-0 vote. (David Bornstein and Michael Dick were absent from the meeting.)

5. Action Items

6. Non-Action Items

7. Staff Updates

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 6:07 p.m.

ATTEST:

/s/ Mary Jean, Recording Secretary



item type

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

meeting date

January 6, 2026

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

SPR #25-14. Request of Kelly Miller with J&J Building LLC for approval to construct a new, two-story, 6,342 square-foot, single-family home located at 571 Lake Front Boulevard on Lake Killarney, zoned R-1A.

motion | recommendation

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

- 1) That the trees requested for removal be fully mitigated through the City's Urban Forestry Tree Removal Permit Program.

background

The applicant, J&J Building LLC, is requesting approval to construct a new, two-story, 6,342 square-foot home located at 571 Lake Front Boulevard on Lake Killarney. The property is zoned R-1A, and the unsubmerged portion of the property is 21,106 square feet in size. The proposed impervious lot coverage of 7,208 square feet is 34% of the total lot, under the maximum 50% the code allows. The maximum Floor Area Ratio (FAR) for properties over 12,500 square feet is 35% of the lot area, or 5,000 square feet, whichever is greater. The applicant's proposal is 6,342 square feet, which is below the maximum 7,387 square feet, meeting this requirement.

The lot is unique in both shape and location. The lot sits at the strait of Lake Killarney, where the main portion of the lake is to the south, and a significantly smaller portion is to the north, just south of Lee Road. The lot is conical, with only 30 feet at the front property line. The property has a shared driveway with the direct neighbor to the south, who has 29 feet of frontage. As such, the applicant is seeking a variance to the front yard landscape area requirement to provide enough driving surface for both properties. The applicant is asking for a front yard hardscape area of 68.3% (1,116 sf) in lieu of the maximum 50% hardscape coverage (818 sf). Based on the shared driveway, the unique lot shape, and the fact that the applicant's overall impervious area is significantly under the maximum allowable, staff feels that this variance meets the intent of the lakefront review criteria.

Additionally, the required front setback of 76 feet is well behind both neighbors and consequently pushes the bulk of the structure towards the lakefront. The applicant is proposing a front setback of 53 feet, which conforms to the neighbors' (53 and 49 feet, respectively). This allows for a sizable portion of the structure to be front-loaded on the property while still maintaining conformance to adjacent properties.

Lakefront Lot Review Criteria

Tree Preservation

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible. There are 23 trees on the property, which are all bald cypress. Of the 23 trees, the applicants are requesting the removal of five. One of the trees (#7 on the survey) was struck by lightning and is missing its entire top canopy. The other four (#1, #2, #3, & # 23) are in fair condition due to their proximity to the existing structure and would be significantly impacted by any demolition or construction on the property. Urban Forestry's assessment concluded that removal of the five trees would be warranted. Mitigation of the trees would be either seven canopy trees, 14 understory trees, or payment of roughly \$15,000 to the City Tree Trust Fund.

View from the Lake

The code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of three feet in height. This plan complies with that provision. The lot is relatively flat, and no such component is being proposed.

Traditional View of Neighbors

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

The required lakefront setback is calculated as the average of the two waterfront structures neighboring the subject property. In this instance, the average of the two neighbors is 54 feet. The applicant is proposing a 50-foot setback. The existing structure has a 44-foot lakefront setback. Based on the lot's unique location on the point, the northeast neighbor's view is of the smaller portion of the lake to the north of the subject property, and the house to the south has a lake view of the main section of Lake Killarney to the southwest. Since neither neighbor has a lake view in the direction of the subject property, and the fact that the new structure will sit behind the previous structure, staff does not believe that any traditional view of the neighbors is negatively impacted.

Stormwater Retention

The code requires the retention of stormwater. The amount of impervious surface on the lot

determines the needed depth/size of the retention. In this case, the applicant is proposing a large swale area along the lakefront and conveyance sales along both property boundaries to meet this requirement. Additionally, the large number of cypress trees on the lot provides excess natural retention on this property.

