



Historic Preservation Board Regular Meeting

Agenda

March 11, 2026 @ 9:00 AM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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

assistance & appeals

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

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

please note

Times are projected and subject to change.

1. Call to Order

2. Consent Agenda

- a. Approve the minutes of February 11, 2026. 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 26-03. Request by Ron Scarpa for approval to amend the Certificate of Review granted in September 2025 for 786 Antonette Avenue, zoned R-1AA, located within the College Quarter Historic District, to replace the previously proposed detached rear structure with an addition to the rear of the home, including a two-story portion extending beyond a central courtyard and garage in the rear. 30 minutes

5. Action Items

6. Non-Action Items

- a. Discuss the demolition permit application for 1020 Palmer Avenue (Merrywood - Florida Master Site File property) 30 minutes

7. Staff Updates

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment



Historic Preservation Board

agenda item 2.a

item type

Consent Agenda

meeting date

March 11, 2026

prepared by

Mary Jean, Administrative Coordinator IV

approved by**subject**

Approve the minutes of February 11, 2026.

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

1. Draft Historic Preservation Board Regular Meeting Minutes



Historic Preservation Board Regular Meeting Minutes

February 11, 2026 at 9:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

John Skolfield, Kelsey Wolfe, Margie Bridges, Cynde Norris

Absent

Lee Rambeau, Rhett Delaney, Kim Burst Wood

Staff Present

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

1. Call to Order

Chairman Skolfield called the meeting to order.

2. Consent Agenda

- a. Approve the minutes of the January 14, 2026, regular meeting.

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

Motion made by Kelsey Wolfe, seconded by Margie Bridges to approve the January 14, 2026, meeting minutes.

The motion carried unanimously by a 4-0 vote. (Rhett Delaney, Lee Rambeau, and Kim Burst Wood 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. COR 26-02. Request by Karen and Armando Martorelli for approval to construct a new one-story rear addition, make modifications to the front elevation of the residence including a minor front setback variance of one foot eight inches, and undertake minor alterations to the rear detached structure at the

property located at 1299 Harding Street, zoned R-1AA.

Mrs. McGillis provided a summary of the request. She reviewed the survey, elevations, and proposed site plan for the property. She indicated that the request was to construct a one-story rear addition, modify the front elevation of the home, and make minor updates to the detached rear structure. She also indicated that the front changes included relocating the off-center front door to a more central position and adding a small bump-out on the east side of the façade. The bump-out will extend 1 foot 8 inches into the required front setback, requiring a minor variance. Mrs. McGillis added that the rear of the home will have an existing porch and dining room area removed and replaced with a new addition that extends further back on the lot. She noted that the project otherwise complies with all zoning requirements, including floor area ratio, setbacks, and impervious surface coverage. Updates to the detached rear structure are limited to adding shake siding and a pergola-style overhang, with no expansion proposed. The only variance requested was for the small front setback encroachment.

Brief discussion ensued about whether the home had been designated historic, if there was any opposition from neighbors, clarification of the requested variance, how the front setback was determined, and who would rule on the variance request if the home was not designated historic.

The applicant's architect, Dirk Arace of Arace Designs at 3563 Terra Oaks Court, Longwood, FL 32779, addressed the Board. Mr. Arace explained the proposed minor front "bump-out" feature resembling a small bay window. He noted that the design includes minimal overhangs that comply with setback regulations, extending no more than three feet into the side and front setbacks. He added that a small metal roof accent will tie into the rear of the house. He then indicated that similar cantilevered elements have been approved in the past and that current guidelines allow such articulations to extend to the ground. He explained that the bump-out is intended to enhance the home's main entry, which currently resembles a side or service entrance and lacks architectural presence.

Discussion ensued about whether approving the proposed redesign of a voluntarily designated historic home was appropriate, given that the Board's primary responsibility is preserving historic facades. Concerns were brought up about substantial changes undermining the purpose of historic designation and that approving such a comprehensive alteration could create a slippery slope. In contrast, it was asserted that the Board has used its discretion to approve significant changes in the past and that designation prevents demolition or inappropriate redevelopment.

Mr. Arace explained that the roof ridge and overall structure would remain the same, but proportions, trim, window sizing, and the nonfunctional front entry would require correction. He indicated that the changes would improve usability, symmetry, and traditional proportions while preserving the home's intent, even if it results in a refined,

historically inspired replication rather than strict preservation of existing elements.

Ultimately, despite ongoing philosophical concerns about preservation standards and precedent, the Board voted to approve the project. The Board agreed that future discussions and possibly work sessions are needed to clarify how historic designations and facade changes should be handled going forward.

Motion made by Kelsey Wolfe, seconded by Cynde Norris, for approval to construct a new one-story rear addition, make modifications to the front elevation of the residence including a minor front setback variance of one foot eight inches, and undertake minor alterations to the rear detached structure at the property located at 1299 Harding Street, zoned R-1AA.

The motion carried by a 4-0 vote. (Rhett Delaney, Lee Rambeau, and Kim Burst Wood were absent from the meeting.)

5. Action Items

6. Non-Action Items

7. Staff Updates

8. Board Comments

Discussion focused on refining the board's criteria for historic designations and addressing a high-profile lakefront property that may seek demolition and a lot split. Inconsistencies in past designation decisions were acknowledged and conducting a case study review of previously approved changes—such as window replacements—to better guide future boards and improve clarity in their standards was discussed.

The Board also reviewed Sunshine Law requirements, emphasizing that members cannot discuss matters that may come before them outside of publicly noticed meetings. They were advised to avoid commenting on social media about properties that could potentially appear before the Board, even if not currently under review. Individual site visits are permissible with proper disclosure, but group walkthroughs would require public notice.

A significant portion of the remaining discussion centered on a large property at 1020 Palmer Avenue, which is listed on the Florida Master Site File but not individually designated. If a demolition permit is submitted, the Board would have the authority to delay demolition for up to 90 days. However, the Planning and Zoning Board is currently considering potential comprehensive plan policy changes related to lakefront lot splits, and the Historic Preservation Board has no direct control over lot splitting decisions. Various scenarios were explored during the discussion, including splitting the

lot in a way that preserves the historic home, potentially moving the structure, or allowing one large estate. While there was some expressed support for a lot split if it ensured preservation of the existing house, a primary role of advocating for saving the home in any feasible way was also emphasized. There was also recognition that community opinion may divide around the issue of preservation versus development intensity.

The Board requested to have a joint meeting with the Planning and Zoning Board, potentially in late March, to discuss the criteria for designations, better align perspectives and explore policy options that could support preservation efforts.

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 10:01 a.m.

ATTEST:

/s/ Mary Jean, 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

March 11, 2026

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

COR 26-03. Request by Ron Scarpa for approval to amend the Certificate of Review granted in September 2025 for 786 Antonette Avenue, zoned R-1AA, located within the College Quarter Historic District, to replace the previously proposed detached rear structure with an addition to the rear of the home, including a two-story portion extending beyond a central courtyard and garage in the rear.

motion | recommendation

Staff recommendation is for approval.

background

The applicant, Ron Scarpa, is requesting approval to amend the Certificate of Review previously granted in September 2025 for 786 Antonette Avenue, which is zoned R-1AA and located within the College Quarter Historic District. The original approval consisted of a preserved front cottage with a minor addition, and a detached two-story rear structure with an attached garage and associated setback variances. The proposed amendment revises that design by eliminating the detached rear structure configuration and instead incorporating a reconfigured addition directly onto the existing home. This revised approach integrates the new construction more cohesively with the historic structure while maintaining the front porch and the established street-facing massing and character of the home. The variances that were approved under the previous design have been eliminated. For this amendment, the only variance being requested is to allow the pool's water line to extend to the edge of the six-foot concrete wall along the property line, rather than meeting the 7.5-foot setback requirement. This adjustment would allow a proposed water feature to tie directly into the wall as part of the overall pool design.

In terms of floor area ratio (FAR), the current proposal is with three square feet of the September 2025 design at 2,994 square feet, and impervious coverage is reduced slightly to approximately 3,634 square feet, remaining under the maximum.

The updated plans show the two-story portion at 29.5 feet tall, which is higher than the 25

feet that was approved before. The added height mainly comes from changes to the roofline and pitch, not from making the second story bigger. In fact, the two-story portion is smaller than before by a little over 300 square feet and now totals about 675 square feet. The rear two-story section is still pushed toward the back of the lot, so it remains largely out of view from the street. The one-story front portion continues to be what you see first from Antonette Avenue. The garage has also been redesigned as a detached structure, which means it can meet the required setbacks without needing a variance.

Architecturally, the revised elevations continue to incorporate traditional materials and detailing compatible with the College Quarter Historic District, including preservation of the existing historic walls, fireplace, and porch elements, reuse of historic windows and doors where feasible, and stucco and brick veneer detailing that reflects the established character of the area. While the massing strategy shifts from two distinctly separated structures to a more unified composition, the design continues to minimize the second story massing and maintain the visual prominence of the original cottage from the public right-of-way.

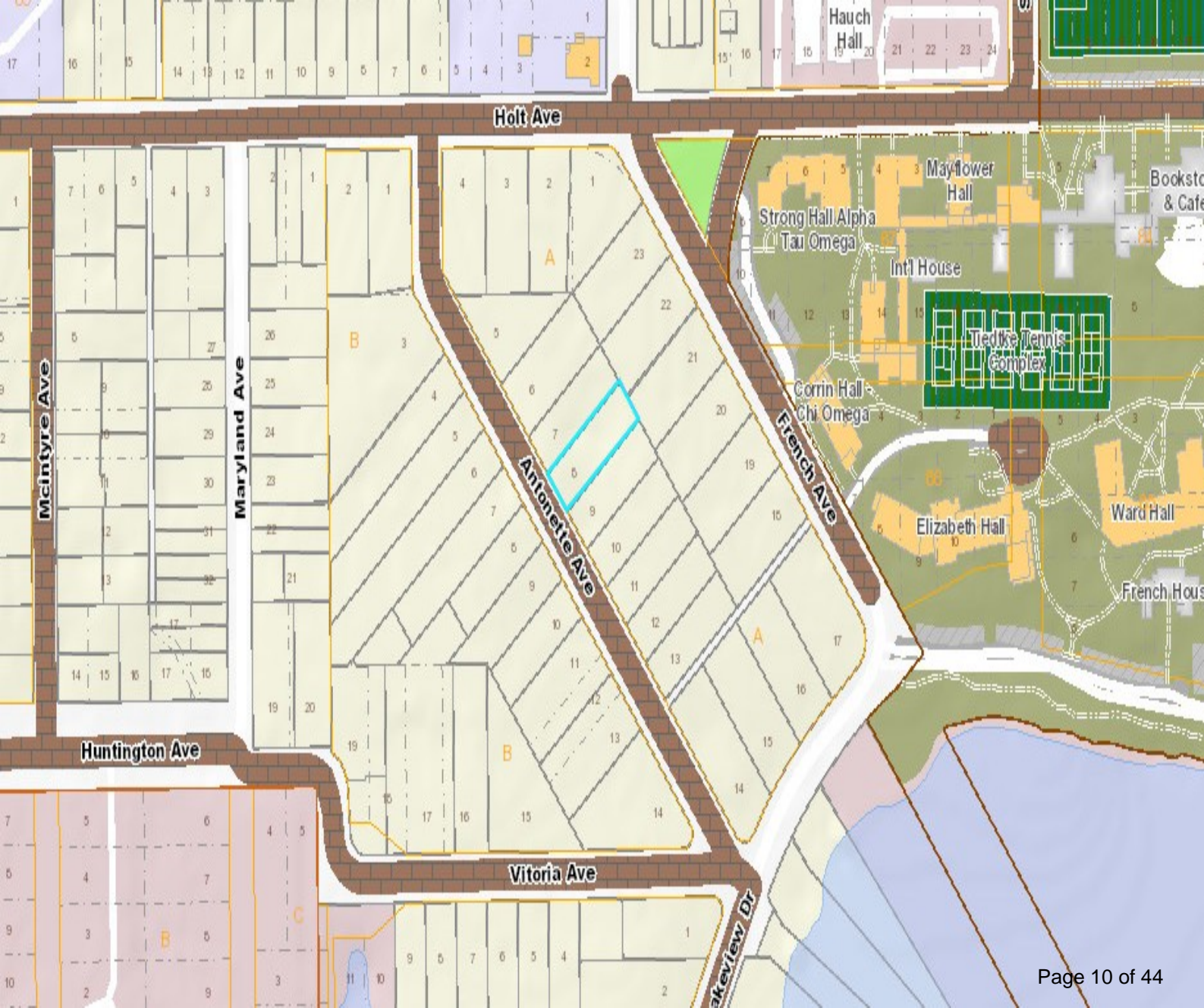
In summary, the proposal demonstrates a balanced approach to added square footage within a historic district by preserving the visible front portion of the historic home while accommodating new square footage at the rear. Staff is pleased with the applicant's commitment to retaining the streetscape massing of the original home and therefore supports approval of the amended plans as presented.

alternatives | other considerations

fiscal impact

attachments

1. Location Map
2. Aerial Map
3. s3QSBD_173096_survey_r1
4. Current Proposal - 0426 786 Antonette Ave version 2
5. Sept 2025 - 786 Antonette Ave WPD 2





Antonette Ave

BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:

LOT 8, BLOCK A, COLLEGE PLACE REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK H, PAGE 46, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 3-7-2014.

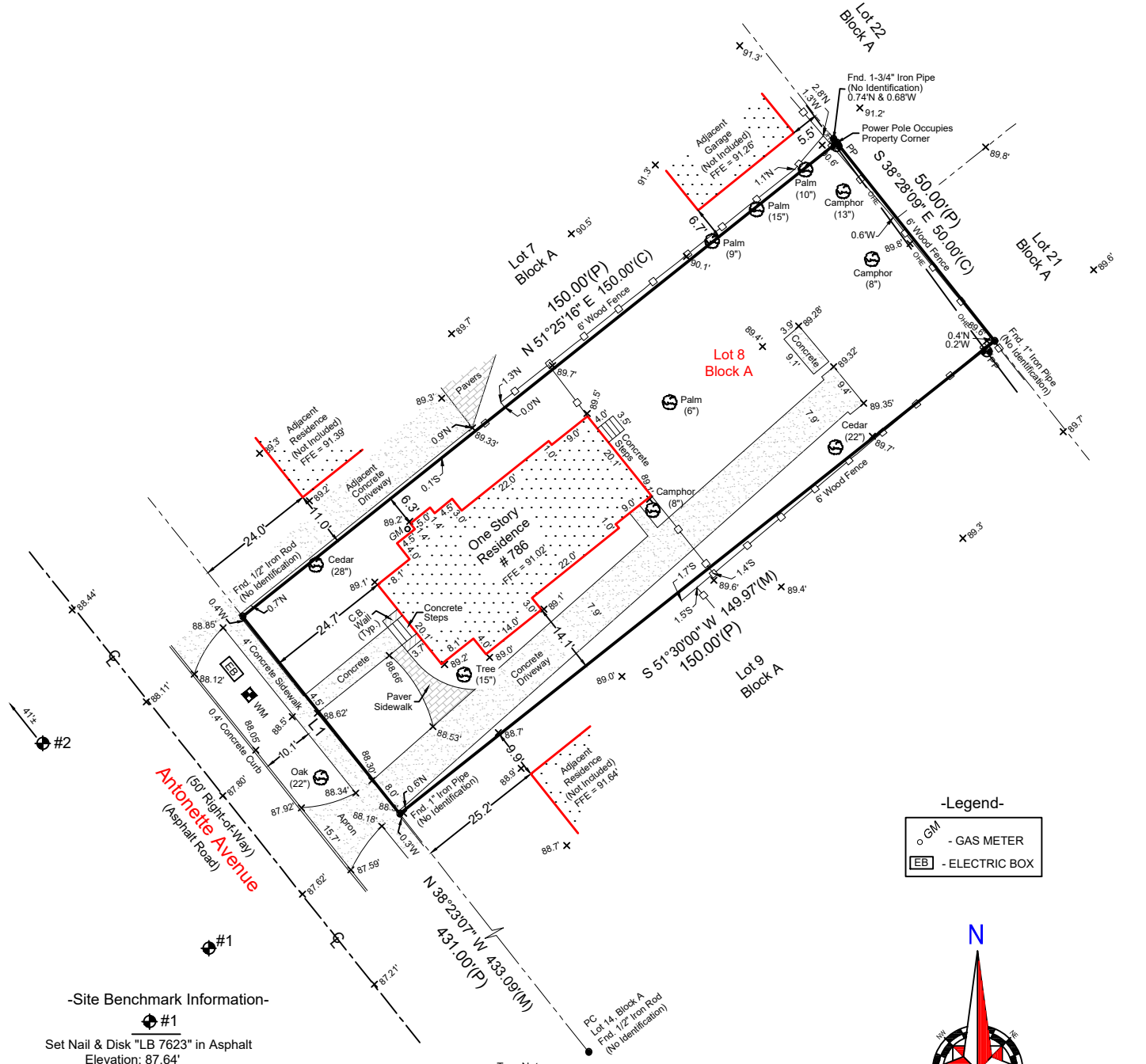
CERTIFIED TO:

RON SCARPA



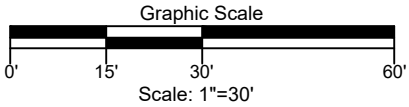
786 ANTONETTE AVENUE, WINTER PARK, FLORIDA 32789

L1
50.00'(P)
N 38°29'59" W 49.79'(M)



-Legend-

- GAS METER
- ELECTRIC BOX



-Site Benchmark Information-

- #1
Set Nail & Disk "LB 7623" in Asphalt
Elevation: 87.64'
- #2
Set Nail & Disk "LB 7623" in Asphalt
Elevation: 88.94'

-Benchmark Information-

- Florida Department of Transportation
(Elevations are based upon North American Vertical Datum 1988)

BOUNDARY NOTE:
THIS BOUNDARY SURVEY IS BASED UPON THE FOREMOST FIELD MONUMENTATION AND OCCUPATION DISCOVERED ON THE DATE OF 07/21/25, AND DELINEATED HEREON THE FACE OF THIS SURVEY. PROPERTY BOUNDARIES ARE SUBJECT TO CHANGE, IF OR WHEN, ANY OTHER PREEMINENT INFORMATION IS DISCOVERED AND DETERMINED TO AFFECT SUBJECT PROPERTY. SAID CHANGE IS WITHOUT HESITATION, CONSULTATION OR NOTIFICATION.

Tree Note:
Oak - Denotes Tree Type (22") - Diameter of Tree measured at Chest Height

Field Date: 7/17/2025	Date Completed: 07/22/25
Drawn By: S.T.	File Number: IS-144640 TOPO

-Legend-

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

-NOTES-

- >Survey is based upon the Legal Description Supplied by Client.
- >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
- >Subject to any Easements and/or Restrictions of Record.
- >Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- >Building Ties are NOT to be used to reconstruct Property Lines.
- >Fence Ownership is NOT determined.
- >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.

-POINTS OF INTEREST-

NONE VISIBLE

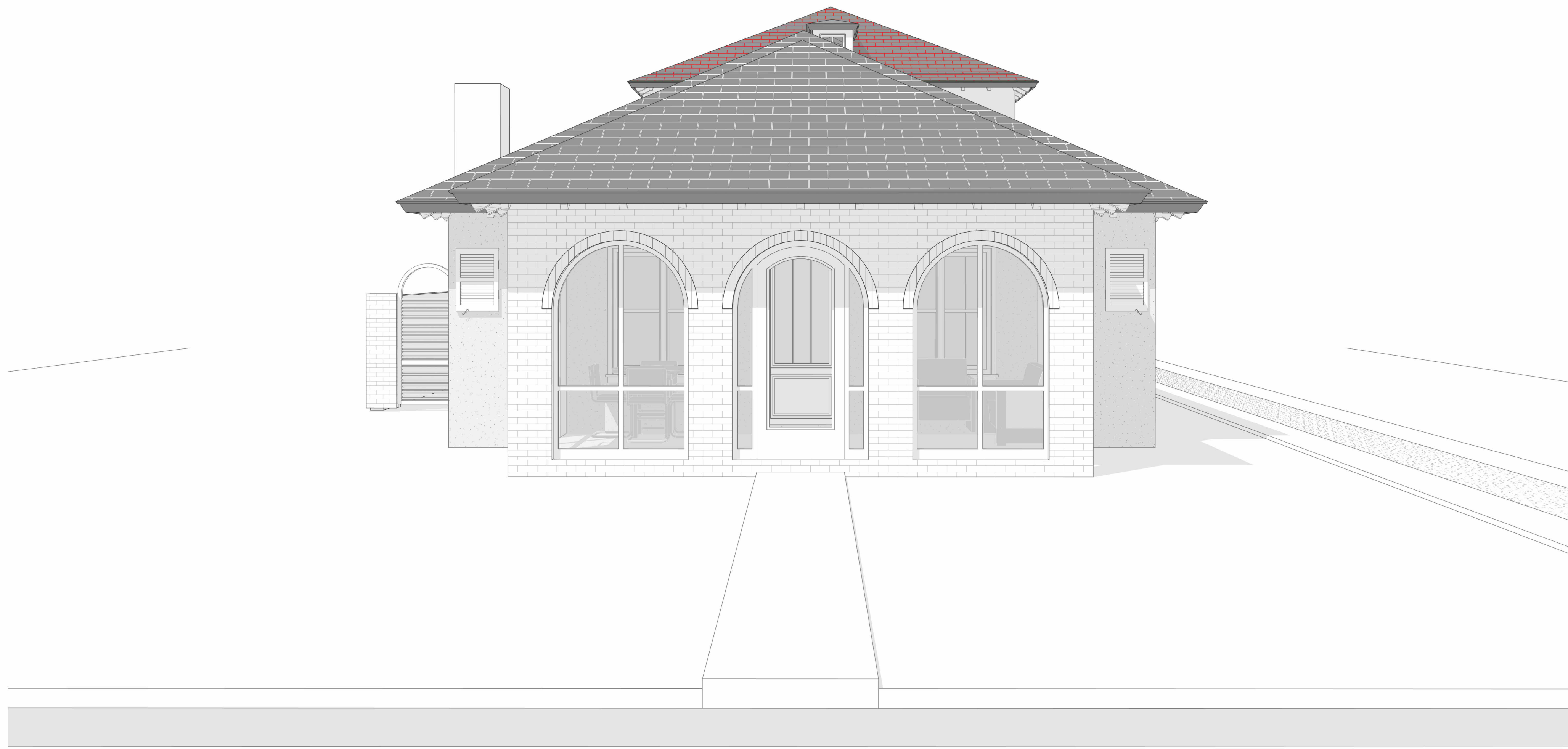
I hereby certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland

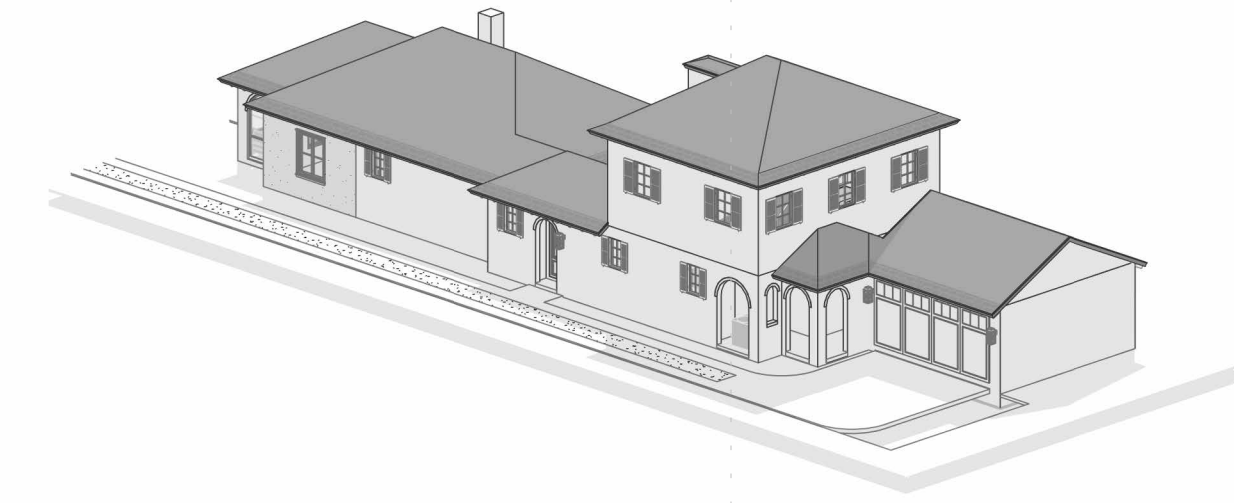
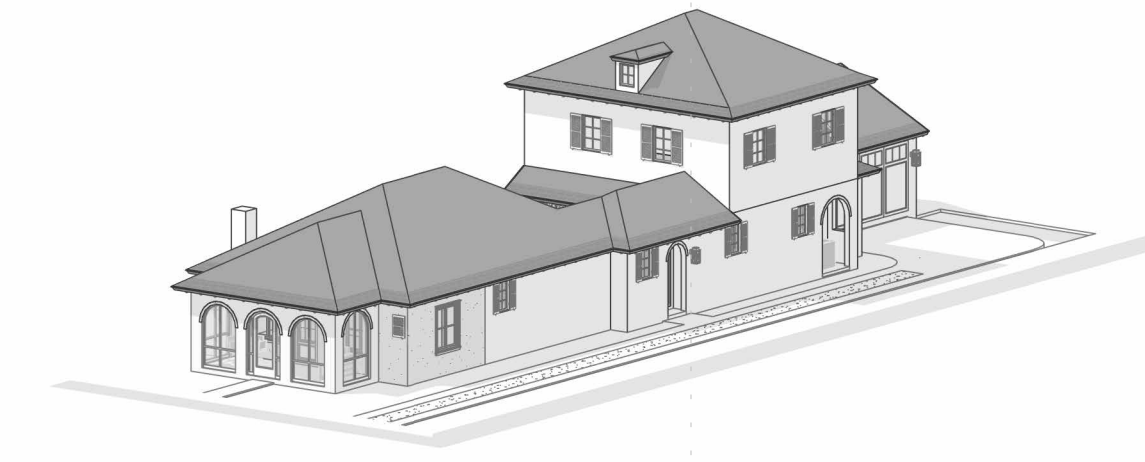
PATRICK IRELAND 6637 **LB: 7623**

This survey is intended ONLY for the use of said certified parties. This survey is NOT valid without signature and embossed with Surveyors Seal.

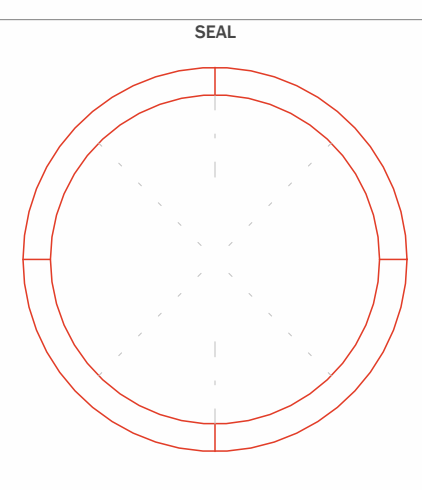
Ireland & Associates Surveying, Inc.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165



VIEW FROM STREET AT THE HEIGHT OF 6', ROOF
OF NEW STRUCTURE HIGHLIGHTED IN RED



ARCHITECT
alba
 ENGINEERING
 C.A. #430566
 DANIEL SOUTER, P.E.
 P.O. BOX 547774
 ORLANDO, FL 32854
 PHONE: (407) 421-4866



the **ANTONETTE COTTAGE**
 786 ANTONETTE AVENUE
 WINTER PARK

Revisions

Issue Date	CD
02/18/2026	CD
	Project Designer: RGN
	Project Drafter: MWL

CONFIDENTIALITY NOTICE:
 The drawings and information contained within is property of Winter Park Design and is intended only for the parties identified above or of governmental jurisdiction. This plan may not be reproduced without written permission from the Project Manager assigned to this project.

PROJECT OVERVIEW

G002

zoning requirements

SITE INFORMATION

PROJECT NAME Barefoot Brothers
 PROJECT ADDRESS 786 Antonette Ave
 EXISTING ZONING R-1AA

FAR CALCULATIONS

LOT AREA 7500.00 ft²
 FAR ALLOWED (40%) 3000.00 ft²
 FAR PROPOSED (40%) 2993.28 ft²

BUILDING HEIGHT

ALLOWED 32'-0"
 PROPOSED 25'-0"

SITE SETBACKS

	REQUIRED	PROPOSED	(EXISTING)
FRONT	25'-0"	25'-0"	(GARAGE)
REAR (FIRST)	25'-0"	26'-4"	(RESIDENCE)
REAR (SECOND)	35'-0"	5'-0"	(GARAGE)
LEFT SIDE (FIRST)	7'-6"	7'-6"	
LEFT SIDE (SECOND)	10'-0"	7'-6"	
RIGHT SIDE (FIRST)	7'-6"	14'-2"	
RIGHT SIDE (SECOND)	10'-0"	16'-2"	

IMPERVIOUS COVERAGE

LOT AREA +/- 7500.00 ft²
 ALLOWED (50%) 3750.00 ft²
 PROPOSED 2819.75 ft²
 BUILDING COVERAGE 814.44 ft²
 HARDSCAPE (50%) 3634.19 ft²
 TOTAL

REAR SETBACK AREA

COVERAGE ALLOWED 1250.00 ft²
 PROPOSED (35%) 437.50 ft²
 (35%) 306.92 ft²

FRONT SETBACK AREA

COVERAGE ALLOWED 1250.00 ft²
 PROPOSED (50%) 625.00 ft²
 (14%) 175.00 ft²

STORAGE

ALLOWED (3%) 225.00 ft²
 PROPOSED 212.33 ft²

area tabulations

FLOOR AREA RATIO

NAME	TYPE	SQFT
DORMER		Not Placed
DORMER	CONDITIONED	19.53 ft ²
FIRST FLOOR	CONDITIONED	1848.67 ft ²
SECOND FLOOR	CONDITIONED	674.50 ft ²
2 CAR GARAGE	GARAGE	455.11 ft ²
TOTAL FAR		2997.81 ft ²

AREA TOTAL CONSTRUCTION

NAME	TYPE	SQFT
DORMER		Not Placed
DORMER	CONDITIONED	19.53 ft ²
FIRST FLOOR	CONDITIONED	1848.67 ft ²
SECOND FLOOR	CONDITIONED	674.50 ft ²
2 CAR GARAGE	GARAGE	455.11 ft ²
ATTIC/STORAGE	NON-CONDITIONED	177.78 ft ²
ENTRY	NON-CONDITIONED	8.00 ft ²
FRONT PORCH CASSITA	NON-CONDITIONED	160.00 ft ²
PORCH	NON-CONDITIONED	116.11 ft ²
STORAGE	NON-CONDITIONED	212.33 ft ²
TOTAL CONSTRUCTION		3672.03 ft ²