Summary

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

alternatives | other considerations

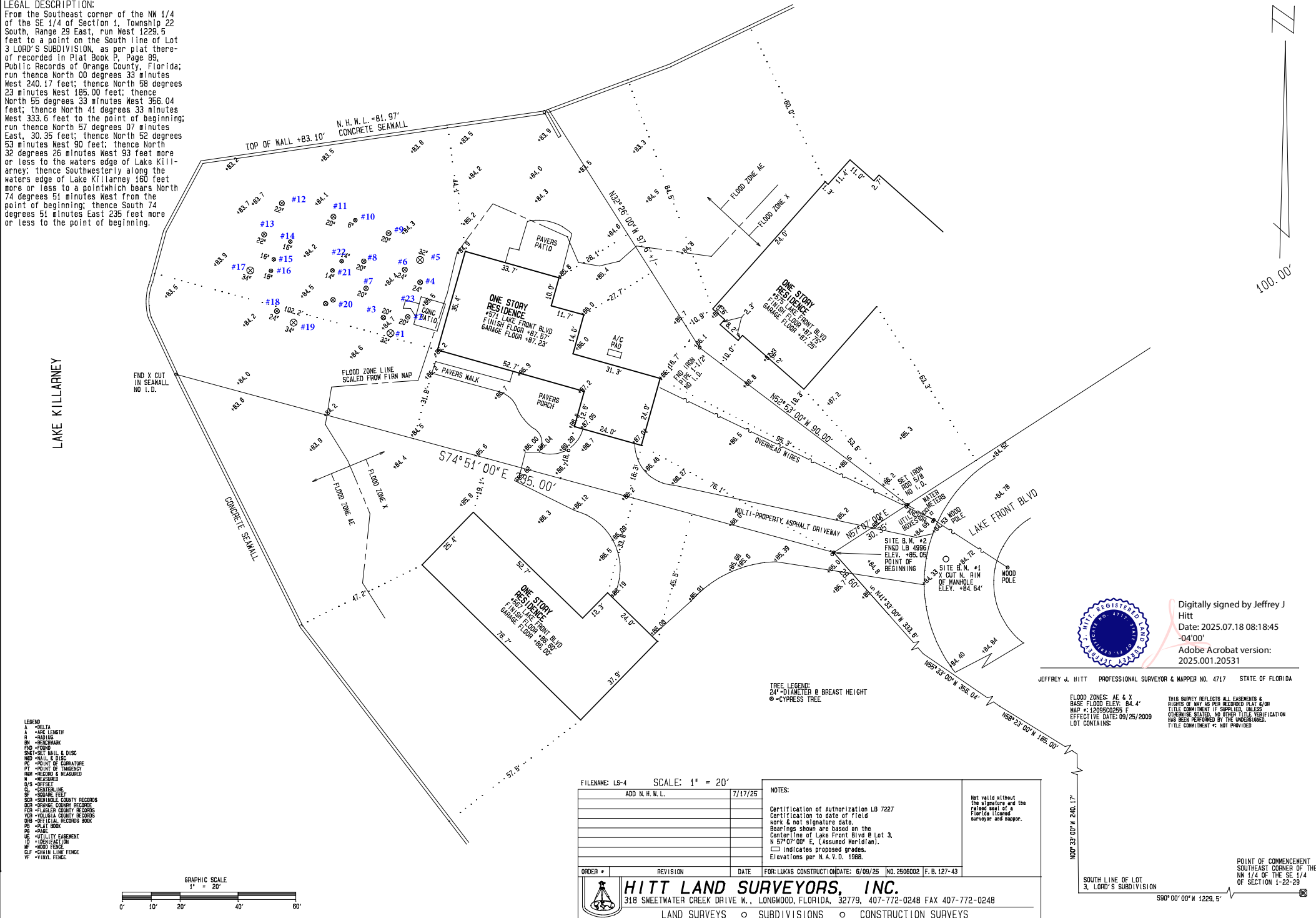
fiscal impact

attachments

1. 571 Lake Front Blvd - Survey
2. 571 Lake Front Blvd - Site Plan
3. 571 Lake Front Blvd - Drainage Plan
4. 571 Lake Front Blvd - Elevations
5. David Rickey - Acknowledgment
6. 571 Lake Front Blvd - Arborist Report

SKETCH OF BOUNDARY/TOPOGRAPHIC SURVEY
LEGAL DESCRIPTION:

From the Southeast corner of the NW 1/4 of the SE 1/4 of Section 1, Township 22 South, Range 29 East, run West 1229.5 feet to a point on the South line of Lot 3 LORD'S SUBDIVISION, as per plat thereof recorded in Plat Book P, Page 89, Public Records of Orange County, Florida; run thence North 00 degrees 33 minutes West 240.17 feet; thence North 58 degrees 23 minutes West 185.00 feet; thence North 55 degrees 33 minutes West 356.04 feet; thence North 41 degrees 33 minutes West 333.6 feet to the point of beginning; run thence North 57 degrees 07 minutes East, 30.35 feet; thence North 52 degrees 53 minutes West 90 feet; thence North 32 degrees 26 minutes West 93 feet more or less to the waters edge of Lake Killarney; thence Southwesterly along the waters edge of Lake Killarney 160 feet more or less to a point which bears North 74 degrees 51 minutes West from the point of beginning; thence South 74 degrees 51 minutes East 235 feet more or less to the point of beginning.



- LEGEND**
- Δ - DELTA
 - - IRON NAIL
 - - PAINT MARK
 - BR - BENCHMARK
 - FND - FOUND
 - SMT - SET MAIL & DISC
 - MD - MAIL & DISC
 - PC - POINT OF CURVATURE
 - PT - POINT OF TANGENCY
 - RM - RECORDED & MEASURED
 - M - MEASURED
 - D/S - OFFSET
 - CL - CENTERLINE
 - SF - SQUARE FEET
 - SCR - SUCRIDE COUNTY RECORDS
 - OCR - ORANGE COUNTY RECORDS
 - FCR - FLORIDA COUNTY RECORDS
 - VCR - VOLUSIA COUNTY RECORDS
 - OR - OFFICIAL RECORDS BOOK
 - PL - PLAT BOOK
 - PE - PILE
 - UE - UTILITY EASEMENT
 - TD - IDENTIFICATION
 - WF - WOOD FENCE
 - CLF - CHAIN LINE FENCE
 - VF - VINYL FENCE

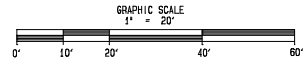


Digitally signed by Jeffrey J Hitt
 Date: 2025.07.18 08:18:45 -04'00'
 Adobe Acrobat version: 2025.001.20531

JEFFREY J. HITT PROFESSIONAL SURVEYOR & MAPPER NO. 4717 STATE OF FLORIDA

FLOOD ZONES: AE & X
BASE FLOOD ELEV: 84.4'
MAP #: 120502025 F
EFFECTIVE DATE: 09/25/2009
LOT CONTAINS: THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED, UNLESS OTHERWISE STATED. NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED. TITLE COMMITMENT #: NOT PROVIDED

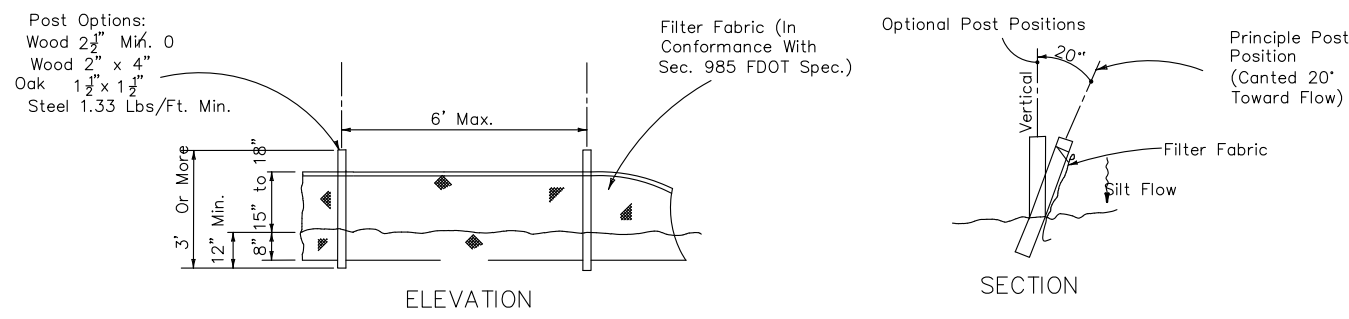
TREE LEGEND:
 ○ - DIAMETER @ BREAST HEIGHT
 ● - CYPRESS TREE



FILENAME: LS-4		SCALE: 1" = 20'	NOTES:	
ADD N. H. W. L.		7/17/25	Certification of Authorization LB 7227 Certification to date of field work & not signature date. Bearings shown are based on the Centerline of Lake Front Blvd B Lot 3. N 57° 07' 00" E, (Assumed Meridian). □ indicates proposed grades. Elevations per N.A.V.D. 1988.	
ORDER #		REVISION	DATE	FOR: LUKAS CONSTRUCTION DATE: 6/09/25 NO. 2506002 F.B. 127-43
HITT LAND SURVEYORS, INC. 318 SWEETWATER CREEK DRIVE W., LONGWOOD, FLORIDA, 32779, 407-772-0248 FAX 407-772-0248 LAND SURVEYS ○ SUBDIVISIONS ○ CONSTRUCTION SURVEYS				