STORAGE

NAME	TYPE	SQFT
STORAGE	NON-CONDITIONED	212.33 ft ²
TOTAL STORAGE		212.33 ft ²

AREA CONDITIONED

NAME	TYPE	SQFT
FIRST FLOOR	CONDITIONED	1848.67 ft ²
SECOND FLOOR	CONDITIONED	674.50 ft ²
DORMER	CONDITIONED	19.53 ft ²
TOTAL CONDITIONED		2542.69 ft ²

AREA NON-CONDITIONED

NAME	TYPE	SQFT
PORCH	NON-CONDITIONED	116.11 ft ²
FRONT PORCH CASSITA	NON-CONDITIONED	160.00 ft ²
ATTIC/STORAGE	NON-CONDITIONED	177.78 ft ²
ENTRY	NON-CONDITIONED	8.00 ft ²
STORAGE	NON-CONDITIONED	212.33 ft ²
TOTAL NON-CONDITIONED		674.22 ft ²

AREA GARAGE

NAME	TYPE	SQFT
2 CAR GARAGE	GARAGE	455.11 ft ²
TOTAL GARAGE		455.11 ft ²

BUILDING COVERAGE

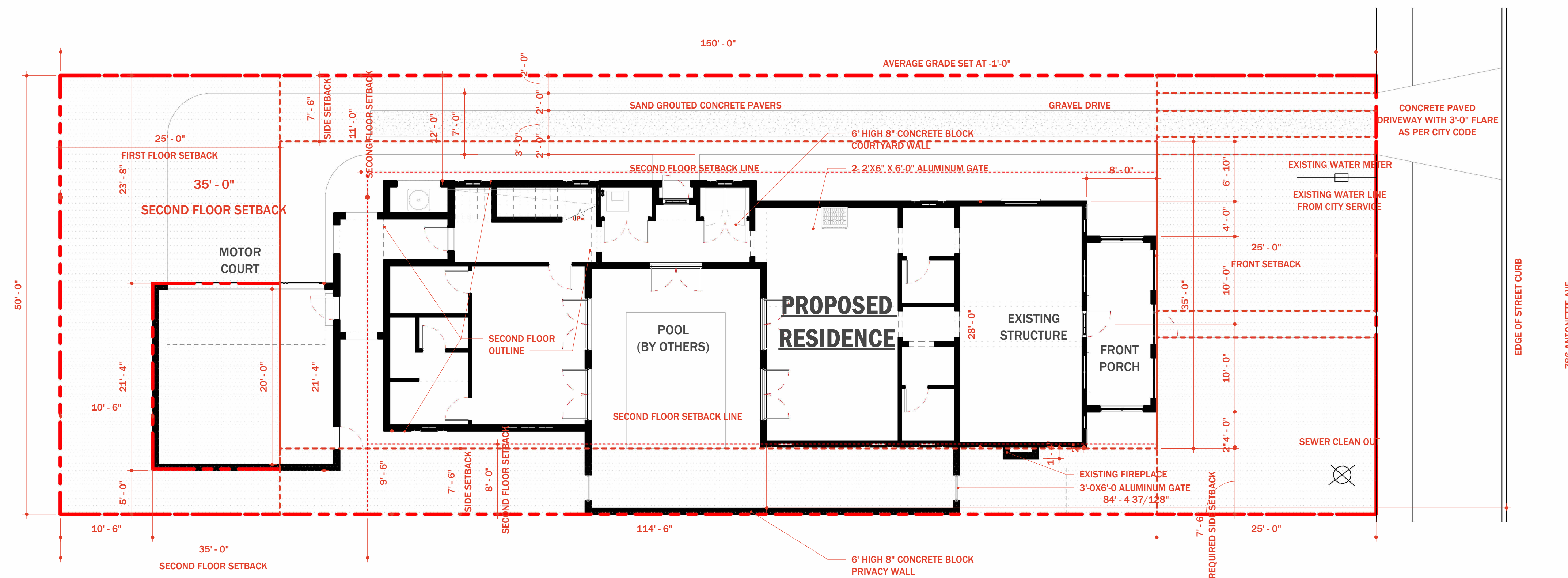
NAME	TYPE	SQFT
DORMER		Not Placed
DORMER	CONDITIONED	19.53 ft ²
FIRST FLOOR	CONDITIONED	1848.67 ft ²
2 CAR GARAGE	GARAGE	455.11 ft ²
ENTRY	NON-CONDITIONED	8.00 ft ²
FRONT PORCH CASSITA	NON-CONDITIONED	160.00 ft ²
PORCH	NON-CONDITIONED	116.11 ft ²
STORAGE	NON-CONDITIONED	212.33 ft ²
TOTAL SF		2819.75 ft ²

AREA HARDSCAPE

NAME	TYPE	SQFT
MOTOR COURT	HARDSCAPE	712.56 ft ²
FRONT WALK	HARDSCAPE	75.00 ft ²
A/C PAD	HARDSCAPE	26.89 ft ²
TOTAL HARDSCAPE		814.44 ft ²

AREA IMPERVIOUS

NAME	TYPE	SQFT
DORMER		Not Placed
FIRST FLOOR	CONDITIONED	1848.67 ft ²
DORMER	CONDITIONED	19.53 ft ²
2 CAR GARAGE	GARAGE	455.11 ft ²
MOTOR COURT	HARDSCAPE	712.56 ft ²
FRONT WALK	HARDSCAPE	75.00 ft ²
A/C PAD	HARDSCAPE	26.89 ft ²
PORCH	NON-CONDITIONED	116.11 ft ²
FRONT PORCH CASSITA	NON-CONDITIONED	160.00 ft ²
ENTRY	NON-CONDITIONED	8.00 ft ²
STORAGE	NON-CONDITIONED	212.33 ft ²
TOTAL IMPERVIOUS		3634.19 ft ²



TERMITE NOTES

- R318 TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMICIDES. R318 TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTION TREATMENT, A CERTIFICATE OF APPLICATION OF THE TERMITE PROTECTION TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE W/ RULES AND SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE W/ RULES AND LAWS ESTABLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES." CONSUMER SERVICES.
- USE REGISTERED TERMICIDES OR OTHER APPROVED METHODS.
- SOIL TREATMENTS FOR SUBTERRANEAN TERMITES.
- PROTECTION TO BE DONE AFTER ALL EXCAVATION, BACKFILLING, AND COMPACTION IS COMPLETE.
- DISTURBED SOIL TREATMENT MUST BE RETREATED.
- TREATMENT SHALL BE PROTECTED FROM RAINFALL BY 6 MIL VAPOR BARRIER. IF RAINFALL OCCURS BEFORE BARRIER PLACEMENT, SOIL MUST BE RETREATED.
- TREATMENT AROUND EXTERIOR OF FOUNDATION SHALL BE DONE AFTER REMOVAL OF CONCRETE OVER POURS OR ACCUMULATED MORTAR.
- TREATMENT APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE W/IN 1 FOOT OF PRIMARY STRUCTURE SIDEWALLS. VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION COMPLETION (INCLUDING LAND-SCAPING AND IRRIGATION/SPRINKLER INSTALLATION).
- ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PER RULES AND LAWS ESTABLISHED FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- PROTECTIVE SLEEVES AROUND METALLIC PIPING PENETRATING CONCRETE SLAB-ON-SLAB GRADE FLOORS SHALL NOT BE CELLULOSE-CONTAINING MATERIALS AND RECEIVE AN APPLICATION OF TERMICIDE IN ANNULAR SPACE BETWEEN SLEEVE AND PIPE.

DRAINAGE NOTE

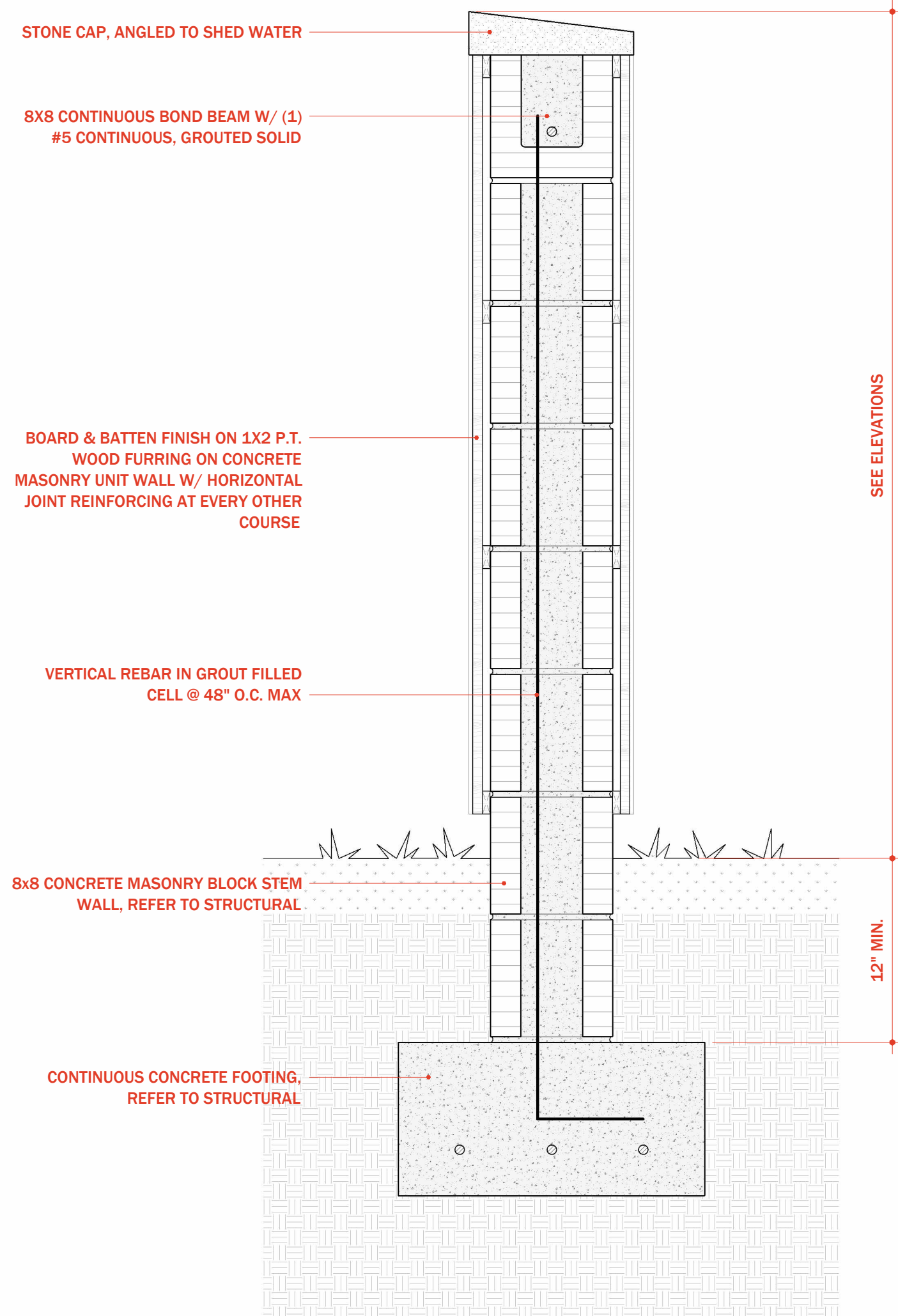
NO DRAINAGE IS PERMITTED TO BE DISCHARGED ONTO SURROUNDING PRIVATE PROPERTY. NOR CAN EXISTING DRAINAGE PATTERNS BE ADVERSELY AFFECTED BY ANY CONSTRUCTION. SURFACE DRAINAGE TO MEET THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.

legal description

COLLEGE PLACE REPLAT H/46 LOT 8 BLK A

NOTE: REFER TO CIVIL ENGINEER'S PLAN FOR GRADING AND DRAINAGE CALCULATIONS.

NOTE: SETBACK BY HISTORIC PRESERVATION BOARD VARIANCE APPROVED FOR PLAN LOCATION AND SETBACKS.



privacy wall detail

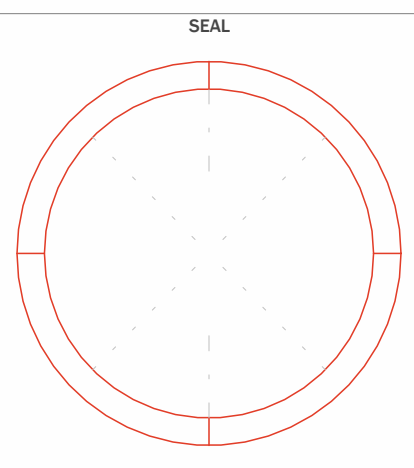
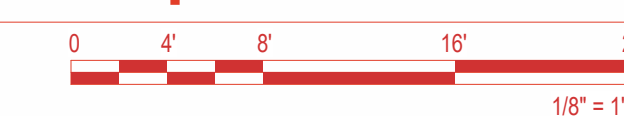
SCALE: 1 1/2" = 1'-0"



1

architectural site plan

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

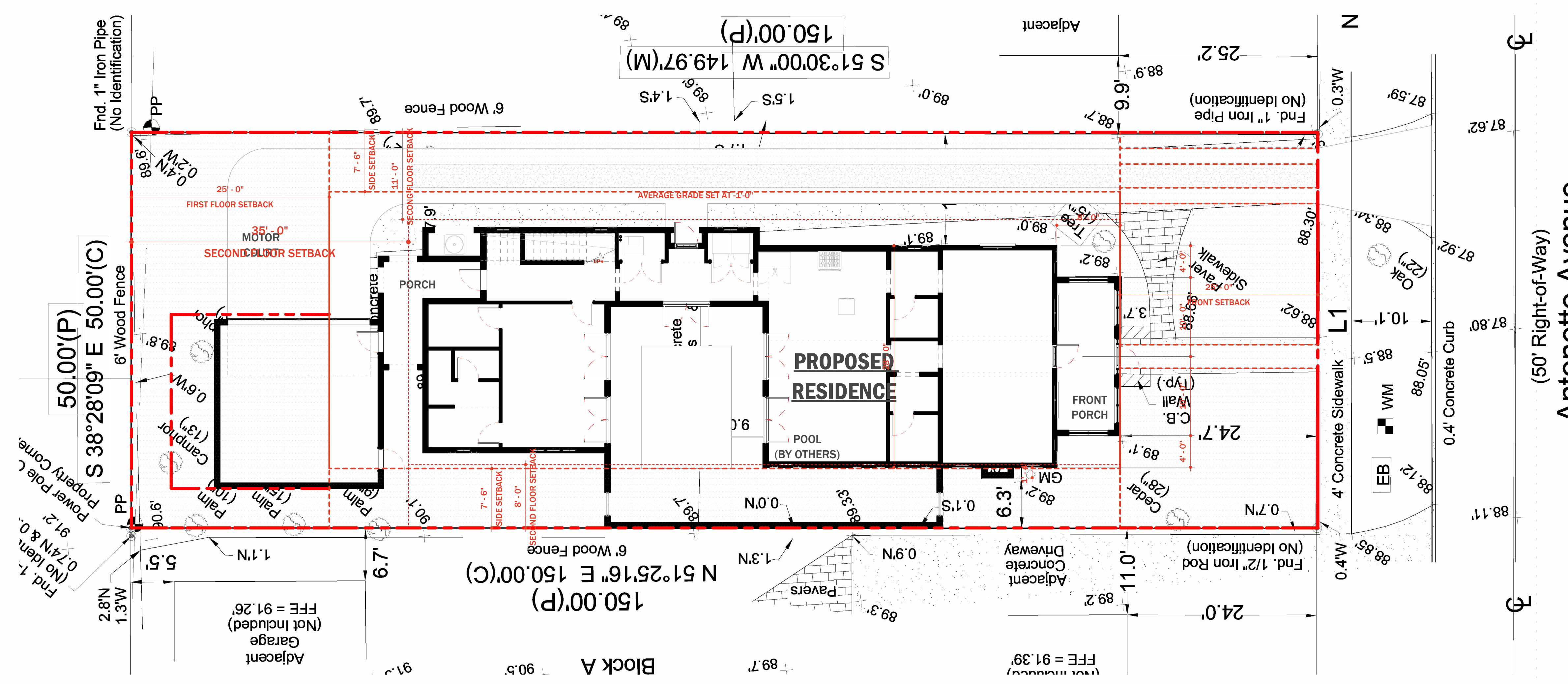
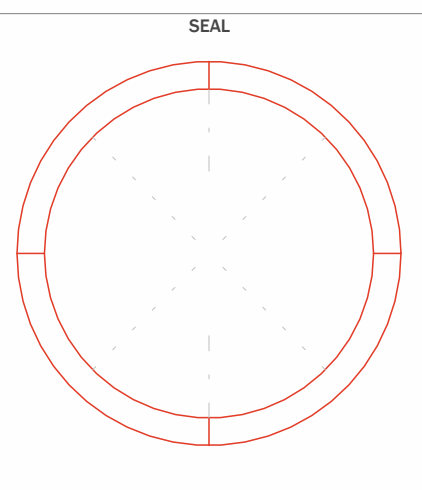