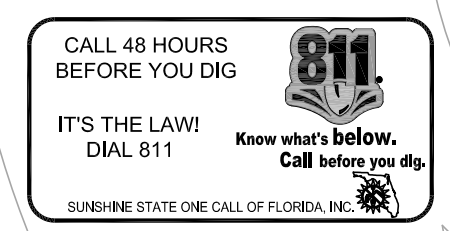
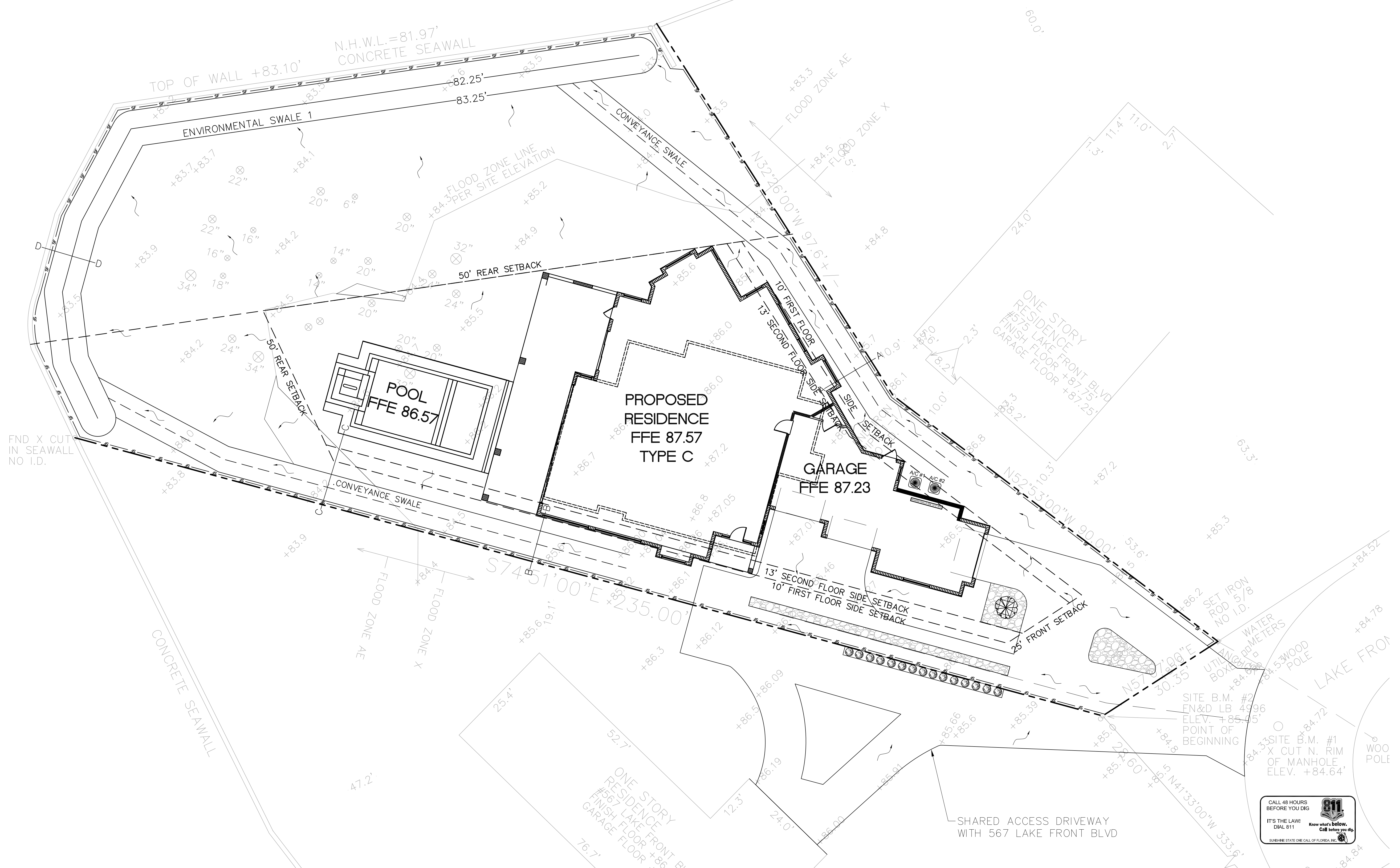
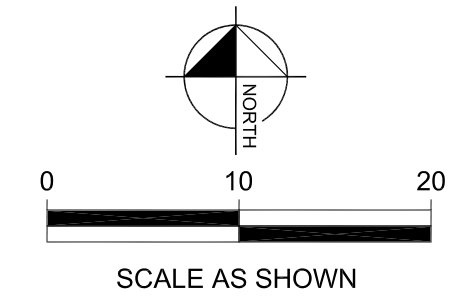
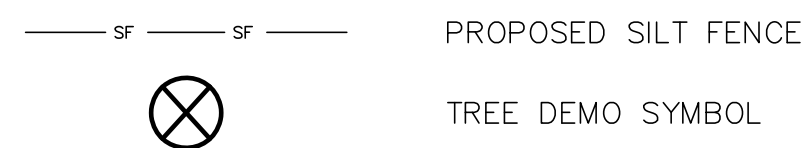
Not valid without the signature and the raised seal of a Florida Licensed surveyor and mapper.

POINT OF COMMENCEMENT
 SOUTHEAST CORNER OF THE
 NW 1/4 OF THE SE 1/4
 OF SECTION 1-22-29
 590° 00' 00" N 1229.5'



TYPE III SILT FENCE
N.T.S.

LEGEND



DESIGNED BY DH	DESIGN ENGINEER GREGORY T. CHATELAIN, P.E.	DATE 10/25
DRAWN BY DH	FLORIDA REGISTRATION NUMBER 90573	PROJECT NO. 15-25-63
CHECKED BY GTC	SEAL	SHEET NUMBER C2
CHATELAIN ENGINEERING		ORANGE COUNTY FLORIDA
EROSION CONTROL PLAN		
MILLER RESIDENTIAL 571 LAKE FRONT BLVD WINTER PARK, FL 32789		

LEGAL DESCRIPTION:
 FROM THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 29 EAST, RUN WEST 1229.5 FEET TO A POINT ON THE SOUTH LINE OF LOT 3 LORD'S SUBDIVISION, AS PER PLAT THERE-OF RECORDED IN PLAT BOOK P, PAGE 89, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA RUN THENCE NORTH 00 DEGREES 33 MINUTES WEST 240.17 FEET; THENCE NORTH 58 DEGREE 23 MINUTES WEST 185.00 FEET; THENCE NORTH 55 DEGREES 33 MINUTES WEST 356.04 FEET; THENCE NORTH 41 DEGREES 33 MINUTES WEST 333.6 FEET TO THE POINT OF BEGINNING RUN THENCE NORTH 57 DEGREES 07 MINUTES EAST, 30.35 FEET; THENCE NORTH 52 DEGREE 53 MINUTES WEST 90 FEET; THENCE NORTH 32 DEGREES 26 MINUTES WEST 93 FEET MORE OR LESS TO THE WATERS EDGE OF LAKE KILLARNEY; THENCE SOUTHWESTERLY ALONG THE WATERS EDGE OF LAKE KILLARNEY 160 FEET MORE OR LESS TO A POINT WHICH BEARS NORTH 74 DEGREES 51 MINUTES WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 74 DEGREES 51 MINUTES EAST 235 FEET MORE OR LESS TO THE POINT OF BEGINNING.