Revisions

Issue Date 02/18/2026
 Project Status CD
 Project Designer MWL
 Project Drafter MWL

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SITE PLAN



legal description

COLLEGE PLACE REPLAT H/46 LOT 8 BLK A



1

boundary survey plan

SCALE: 1/8" = 1'-0"
 0 4 8 16 24
 18" = 1'-0"

the **ANTONETTE COTTAGE**
 786 ANTONETTE AVENUE
 WINTER PARK

Revisions

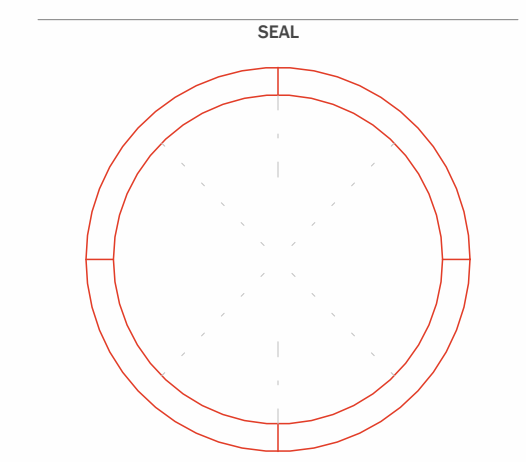
Issue Date	Issue Description
02/18/2026	Initial Issue

Project Status: CD
 Project Designer: HJL
 Project Drafter: MWL

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**SITE PLAN w/
 SURVEY**

A102



zoning requirements

SITE INFORMATION	
PROJECT NAME	Barefoot Brothers
PROJECT ADDRESS	786 Antonette Ave
EXISTING ZONING	R-1AA
FAR CALCULATIONS	
LOT AREA	7500.00 ft ²
FAR ALLOWED	(40%) 3000.00 ft ²
FAR PROPOSED	(40%) 2993.28 ft ²
BUILDING HEIGHT	
ALLOWED	32' - 0"
PROPOSED	25' - 0"
SITE SETBACKS	
FRONT	25'-0" (EXISTING)
REAR (FIRST)	25'-0" (GARAGE)
REAR (SECOND)	35'-0" 26'-4" (RESIDENCE)
LEFT SIDE (FIRST)	7'-6" 5'-0" (GARAGE)
LEFT SIDE (SECOND)	10'-0" 7'-6"
RIGHT SIDE (FIRST)	7'-6" 14'-2"
RIGHT SIDE (SECOND)	10'-0" 16'-2"
IMPERVIOUS COVERAGE	
LOT AREA	+/- 7500.00 ft ²
ALLOWED	(50%) 3750.00 ft ²
PROPOSED	2819.75 ft ²
BUILDING COVERAGE	
HARDSCAPE	814.44 ft ²
TOTAL	(50%) 3634.19 ft ²
REAR SETBACK AREA	
COVERAGE ALLOWED	1250.00 ft ²
PROPOSED	(35%) 437.50 ft ²
PROPOSED	(35%) 306.92 ft ²
FRONT SETBACK AREA	
COVERAGE ALLOWED	1250.00 ft ²
PROPOSED	(50%) 625.00 ft ²
PROPOSED	(14%) 175.00 ft ²
STORAGE	
ALLOWED	(3%) 225.00 ft ²
PROPOSED	212.33 ft ²

area tabulations

FLOOR AREA RATIO

NAME	TYPE	SQFT
DORMER		Not Placed
DORMER	CONDITIONED	19.53 ft ²
FIRST FLOOR	CONDITIONED	1848.67 ft ²
SECOND FLOOR	CONDITIONED	674.50 ft ²
2 CAR GARAGE	GARAGE	455.11 ft ²
TOTAL FAR		2997.81 ft ²

AREA TOTAL CONSTRUCTION

NAME	TYPE	SQFT
DORMER		Not Placed
DORMER	CONDITIONED	19.53 ft ²
FIRST FLOOR	CONDITIONED	1848.67 ft ²
SECOND FLOOR	CONDITIONED	674.50 ft ²
2 CAR GARAGE	GARAGE	455.11 ft ²
ATTIC/STORAGE	NON-CONDITIONED	177.78 ft ²
ENTRY	NON-CONDITIONED	8.00 ft ²
FRONT PORCH CASSITA	NON-CONDITIONED	160.00 ft ²
PORCH	NON-CONDITIONED	116.11 ft ²
STORAGE	NON-CONDITIONED	212.33 ft ²
TOTAL CONSTRUCTION		3672.03 ft ²

STORAGE

NAME	TYPE	SQFT
STORAGE	NON-CONDITIONED	212.33 ft ²
TOTAL STORAGE		212.33 ft ²

AREA CONDITIONED

NAME	TYPE	SQFT
FIRST FLOOR	CONDITIONED	1848.67 ft ²
SECOND FLOOR	CONDITIONED	674.50 ft ²
DORMER	CONDITIONED	19.53 ft ²
TOTAL CONDITIONED		2542.69 ft ²

AREA NON-CONDITIONED

NAME	TYPE	SQFT
PORCH	NON-CONDITIONED	116.11 ft ²
FRONT PORCH CASSITA	NON-CONDITIONED	160.00 ft ²
ATTIC/STORAGE	NON-CONDITIONED	177.78 ft ²
ENTRY	NON-CONDITIONED	8.00 ft ²
STORAGE	NON-CONDITIONED	212.33 ft ²
TOTAL NON-CONDITIONED		674.22 ft ²

AREA GARAGE

NAME	TYPE	SQFT
2 CAR GARAGE	GARAGE	455.11 ft ²
TOTAL GARAGE		455.11 ft ²

AREA PORCHES

NAME	TYPE	SQFT
PORCH	NON-CONDITIONED	116.11 ft ²
TOTAL GARAGE		116.11 ft ²

BUILDING COVERAGE

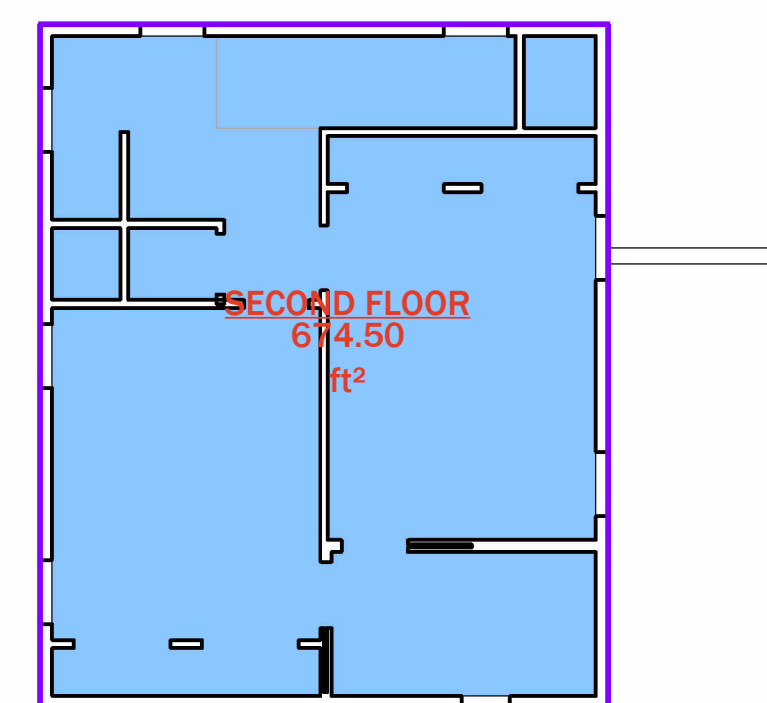
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DORMER		Not Placed
DORMER	CONDITIONED	19.53 ft ²
FIRST FLOOR	CONDITIONED	1848.67 ft ²
2 CAR GARAGE	GARAGE	455.11 ft ²
ENTRY	NON-CONDITIONED	8.00 ft ²
FRONT PORCH CASSITA	NON-CONDITIONED	160.00 ft ²
PORCH	NON-CONDITIONED	116.11 ft ²
STORAGE	NON-CONDITIONED	212.33 ft ²
TOTAL SF		2819.75 ft ²

AREA HARDSCAPE

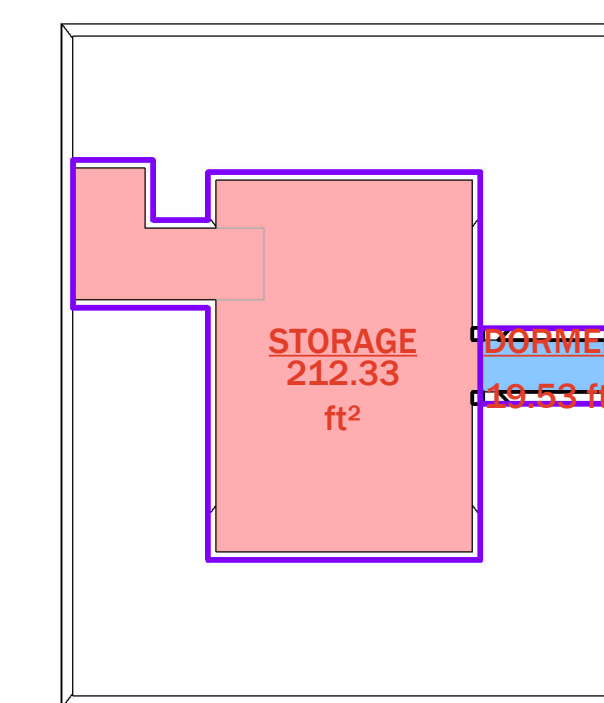
NAME	TYPE	SQFT
MOTOR COURT	HARDSCAPE	712.56 ft ²
FRONT WALK	HARDSCAPE	75.00 ft ²
A/C PAD	HARDSCAPE	26.89 ft ²
TOTAL HARDSCAPE		814.44 ft ²

AREA IMPERVIOUS

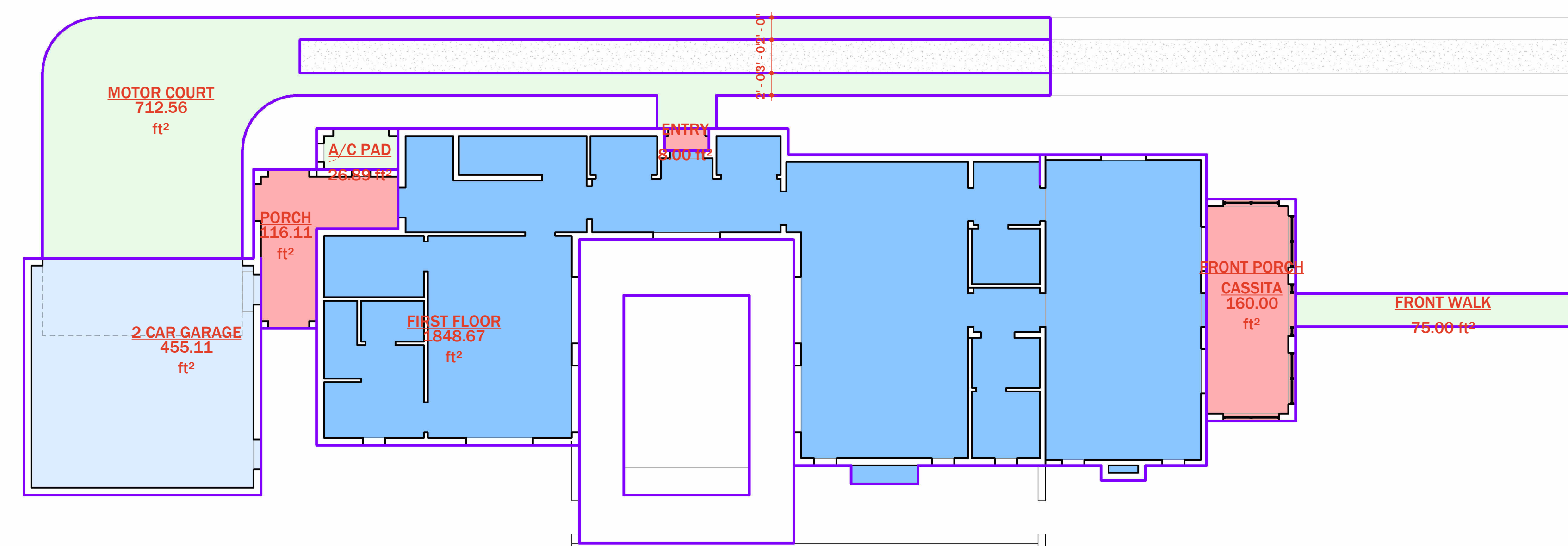
NAME	TYPE	SQFT
DORMER		Not Placed
FIRST FLOOR	CONDITIONED	1848.67 ft ²
DORMER	CONDITIONED	19.53 ft ²
2 CAR GARAGE	GARAGE	455.11 ft ²
MOTOR COURT	HARDSCAPE	712.56 ft ²
FRONT WALK	HARDSCAPE	75.00 ft ²
A/C PAD	HARDSCAPE	26.89 ft ²
PORCH	NON-CONDITIONED	116.11 ft ²
FRONT PORCH CASSITA	NON-CONDITIONED	160.00 ft ²
ENTRY	NON-CONDITIONED	8.00 ft ²
STORAGE	NON-CONDITIONED	212.33 ft ²
TOTAL IMPERVIOUS		3634.19 ft ²



2 LEVEL 2
 SCALE: 1/8" = 1'-0"



3 ATTIC FLOOR
 SCALE: 1/8" = 1'-0"



AREA BREAKDOWN

- CONDITIONED
- GARAGE
- HARDSCAPE
- NON-CONDITIONED

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

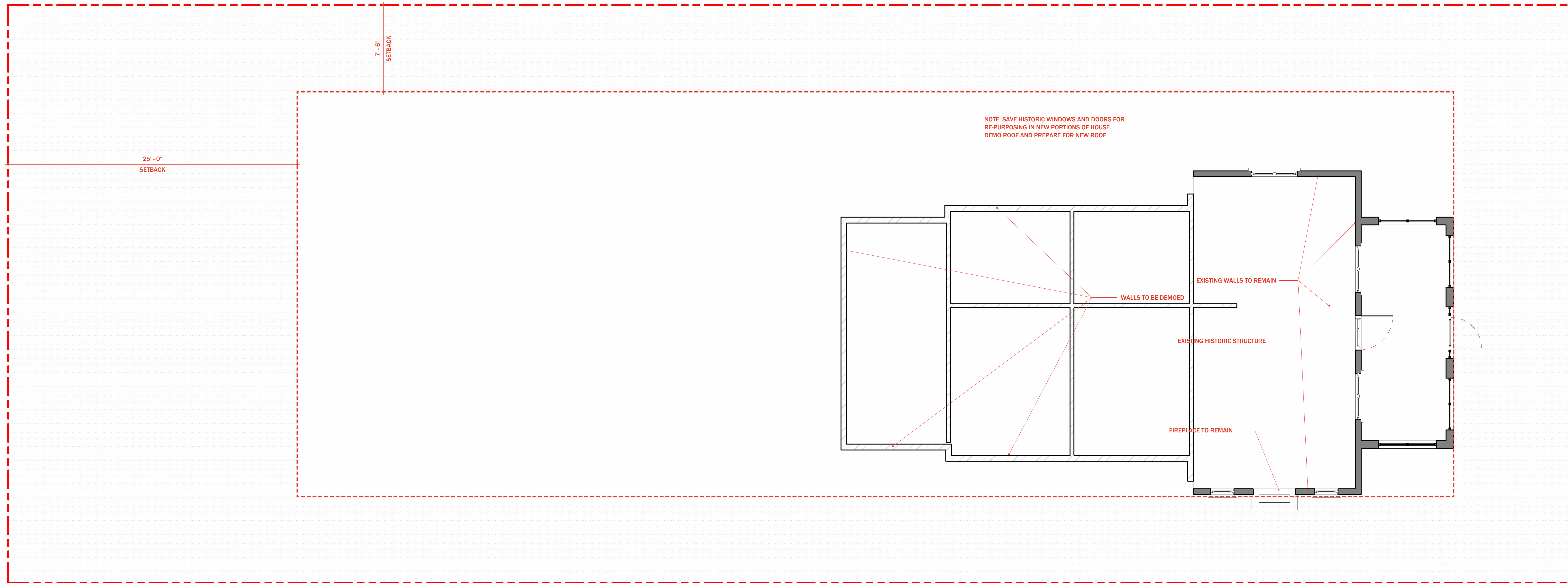
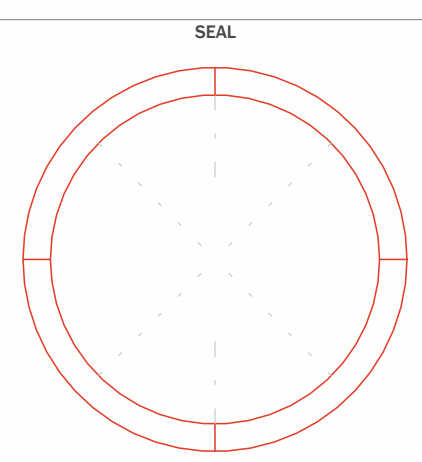
area tabulation plan

18" = 1'-0"

Revisions

Issue Date	Project Status	Project Designer	Project Drafter
02/18/2026	CD	NSH	MWL

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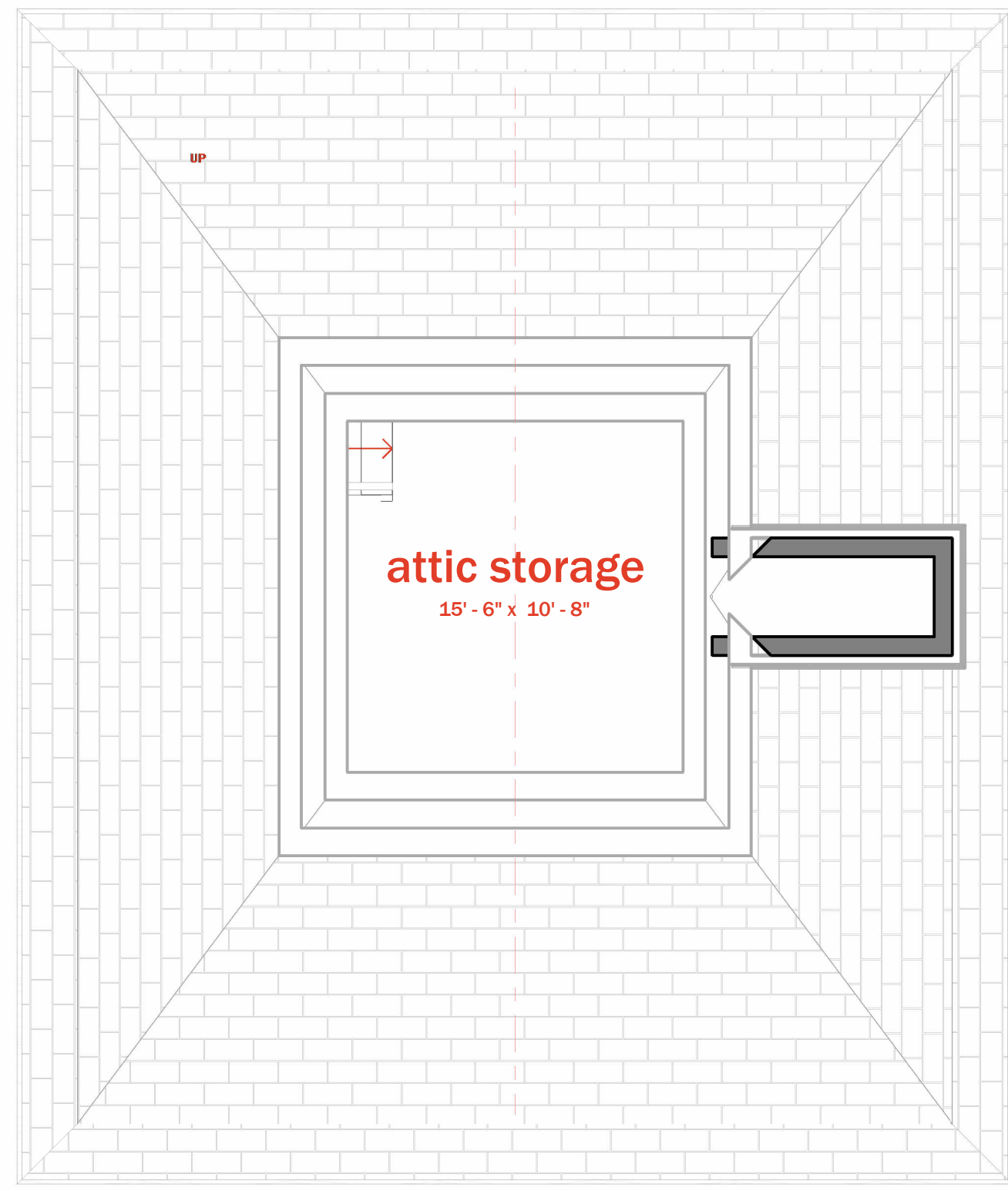
the ANTONETTE COTTAGE
 786 ANTONETTE AVENUE
 WINTER PARK

Revisions

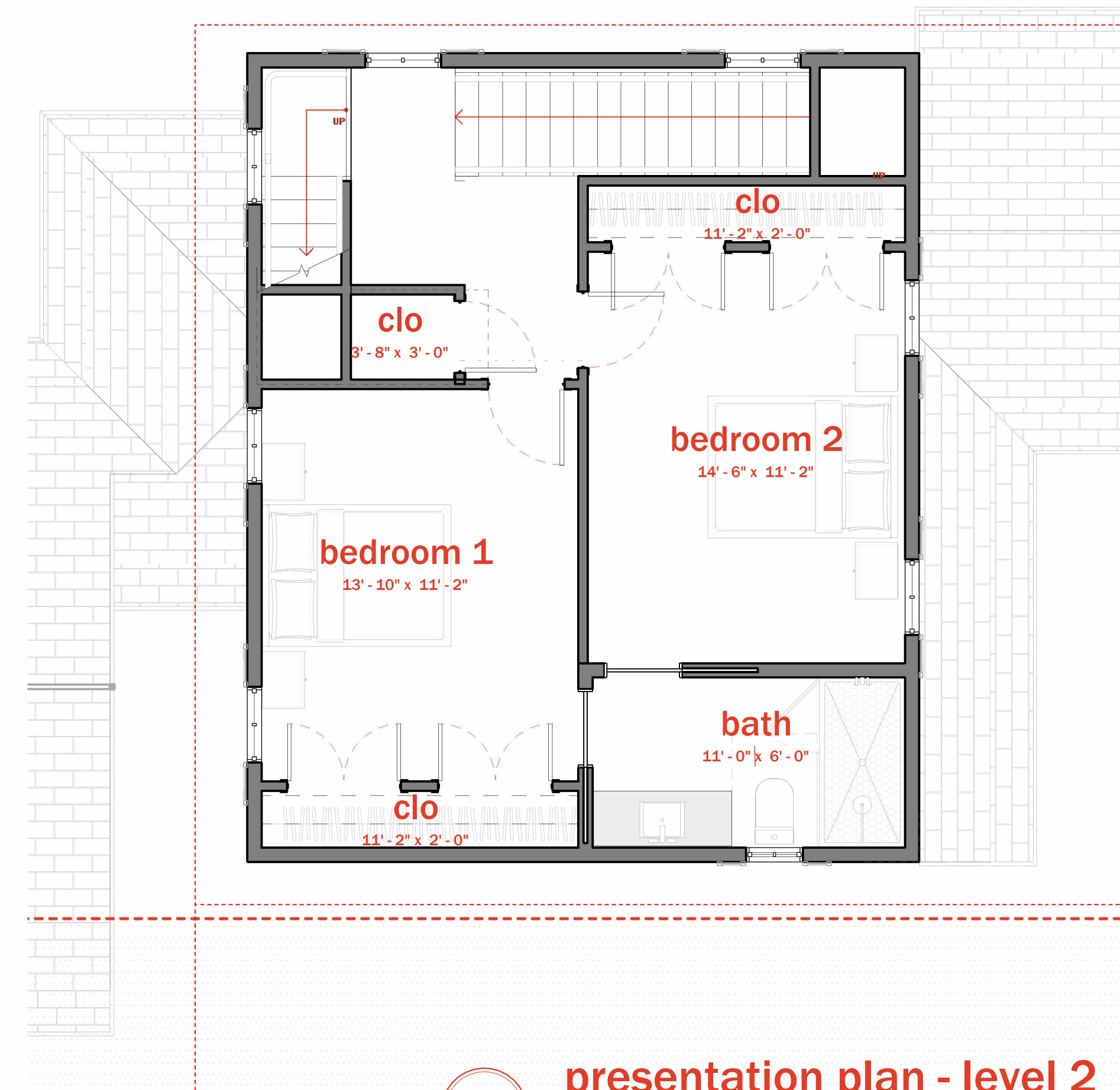
Issue Date	02/18/2026
Project Status	CD
Project Designer	RGN
Project Drafter	MWL

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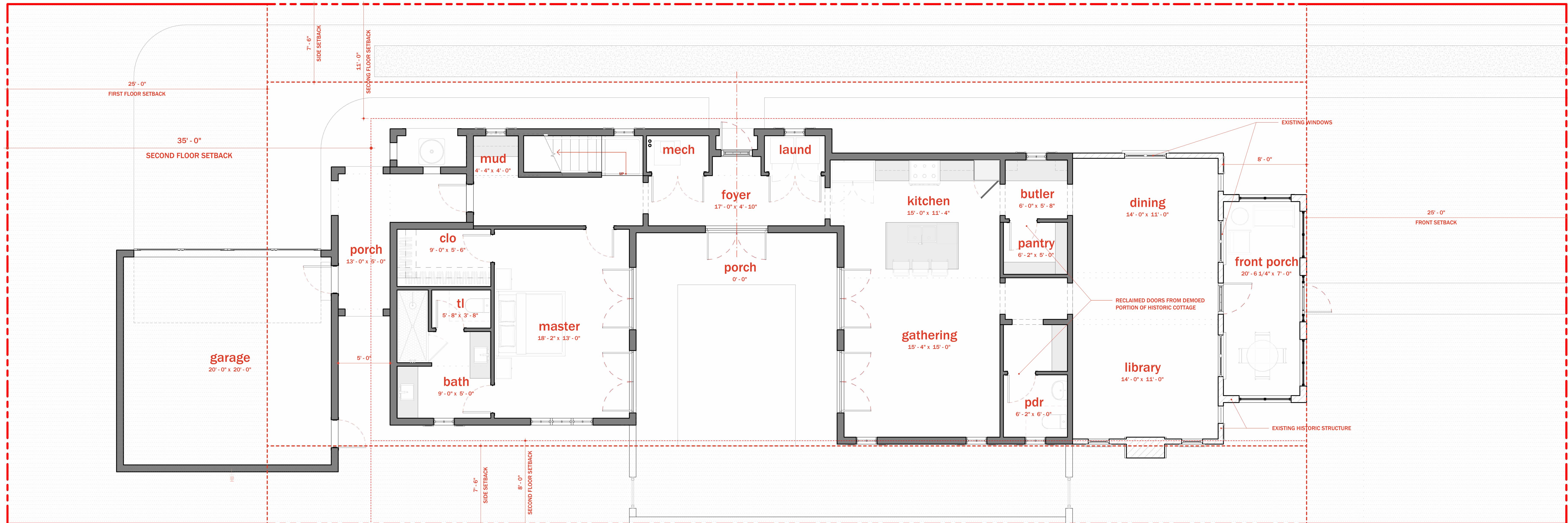
1 demo plan
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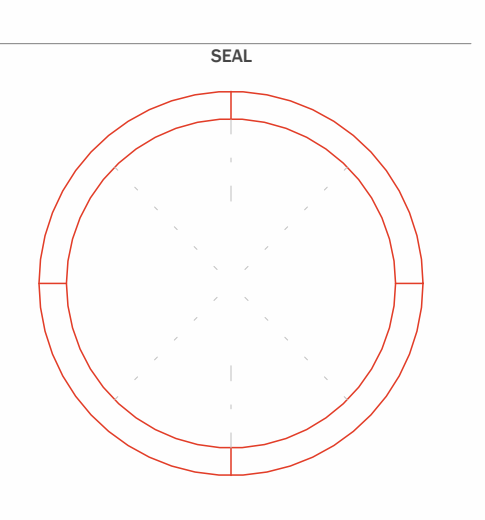
3 presentation plan - attic
SCALE: 1/4" = 1'-0"



2 presentation plan - level 2
SCALE: 1/4" = 1'-0"



1 presentation plan - level 1
SCALE: 1/4" = 1'-0"



the ANTONETTE COTTAGE
786 ANTONETTE AVENUE
WINTER PARK

Revisions

Issue Date	Description
02/18/2026	ISS
	DES
	MWL

Project Status: ISS
Project Designer: DES
Project Drafter: MWL

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PRESENTATION PLAN

roof drainage notes

ROOF DRAINAGE SHALL COMPLY WITH SECTION R903 OF THE FLORIDA BUILDING CODE RESIDENTIAL (FBC-R) 8th EDITION (2023) AS FOLLOWS:

R903.4 ROOF DRAINAGE

UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF THE ROOF. WHERE REQUIRED FOR ROOF DRAINAGE, SCUPPERS SHALL BE PLACED LEVEL WITH THE ROOF SURFACE IN A WALL OR PARAPET. THE SCUPPER SHALL BE LOCATED AS DETERMINED BY THE ROOF SLOPE AND CONTRIBUTING ROOF AREA.