VOLUME REQUIRED:
 LOT AREA = 20,545 SF
 PROPOSED IMP. AREA = 7,504 SF
 REQUIRED STORMWATER FOR PROPOSED IMP. AREA
 1.00/12 x 7,504 SF = 625 CU-FT

FLOOD INFORMATION:
 FLOOD ZONES: AE & X
 BASE FLOOD ELEV: 84.4'
 MAP #12095C0255 F
 EFFECTIVE DATE: 09/25/2009

ISR CALCULATION:
 LOT AREA = 20,545 SF
 PROPOSED IMP. AREA = 7,504 SF
 ISR = 36.5%

FRONT YARD ISR CALCULATION:
 FRONT YARD AREA = 1,635 SF
 PROPOSED IMP. AREA = 1,116 SF
 ISR = 68.3%

COMPENSATING FLOODPLAIN FILL CALCULATIONS

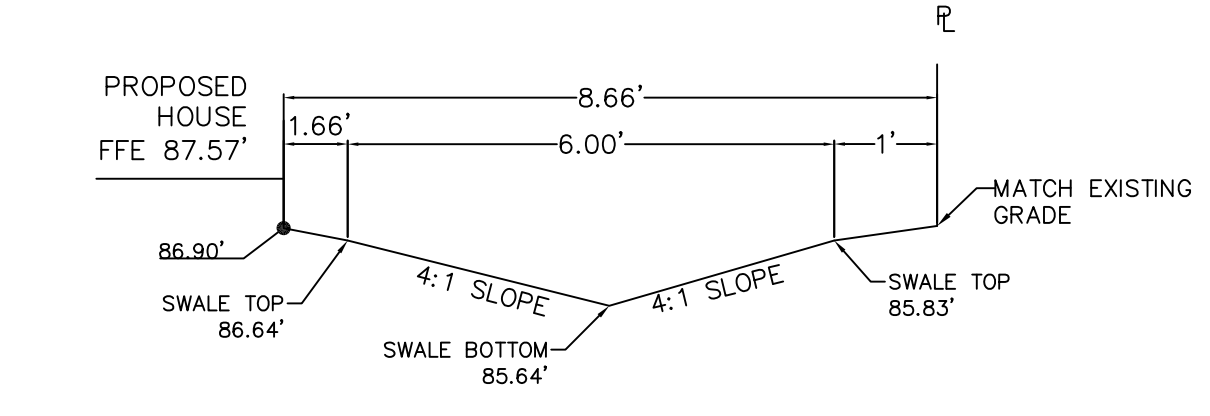
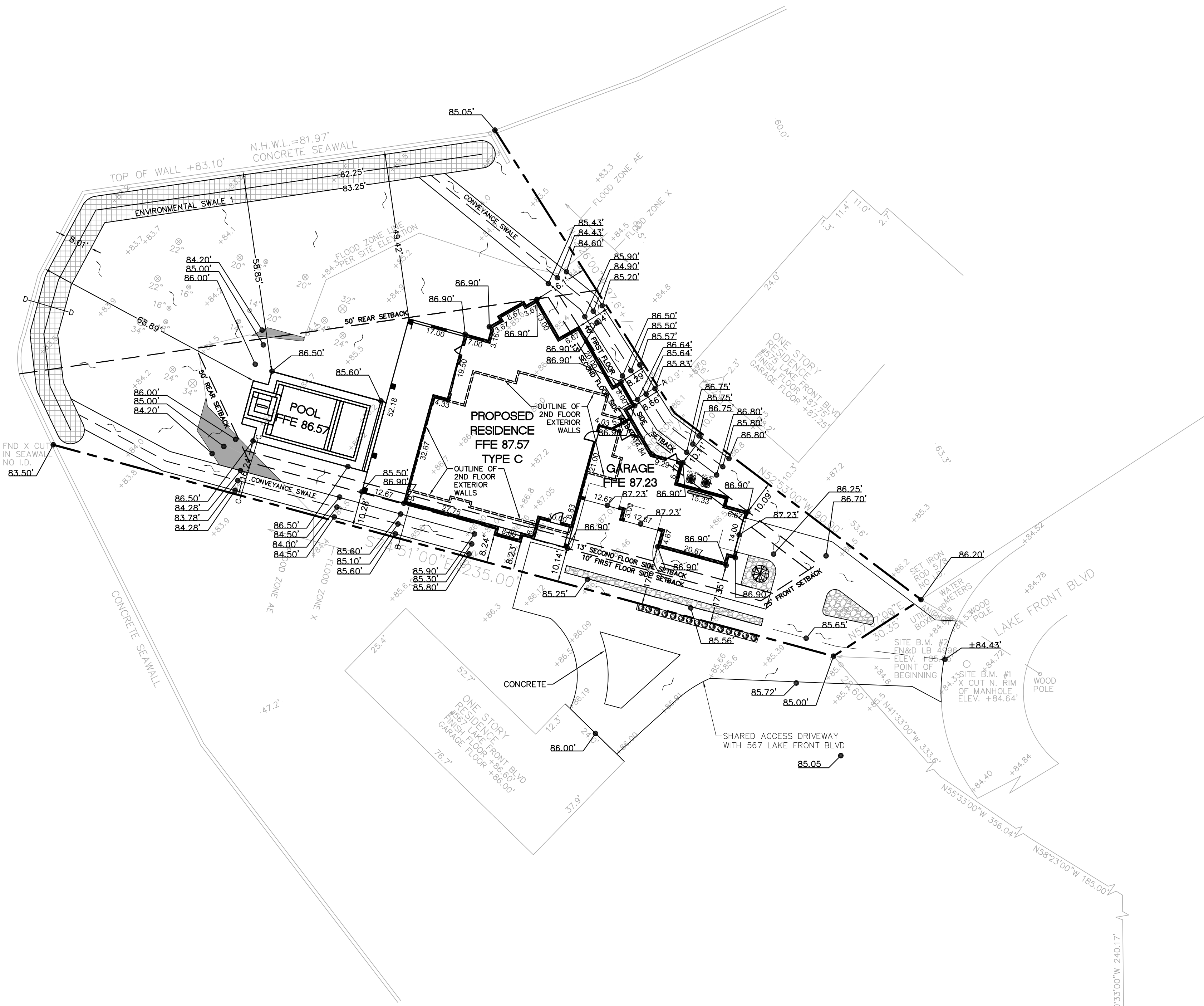
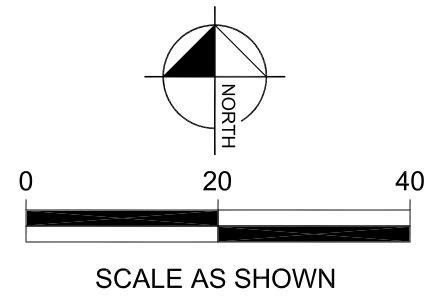
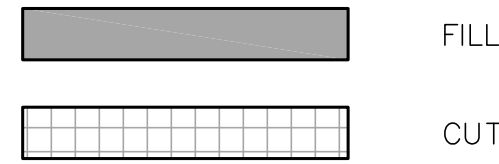
FILL CALCULATIONS			
Stage	Area (sq.-ft.)	Volume (cu.-ft.)	Sum Volume (cu.-ft.)
0.00	0	-	-
84.20	0	0	0
84.40	215	22	22
Therefore	22	cu.-ft. of Fill	
Total Fill	22	cu.-ft.	

VOLUME PROVIDED:
 ENVIRONMENTAL SWALE 1:
 TOP ELEVATION 83.25 = 1,508 SF
 BOTTOM ELEVATION 82.25 = 0 SF
 VOLUME PROVIDED 754 CU-FT

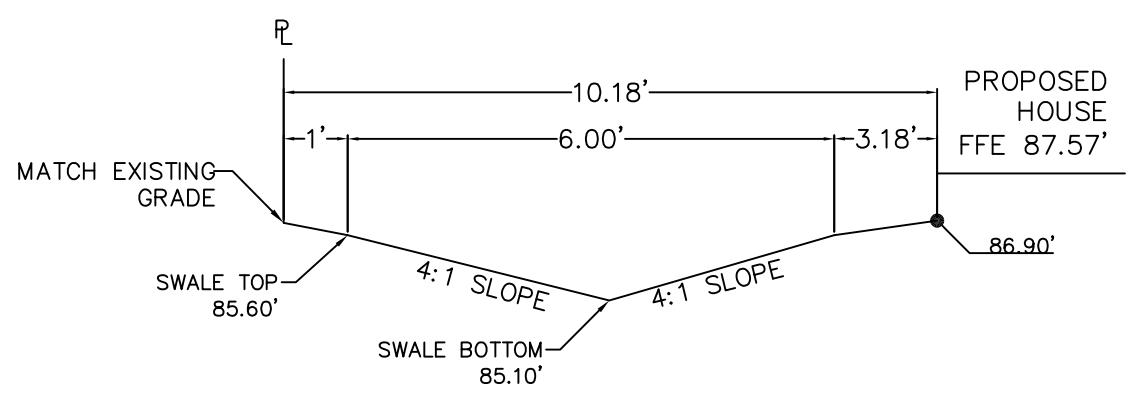
TOTAL REQUIRED VOLUME FOR ISR + FILL VOLUME IN FLOODPLAIN = TOTAL REQUIRED VOLUME
 625+22 = 657 CU-FT