R903.4.1 OVERFLOW DRAINS AND SCUPPERS WHEN OTHER MEANS OF DRAINAGE OF OVERFLOW WATER IS NOT PROVIDED, OVERFLOW SCUPPERS SHALL BE PLACED IN WALLS OR PARAPETS NOT LESS THAN 2" (51 MM) NOR MORE THAN 4" (102 MM) ABOVE THE FINISHED ROOF COVERING AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS OR DOWNSPOUTS OR WALL AND PARAPET SCUPPERS. AN OVERFLOW SCUPPER SHALL BE SIZED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE PLUMBING. OVER FLOW DRAINS SHALL DISCHARGE TO AN APPROVED LOCATION AND SHALL NOT BE CONNECTED TO ROOF DRAIN LINES.

R903.4.2 ONE AND TWO FAMILY DWELLINGS AND PRIVATE GARAGES
WHEN GUTTERS AND LEADERS ARE PLACED ON THE OUTSIDE OF BUILDINGS, THE GUTTERS AND LEADERS SHALL BE CONSTRUCTED OF METAL OR APPROVED PLASTIC FOR OUTDOOR EXPOSURE WITH LAPPED SOLDERED OR CALKED JOINTS AND SHALL BE SECURELY FASTENED TO THE BUILDING WITH A CORROSION RESISTANT FASTENING DEVICE OF SIMILAR OR COMPATIBLE MATERIAL TO THE GUTTERS AND DOWNSPOUTS.

roof vent notes

ROOF VENTING PER SECTION R806 OF THE 2023 FLORIDA BUILDING CODE RESIDENTIAL

1. VENTING SHALL PROVIDE CROSS VENTILATION OF ATTIC SPACE W/ WEATHER PROTECTED VENTS
2. ALL VENTS SHALL BE SCREENED W/ MAXIMUM 1/4" OPENINGS, TO PREVENT INTRUSION OF BIRDS, SQUIRRELS, RODENTS, ETC.
3. RATIO OF TOTAL NET FREE VENTILATION AREA TO THE AREA OF CEILING SHALL BE NOT LESS THAN 1/150
4. OFF RIDGE VENTS TO BE ALUMINUM W/ SCREEN. PAINT TO MATCH ROOF
5. VENTILATION NOT REQUIRED ON AREAS USING CLOSED CELL INSULATION THROUGHOUT.

roof notes

1. ROOF FLASHING TO MEET THE REQUIREMENTS OF SECTIONS R905.3.8, R905.2.8, R905.6.6 OF THE 2023 FLORIDA BUILDING CODE RESIDENTIAL
2. ATTIC VENTILATION REQUIREMENTS TO MEET SECTION R806 OF THE 2023 FLORIDA BUILDING CODE RESIDENTIAL
3. CONDENSATE LINES AND ROOF DOWNSPOUTS TO DISCHARGE MINIMUM OF ONE FOOT AWAY FROM RESIDENCE

ROOF FLASHING NOTES

BASE & CAP FLASHING:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION-RESISTANT METAL OF MINIMUM NOMINAL 0.019 INCH (0.483 MM) THICKNESS OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 LB. PER 100 SQ. FT. (3.76KG/M2). CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL 0.019 INCH (0.483 MM) THICKNESS.

VALLEYS: AS NEEDED
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPE SHALL BE PERMITTED.

1. FOR OPEN VALLEYS (VALLEY LINING EXPOSED) LINED W/ METAL, THE VALLEY LINING SHALL BE AT LEAST 16 INCHES (406 MM) WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN TABLE 1507.3.9.2
2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PILES OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES (457 MM) AND THE TOP LAYER A MINIMUM OF 36 INCHES (914 MM) WIDE
3. FOR CLOSED VALLEYS (VALLEY COVERED W/ SHINGLE) VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
 - A. BOTH TYPES 1 AND 2 ABOVE, COMBINED
 - B. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE (914 MM) AND COMPLYING W/ ASTM D 224.
 - C. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE (914 MM) AND COMPLYING W/ ASTM D 1970.

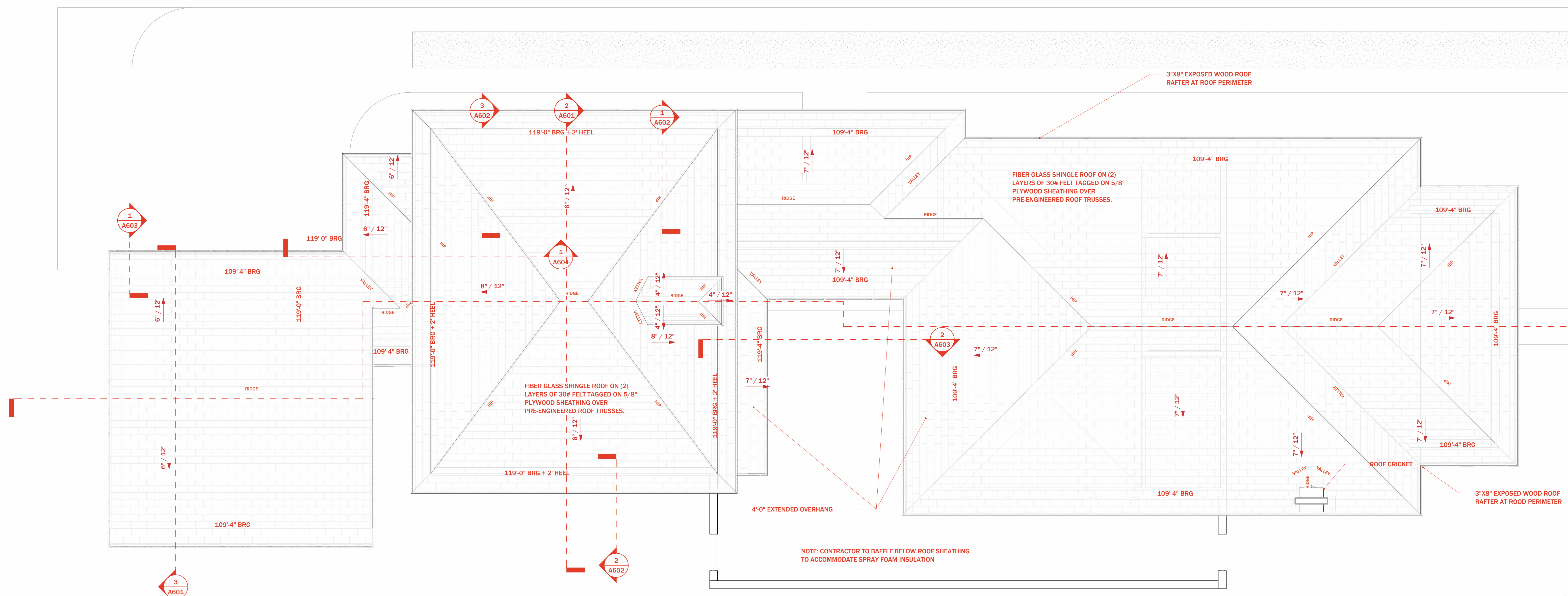
DRIP EDGE:
DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLE ROOFS, AND OVER-LAPPED A MINIMUM OF 2 INCHES (51 MM). EAVE DRIP EDGES SHALL EXTEND 3/4 INCH (6.4 MM) BELOW SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2 INCHES (51 MM). DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 12 INCHES (305 MM) ON CENTER.

CRICKETS OR SADDLES:
A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY GREATER THAN 30 INCHES (762 MM) WIDE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.

SIDEWALL FLASHING
FLASHING AGAINST THE VERTICAL SIDEWALL SHALL BE BY THE STEP FLASHING METHOD. THE FLASHING SHALL BE A MINIMUM OF 4" HIGH AND 4" WIDE. AT THE END OF THE VERTICAL SIDEWALL, THE STEP FLASHING SHALL BE TURNED OUT IN A MANNER THAT DIRECTS WATER AWAY FROM THE WALL ON ONTO THE ROOF.

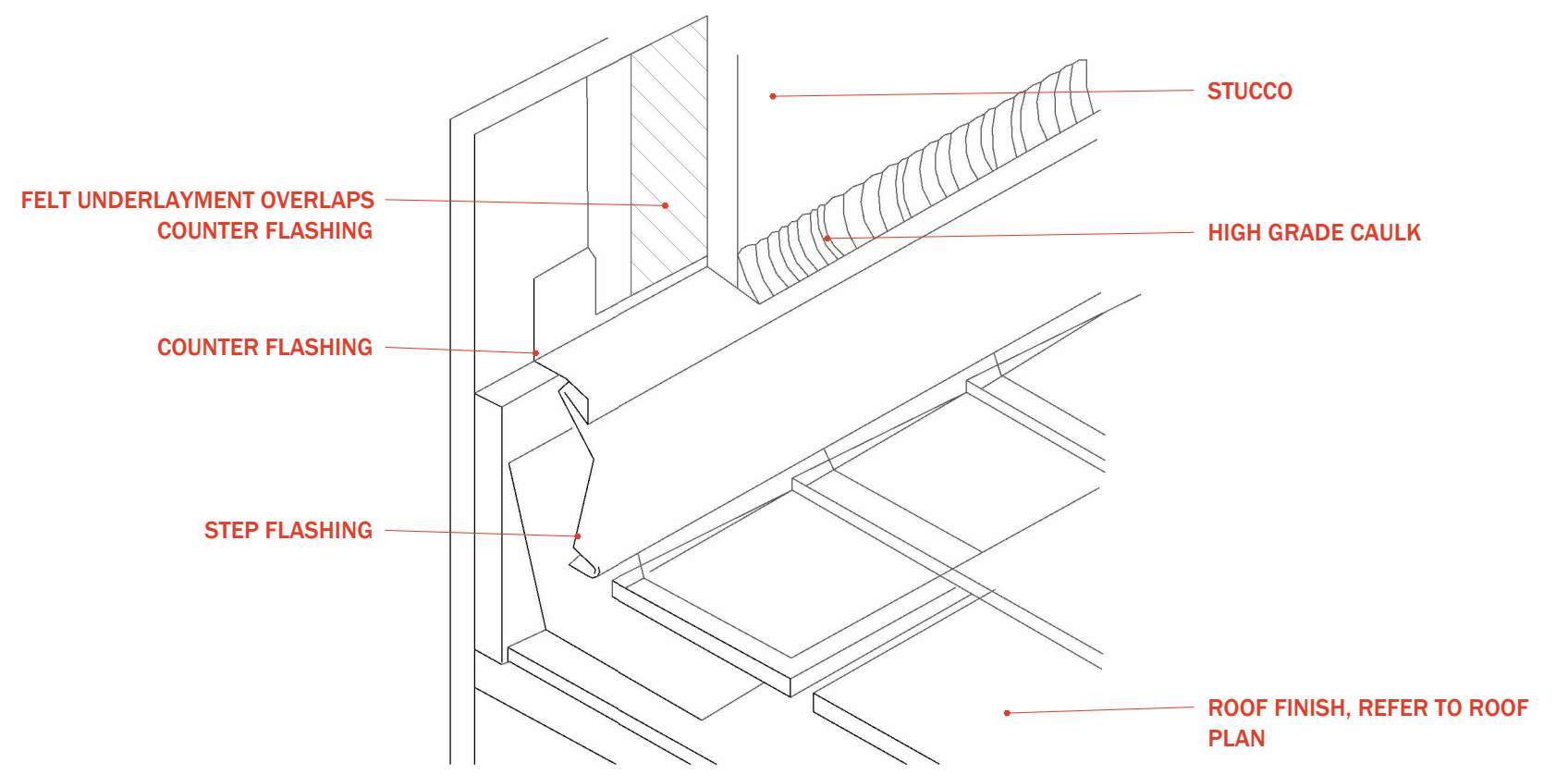
FLASHING: FLASHINGS SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE ENTERING THE WALL THROUGH THE JOINT IN THE COPING, THROUGH MOISTURE PERMEABLE MATERIAL, AT INTERSECTIONS W/ THE ROOF PLANE OR AT PARAPET WALL PENETRATIONS.

LOCATIONS: FLASHINGS SHALL BE INSTALLED AT (1) WALL & ROOF LOCATIONS; INTERSECTIONS; (2) AT GUTTERS; (3) WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION; AND (4) AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION-RESISTANT W/ A THICKNESS OF NOT LESS THAN 0.019 INCH (26 GAUGE/0.551 MM) GALVANIZED SHEET.

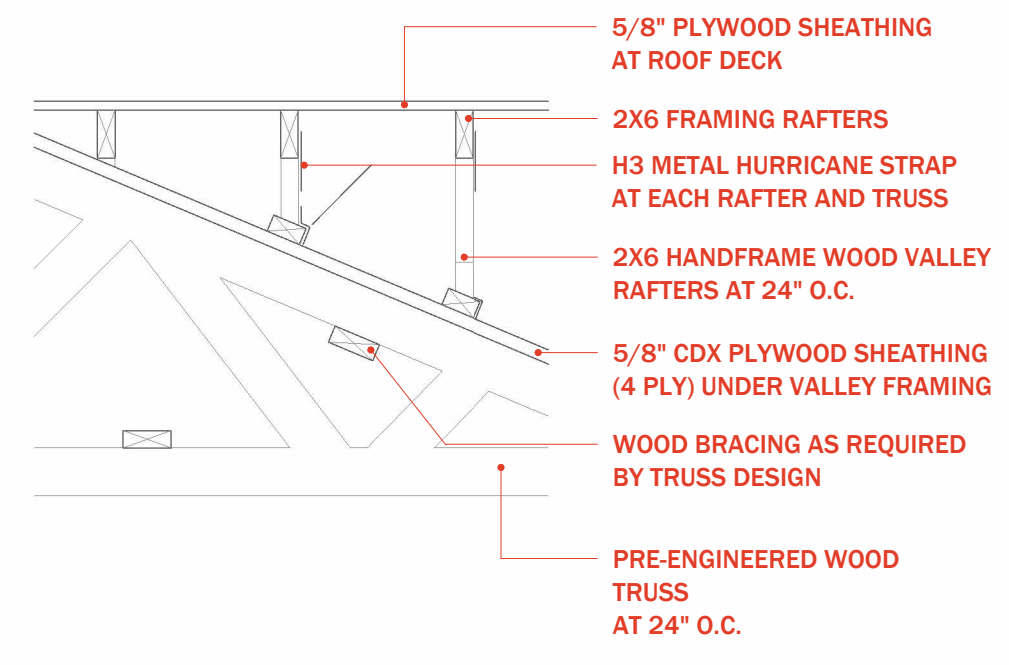


5 architectural roof plan
SCALE: 1/4" = 1'-0"