TOTAL VOLUME REQUIRED = 657 CU-FT
 TOTAL VOLUME PROVIDED 754 CU-FT

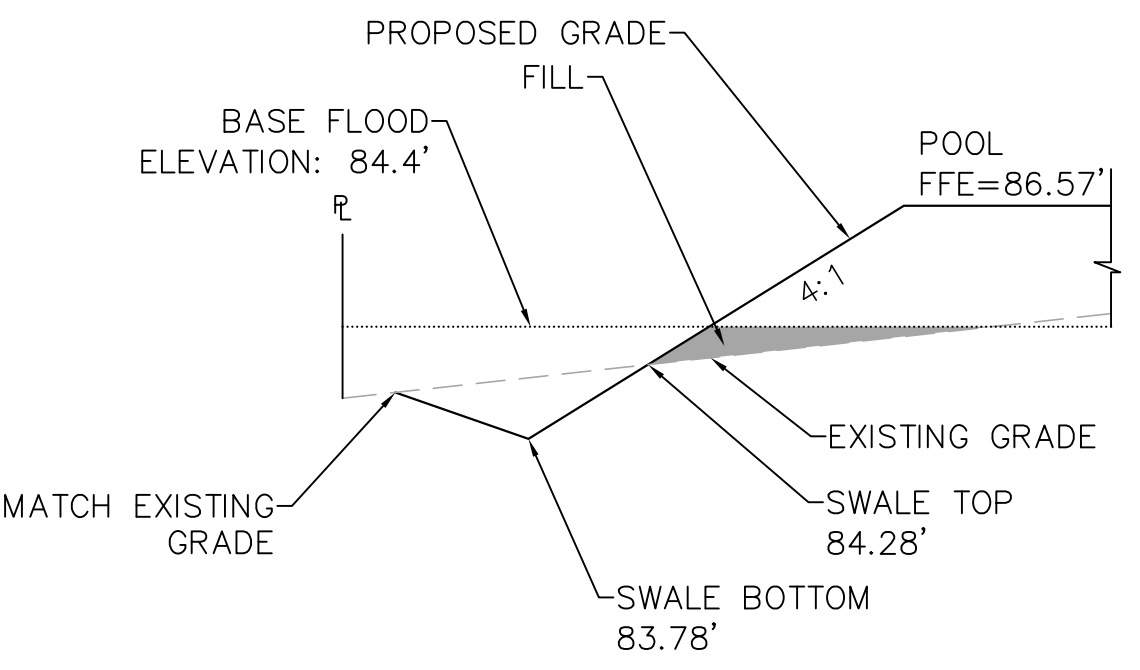
LEGEND



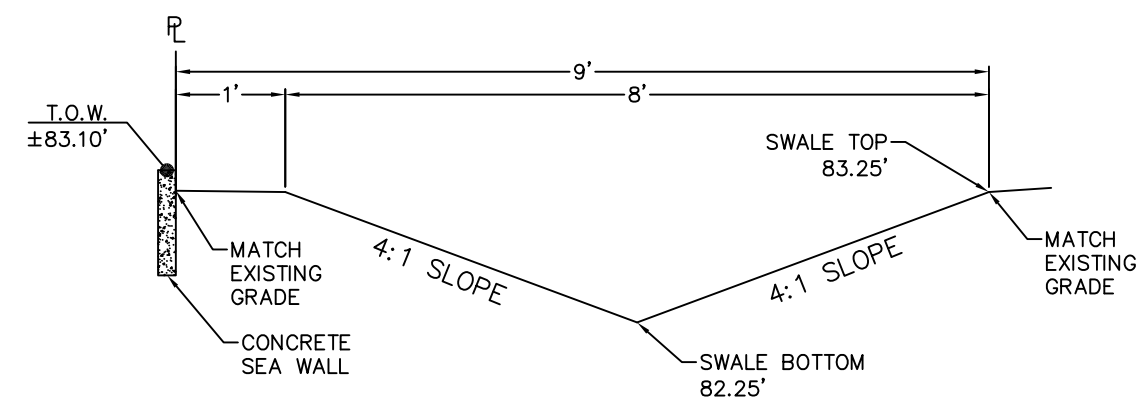
SECTION A-A
NTS



SECTION B-B
NTS



SECTION C-C
NTS



SECTION D-D
NTS

NO.	REVISIONS	DATE	BY				
CHATTELAIN ENGINEERING							
DESIGN ENGINEER:	GREGORY T. CHATELAIN, P.E.						
FLORIDA REGISTRATION NUMBER:	90573						
DESIGNED BY:	DH						
DRAWN BY:	DH						
CHECKED BY:	GTC						
SITE/GRADING PLAN							
FLORIDA							
MILLER RESIDENTIAL 571 LAKE FRONT BLVD WINTER PARK, FL 32789							
ORANGE COUNTY							
DATE 10/25							
PROJECT NO. 15-25-63							
SHEET NUMBER C1							





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



Digitally signed by William Stuhrke
Date: 2025.10.08

14:08:07 -04'00'

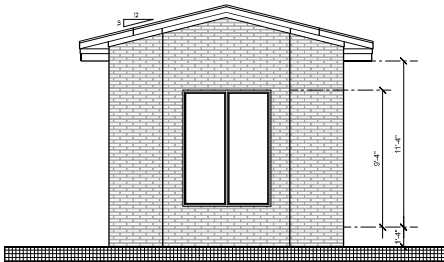
This form has been digitally signed and sealed by William F. Stuhrke on the date adjacent to this seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

- ELEVATION NOTES:**
- 1 STANDING SEAM METAL ROOF OVER PEEL AND STICK UNDERLAYMENT ON MIN. 7/16" SHEATHING ON WOOD ROOF TRUSSES @24" OC
 - 2 GALVANIZED METAL DRIP EDGE OVER LAYERED FASCIA
 - 3 5/8" CEMENTITIOUS FINISH OVER CMU
 - 4 7/8" CEMENTITIOUS FINISH OVER WIRE LATH ON #15 FELT OVER "TYVEK" HOUSE WRAP ON MIN. 7/16" SHEATHING (IN ACCORDANCE TO 2023 FBC-R703.6.3)
 - 5 ADHERED MASONRY VENEER INSTALLED PER MANUF. SPECS. ALUM. AND CABLE GUARDRAIL DESIGNED SO THAT A 4" SPHERE MAY NOT PASS THROUGH ANY POINT LOWER THAN 36" A.F.F.



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

- ELEVATION NOTES:
- 1 STANDING SEAM METAL ROOF OVER PEEL AND STICK UNDERLAYMENT ON MIN. 7/16" SHEATHING ON WOOD ROOF TRUSSES @24" OC
 - 2 GALVANIZED METAL DRIP EDGE OVER LAYERED FASCIA
 - 3 5/8" CEMENTITIOUS FINISH OVER CMU
 - 4 7/8" CEMENTITIOUS FINISH OVER WIRE LATH ON #15 FELT OVER "TYVEK" HOUSE WRAP ON MIN. 7/16" SHEATHING (IN ACCORDANCE TO 2023 FBC-R703.6.3)
 - 5 ADHERED MASONRY VENEER INSTALLED PER MANUF. SPECS.
 - 6 ALUM. AND CABLE GUARDRAIL, DESIGNED SO THAT A 4" SPHERE MAY NOT PASS THROUGH ANY POINT LOWER THAN 36" A.F.F.



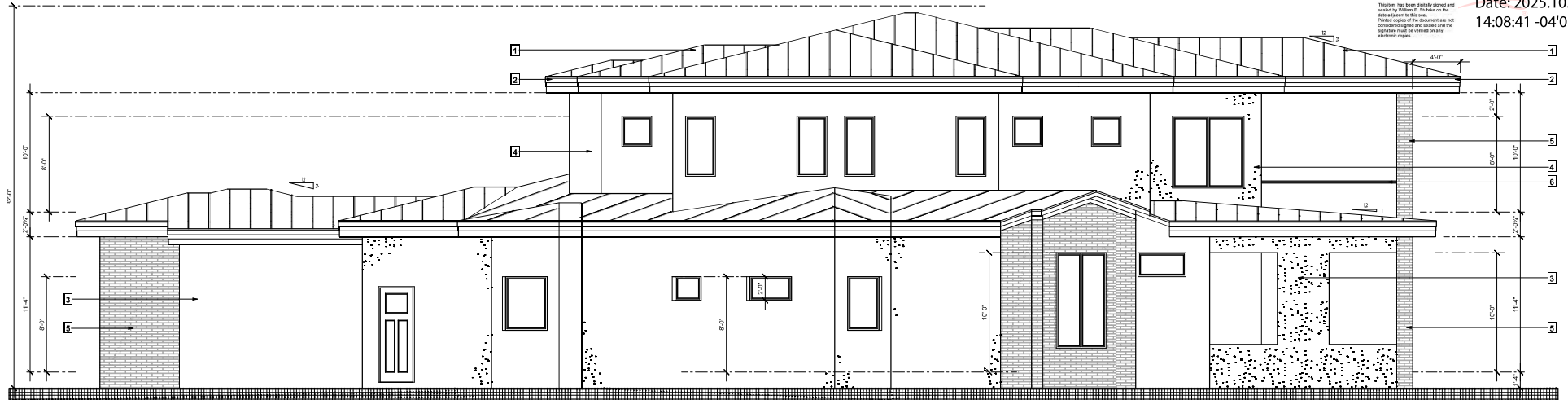
NORTHWEST ELEV (MAS SUITE)

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



WEST ELEVATION

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



NORTH ELEVATION

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



Digitally signed
by William
Stuhrke
Date: 2025.10.08
14:08:41 -04'00'

Re: *EXT*571 Lake Front

1 message

David Rickey <DRickey@forthepeople.com>
To: Kelly Miller <kmiller@jjbuilding.com>
Cc: Mike Miller <lukasconstructionllc@gmail.com>

Thu, Dec 11, 2025 at 10:10 AM

Of course, I am in regular contact about the project and have been consulted on all phases thus far including the plans for the driveway with which I have agreed. If you need further clarification, please do not hesitate to contact me. MY cell phone is 407-782-3539 Hop[efull this will do

David Rickey

Attorney
My Bio

T: (407) 236-5706
F: (407) 245-3352
20 North Orange Avenue, Suite 1600,
Orlando, FL 32801



\$25B+ Recovered • 1,000+ Attorneys • 120+ Offices

A referral is the best compliment, If you know anyone that needs our help, please have them call our office 24/7.