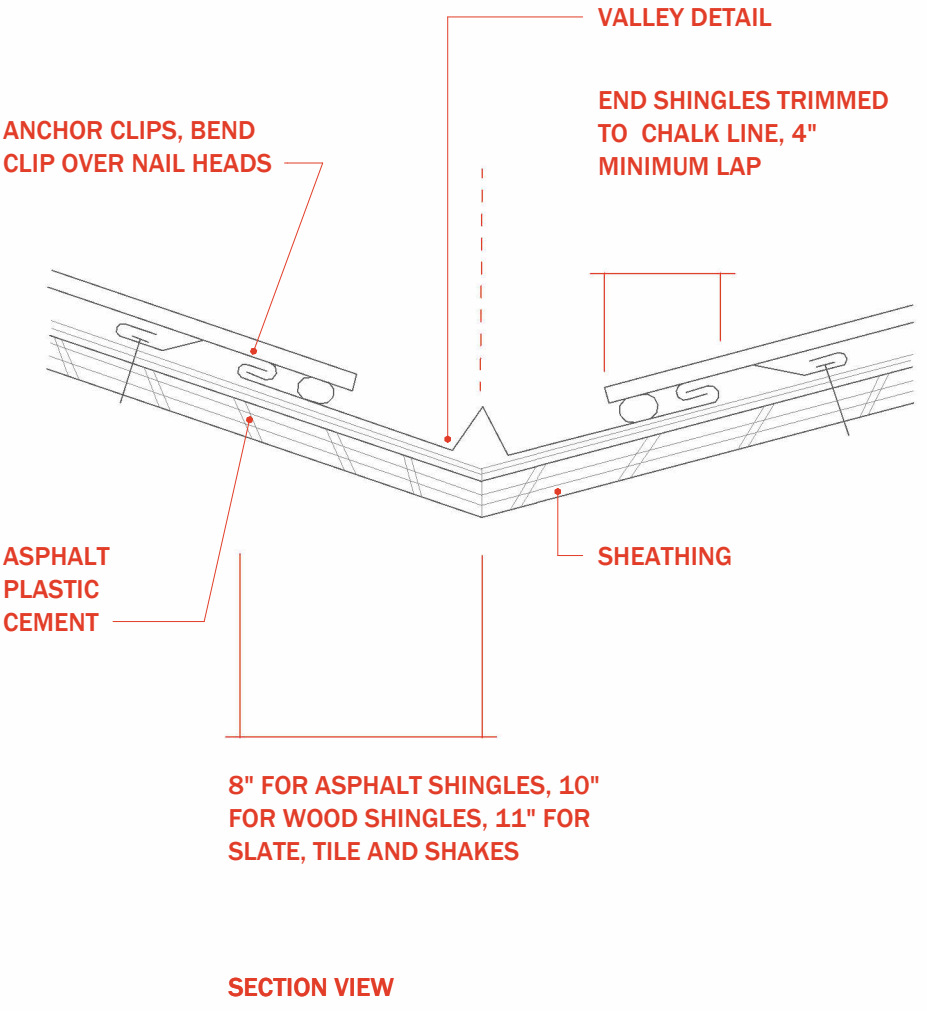
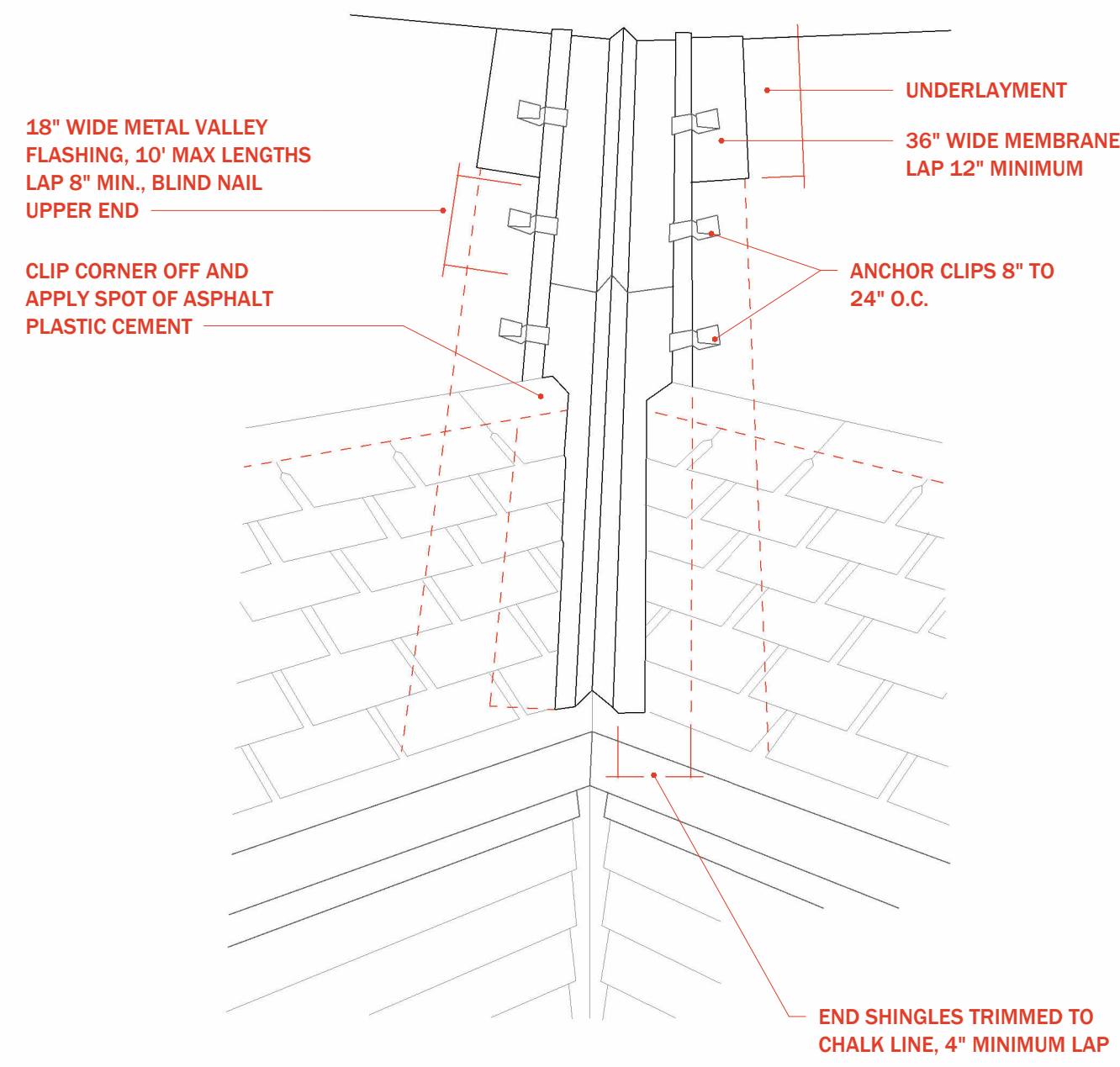
4 counter flashing detail
SCALE: 3" = 1'-0"



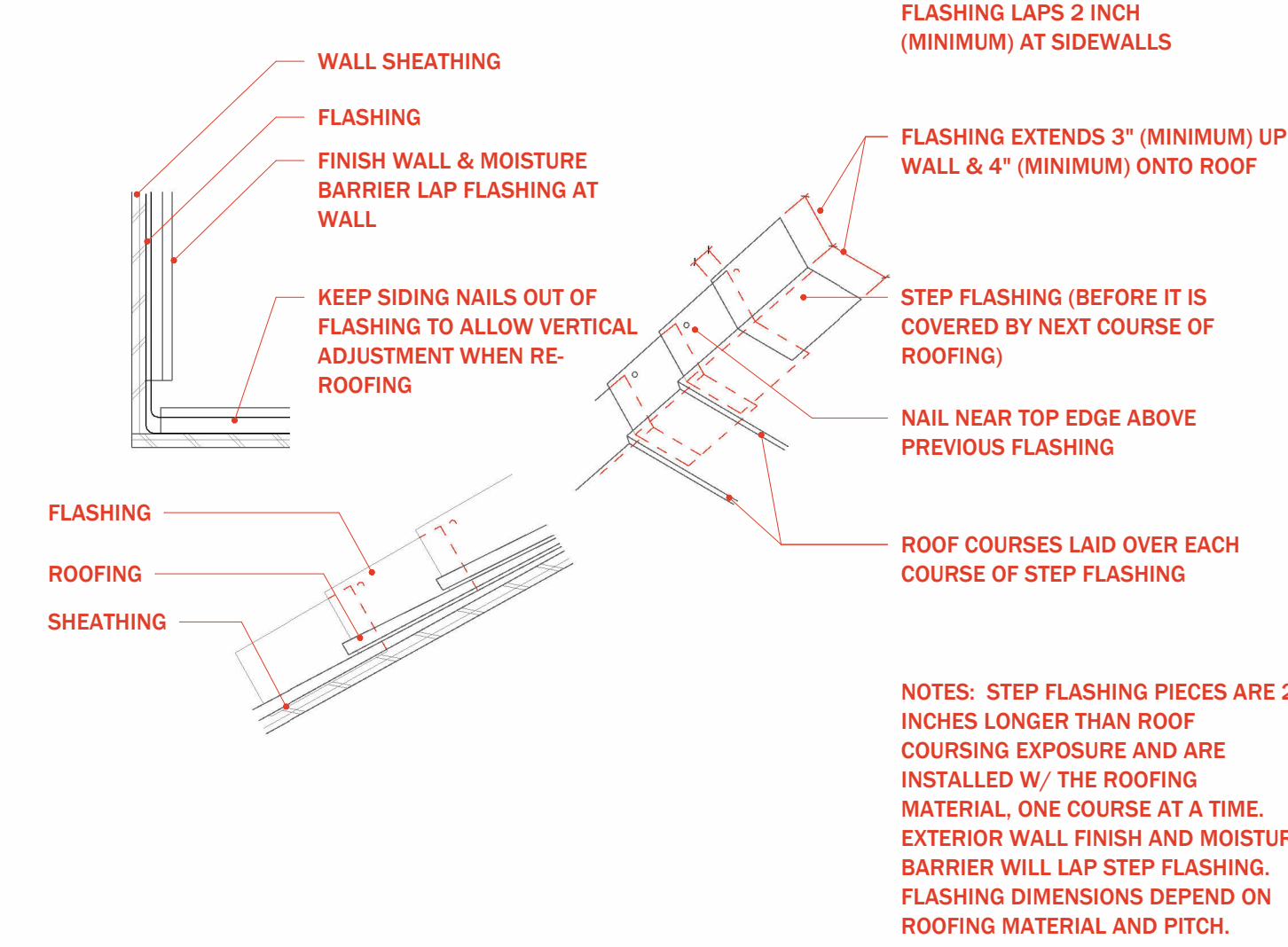
3 p-roof frame detail
SCALE: N.T.S.

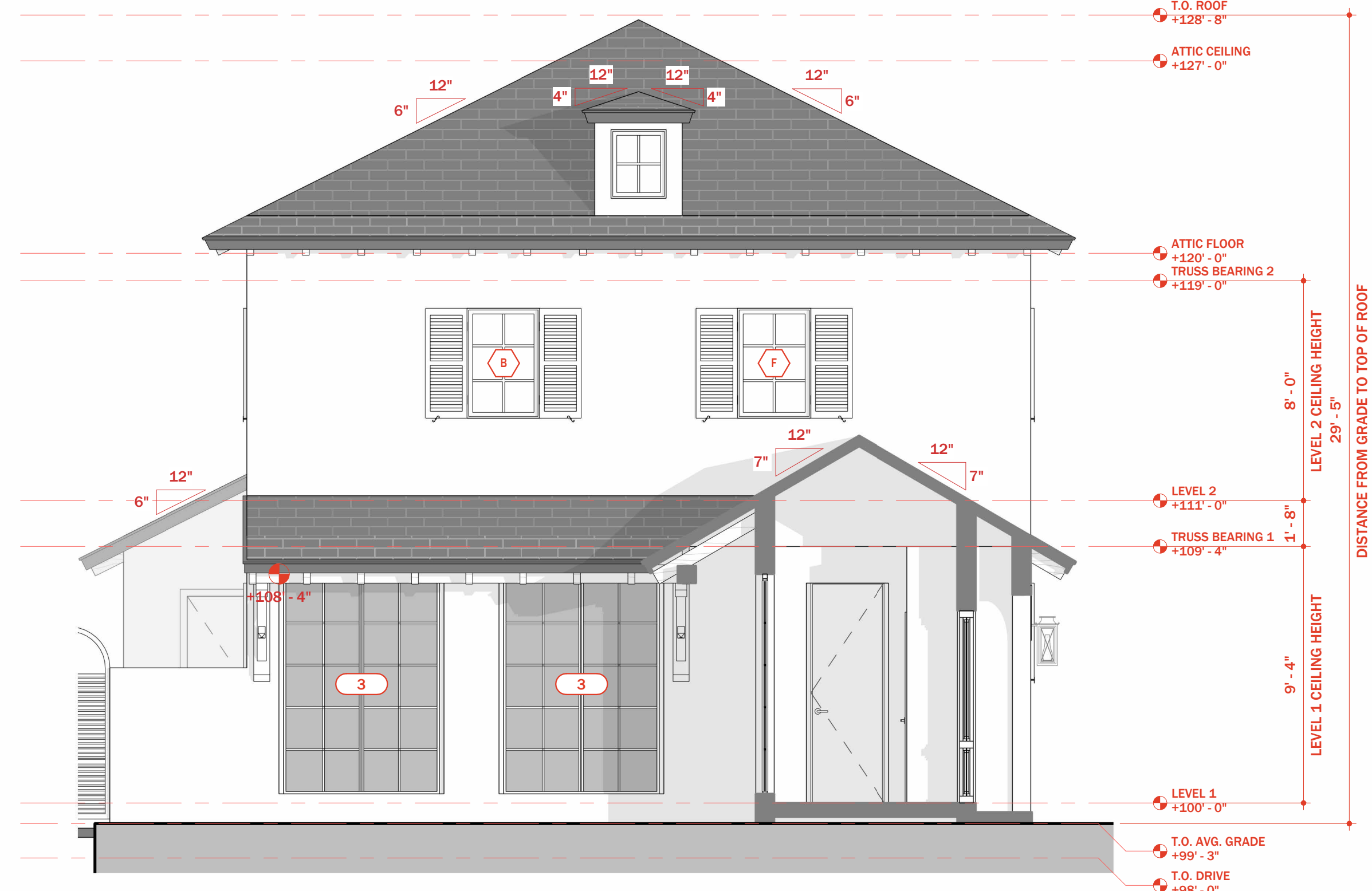
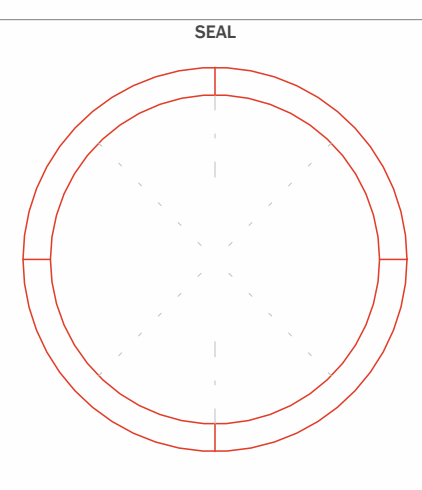


2 p-open cut valley detail
SCALE: 3" = 1'-0"