From: Kelly Miller <kmiller@jjbuilding.com>
Sent: Thursday, December 11, 2025 8:20 AM
To: David Rickey <DRickey@forthepeople.com>
Cc: Mike Miller <lukasconstructionllc@gmail.com>
Subject: *EXT*571 Lake Front

[You don't often get email from kmiller@jjbuilding.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: Use caution when clicking on links or opening attachments in this external email.

Good Morning David

I hope all is good with you. I am reaching out regarding the zoning board review and they had asked for a note from you demonstrating support of our project.

We would appreciate it greatly.

It can be a simple email that we can share indicating that you have seen our drawings and we have had successful communication regarding the driveway.

We appreciate it very much.
They are so anxious to get going and get their family settled :)

Kelly Miller
CRC1331420
Owner/Director of Construction
[510 Briley Avenue](https://www.briley.com)
Oakland, Florida 34760
KMiller@jjbuilding.com
321-436-9759

CONFIDENTIALITY NOTICE: This e-mail message including attachments, if any, is intended for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. Thank you.



May 18, 2025

Kelly Miller
Lukas Construction

Dear Kelly,

Thank you for the opportunity to provide a Consulting Arborist Report for 571 lake Front Blvd. in Winter Park Florida. This report is a result of a site visit made to the property on Saturday August 2, 2025.

Trees are dynamic, living organisms which change over time. The observations made herein reflect the opinion of the Arborist at the time of inspection and do not guarantee the condition of the trees anytime in the future. Trees or parts can fail at any time; these failures cannot always be predicted. Inspections of these trees were based on a ground level visual observations only, I did not perform sound testing, advanced Arboricultural testing or gather any forensic samples for further examination. The assessment did not take into consideration any information unknown, not visible, or detectable at the time of this report.

Observations:

- There are six Bald Cypress that are within close proximity to the existing structure, and they have root knees that have developed above ground in this area. Cypress knees are vertical growth structures that come off the existing root system. They have been known to create trip hazards and cause structural damage including pool foundations. These trees may need to be considered for removal in order to construct the pool and spa enclosure.

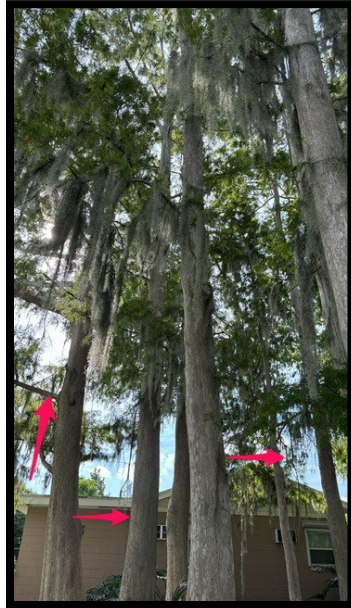


Location of Bald Cypress trees to structure



Bad Cypress knees

- The Bald Cypress trees are grouped close together .In general when trees are locate too close to each other the smaller tree canopies can often become one-sided, uneven, and deformed due to the encroachment of the larger trees. There were several trees with broken branches from heavy moss and storm damage.



Pictures of the tree locations and heavy moss

- All but one of the Bald Cypress trees are in fair condition with minor structural issues. Tree # 7 is in “poor” condition as it was struck by lightning, and the entire top of the canopy is missing. This tree will need to be removed.

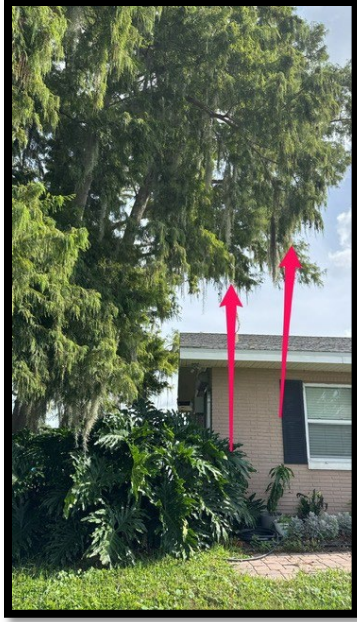


Tree #7

- The tree canopies have not been pruned in several years and will required hazard pruning to remove deadwood 2” and greater, end weight reduction, canopy elevation over structures and partial moss removal. Bald Cypress trees will drop seeds throughout the year and in the cooler months they will shed all of their needles. Pruning will help reduce the amount of needle and seed drop.



Heavy canopies over existing structure



Heavy canopy over existing structure

Again Kelly, thank you for the opportunity to collaborate with you as your Consulting Arborist. Please let me know if you have any questions .

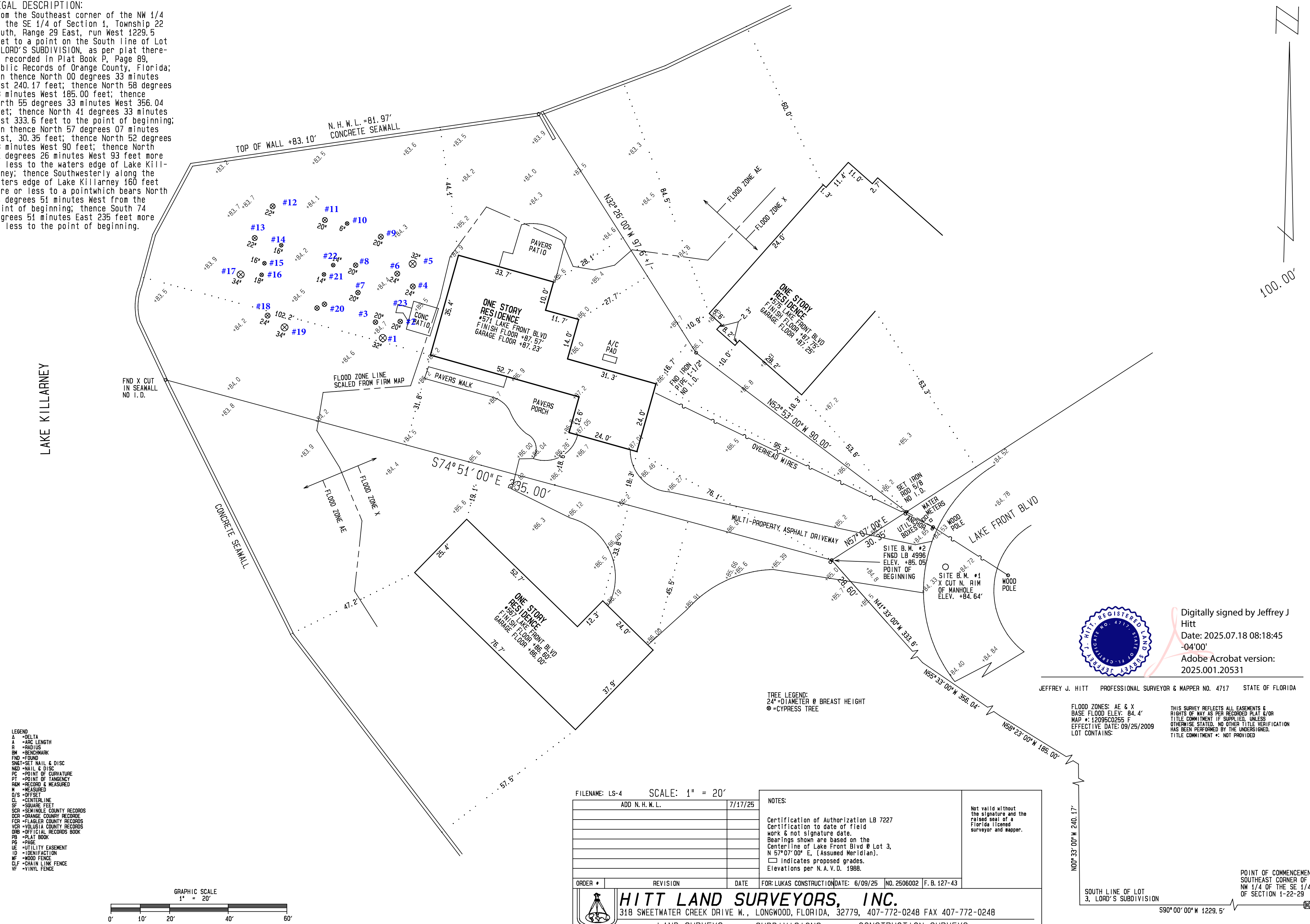
Sincerely,

Mary

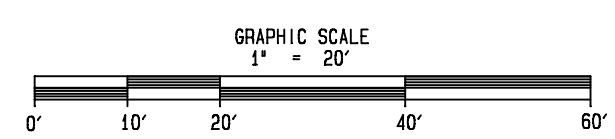
Mary L. Edwards
Registered Consulting Arborist, RCA #451
ISA Certified Arborist FL-0116
ISA Qualified Tree Risk Assessor
FL ISA Qualified Prescription Pruning Certification
FL Certified Landscape Contractor
321-303-4714
mary@maryedwardsarborist.com

SKETCH OF BOUNDARY/TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:
 From the Southeast corner of the NW 1/4 of the SE 1/4 of Section 1, Township 22 South, Range 29 East, run West 1229.5 feet to a point on the South line of Lot 3 LORD'S SUBDIVISION, as per plat thereof recorded in Plat Book P, Page 89, Public Records of Orange County, Florida; run thence North 00 degrees 33 minutes West 240.17 feet; thence North 58 degrees 23 minutes West 185.00 feet; thence North 55 degrees 33 minutes West 356.04 feet; thence North 41 degrees 33 minutes West 333.6 feet to the point of beginning; run thence North 57 degrees 07 minutes East, 30.35 feet; thence North 52 degrees 53 minutes West 90 feet; thence North 32 degrees 26 minutes West 93 feet more or less to the waters edge of Lake Killarney; thence Southwesterly along the waters edge of Lake Killarney 160 feet more or less to a point which bears North 74 degrees 51 minutes West from the point of beginning; thence South 74 degrees 51 minutes East 235 feet more or less to the point of beginning.



- LEGEND
- Δ - DELTA
 - A - ARC LENGTH
 - R - RADIUS
 - BM - BENCHMARK
 - FND - FOUND
 - SN&T - SET NAIL & DISC
 - N&D - NAIL & DISC
 - PC - POINT OF CURVATURE
 - PT - POINT OF TANGENCY
 - RM - RECORD & MEASURED
 - M - MEASURED
 - O/S - OFFSET
 - CL - CENTERLINE
 - SP - SQUARE FEET
 - SCR - SEMI-CIRCLE RECORDS
 - OCR - ORANGE COUNTY RECORDS
 - FCR - FLAGLER COUNTY RECORDS
 - VCR - VOLUSTA COUNTY RECORDS
 - ORR - OFFICIAL RECORDS BOOK
 - PB - PLAT BOOK
 - PG - PAGE
 - UE - UTILITY EASEMENT
 - ID - IDENTIFICATION
 - WF - WOOD FENCE
 - CLF - CHAIN LINK FENCE
 - VF - VINYL FENCE



FILENAME: LS-4 SCALE: 1" = 20'

ADD N. H. W. L.	7/17/25	NOTES:
		Certification of Authorization LB 7227
		Certification to date of field work & not signature date.
		Bearings shown are based on the Centerline of Lake Front Blvd @ Lot 3, N 57°07'00" E, (Assumed Meridian).
		□ Indicates proposed grades.
		Elevations per N.A.V.D. 1988.
ORDER #	REVISION	DATE
		FOR: LUKAS CONSTRUCTION DATE: 6/09/25 NO. 2506002 F. B. 127-43

Not valid without the signature and the raised seal of a Florida licensed surveyor and mapper.

HITT LAND SURVEYORS, INC.
 318 SWEETWATER CREEK DRIVE W., LONGWOOD, FLORIDA, 32779, 407-772-0248 FAX 407-772-0248
 LAND SURVEYS ○ SUBDIVISIONS ○ CONSTRUCTION SURVEYS



Digitally signed by Jeffrey J Hitt
 Date: 2025.07.18 08:18:45 -04'00'
 Adobe Acrobat version: 2025.001.20531

JEFFREY J. HITT PROFESSIONAL SURVEYOR & MAPPER NO. 4717 STATE OF FLORIDA

FLOOD ZONES: AE & X
 BASE FLOOD ELEV.: 84.4'
 MAP #: 12095C0255 F
 EFFECTIVE DATE: 09/25/2009
 LOT CONTAINS:
 THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED, UNLESS OTHERWISE STATED. NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED. TITLE COMMITMENT #: NOT PROVIDED

POINT OF COMMENCEMENT
 SOUTHEAST CORNER OF THE
 NW 1/4 OF THE SE 1/4
 OF SECTION 1-22-29
 SOUTH LINE OF LOT
 3, LORD'S SUBDIVISION
 S90°00'00"W 1229.5'