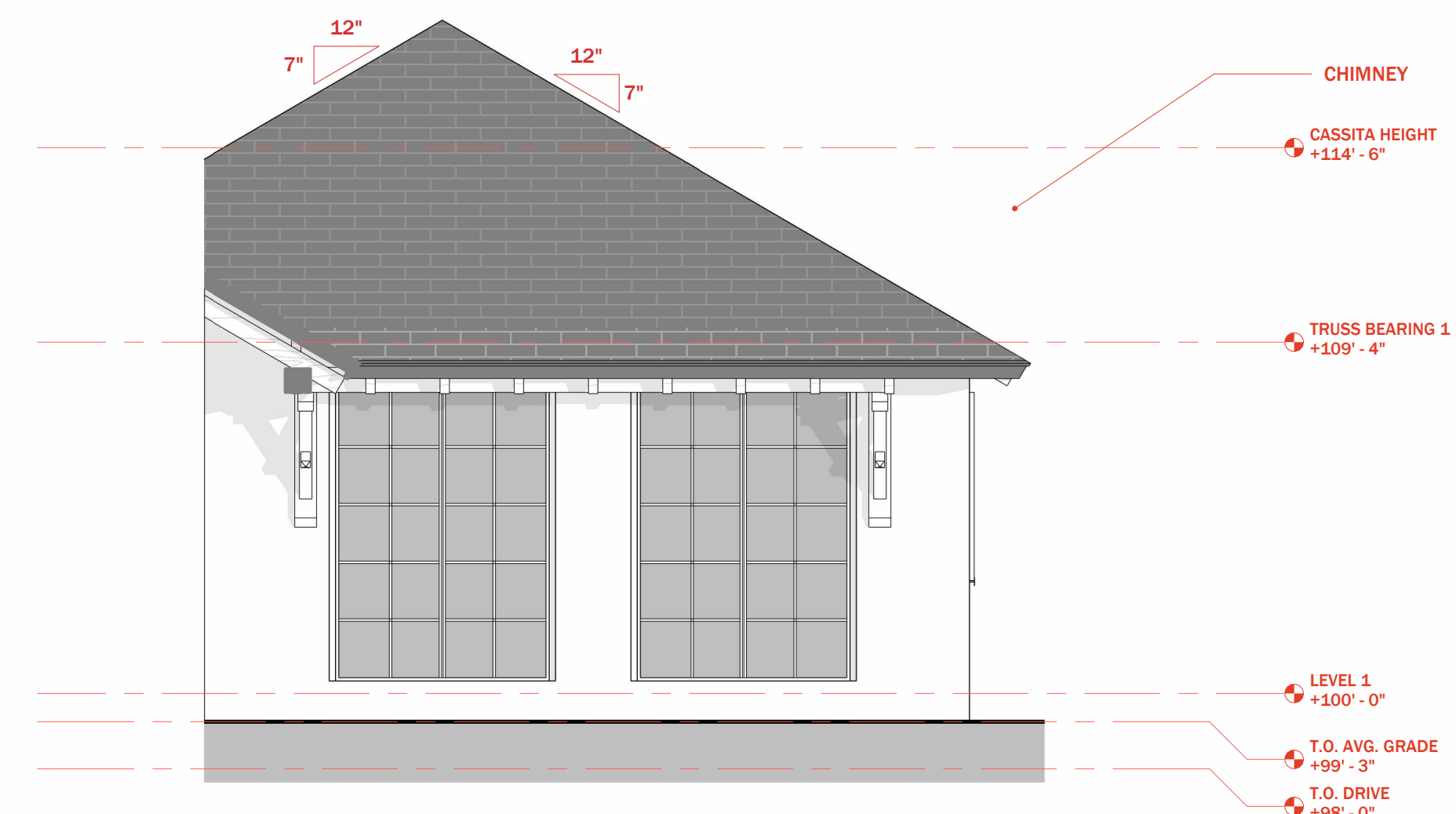


1 step flashing detail
SCALE: N.T.S.

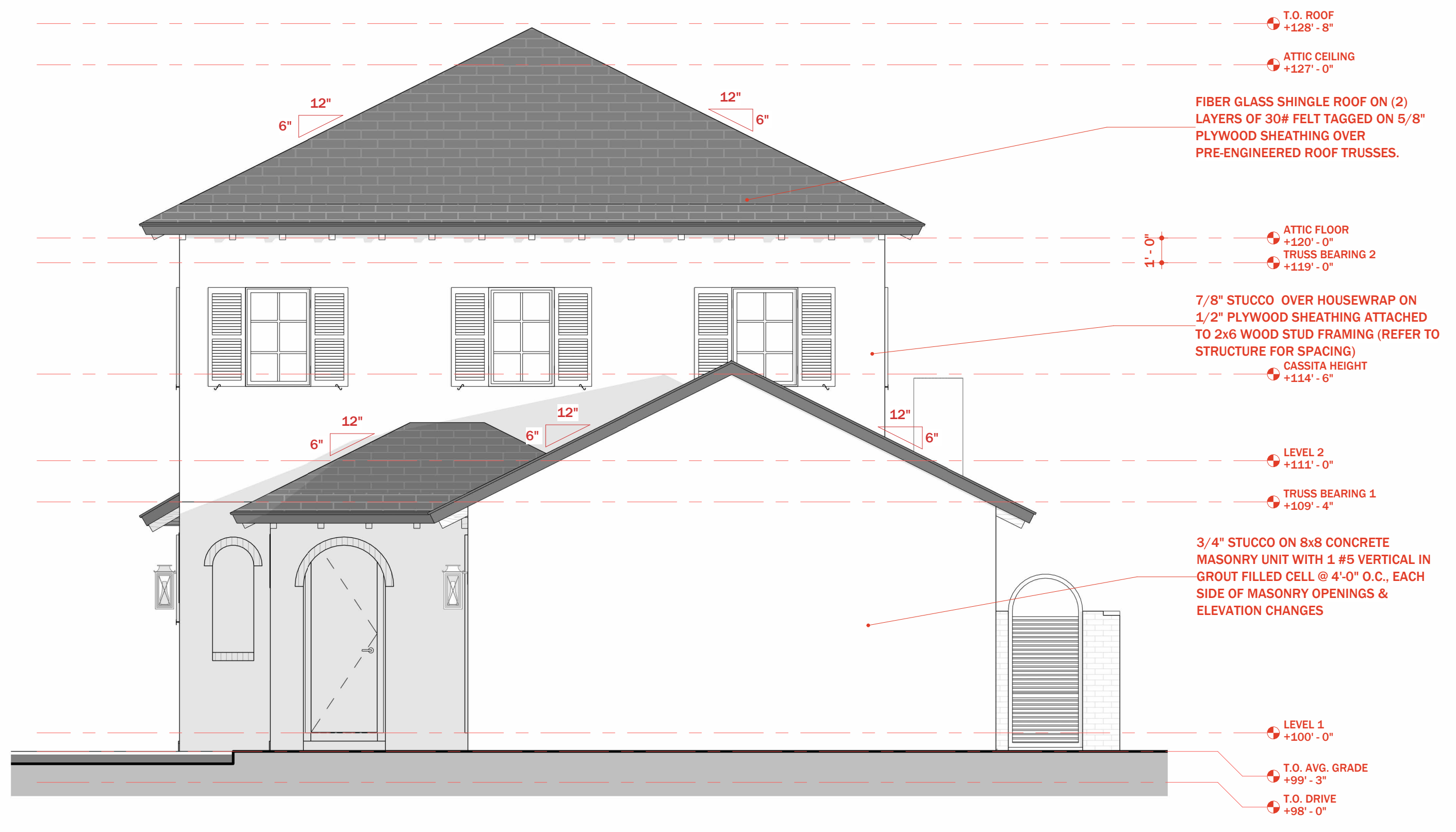




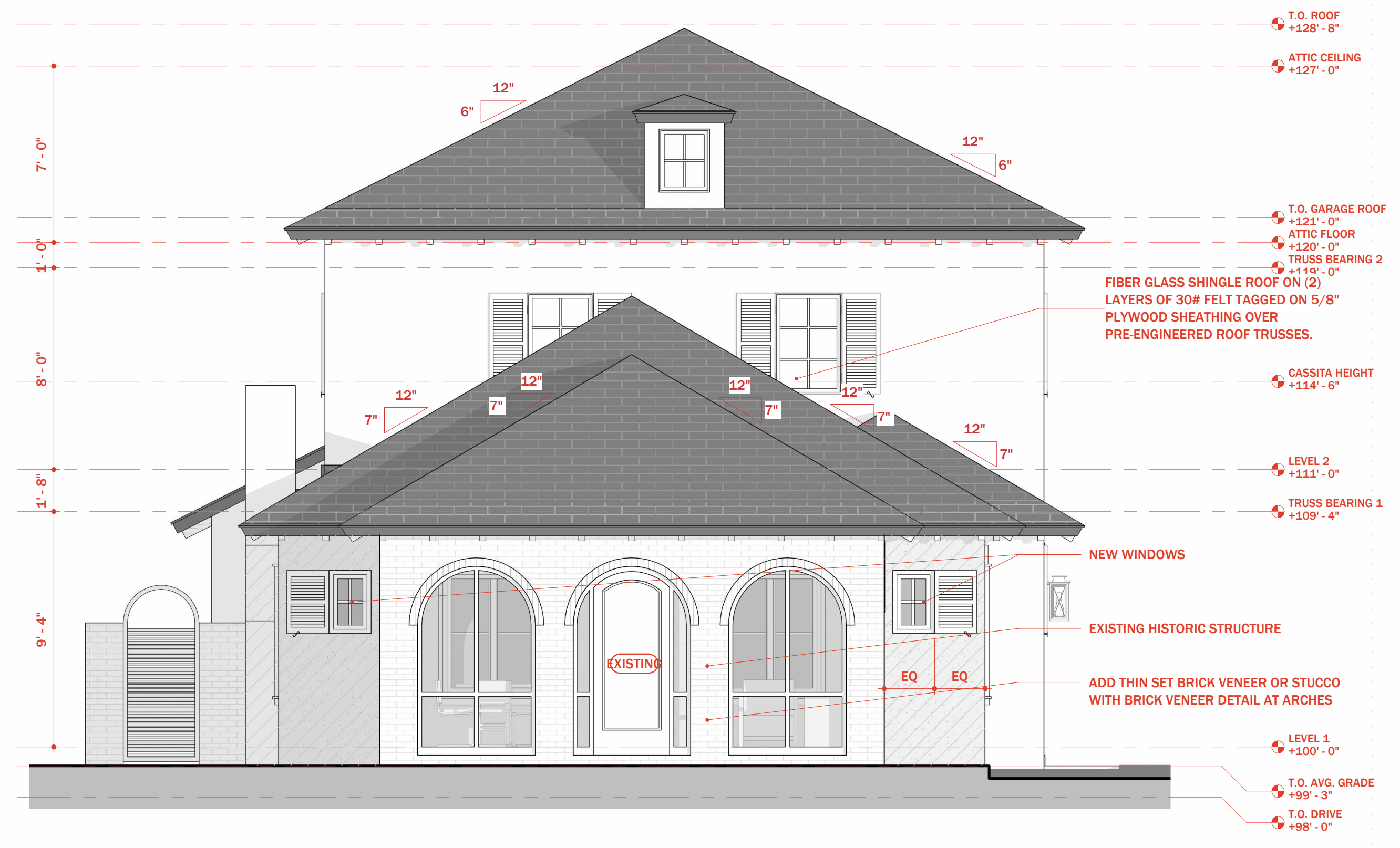
4 Interior Courtyard 2
 SCALE: 1/4" = 1'-0"



3 Interior Courtyard Wall
 SCALE: 1/4" = 1'-0"



2 rear elevation
 SCALE: 1/4" = 1'-0"



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



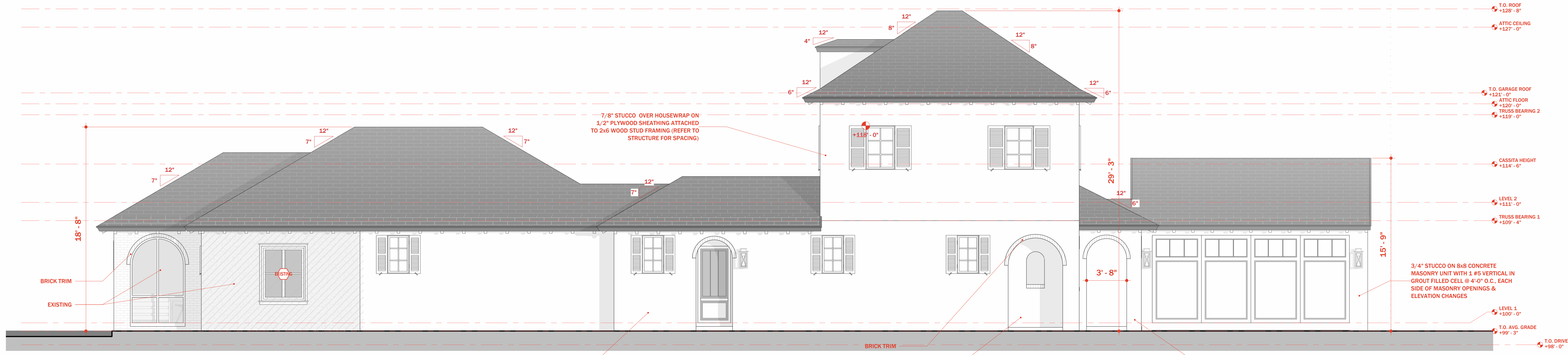
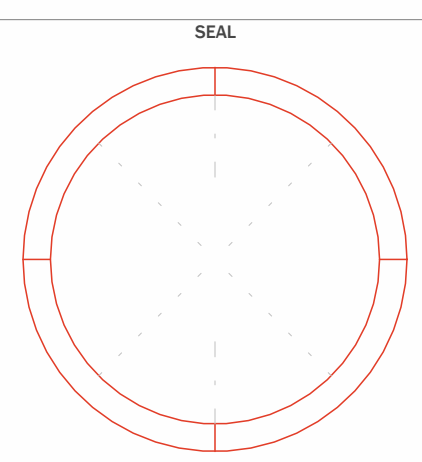
ANTONETTE COTTAGE
 the
ANTONETTE COTTAGE
 786 ANTONETTE AVENUE
 WINTER PARK

Revisions

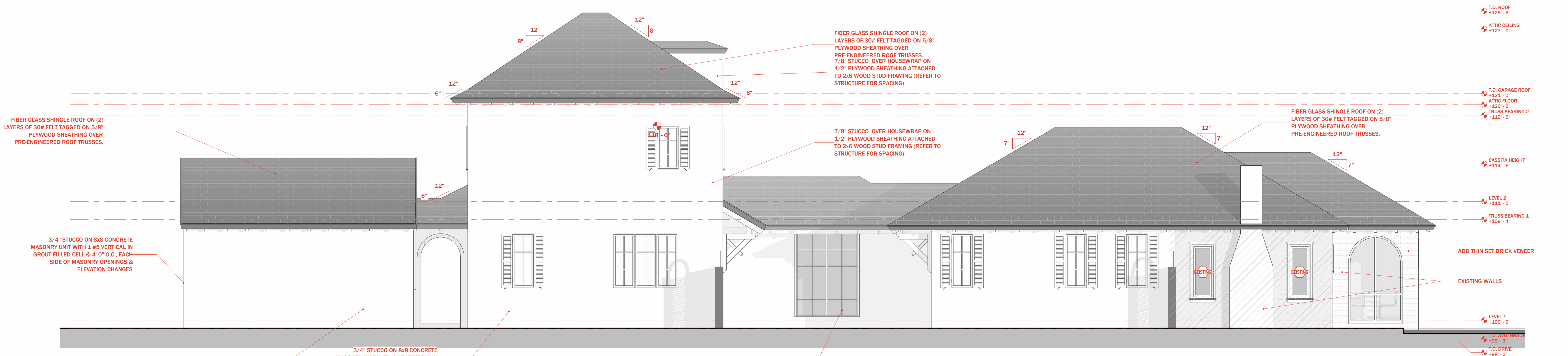
No.	Description	Date

Issue Date	02/18/2026
Project Status	CD
Project Designer	RKH
Project Drafter	MWL

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2 right elevation
 SCALE: 1/4" = 1'-0"



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

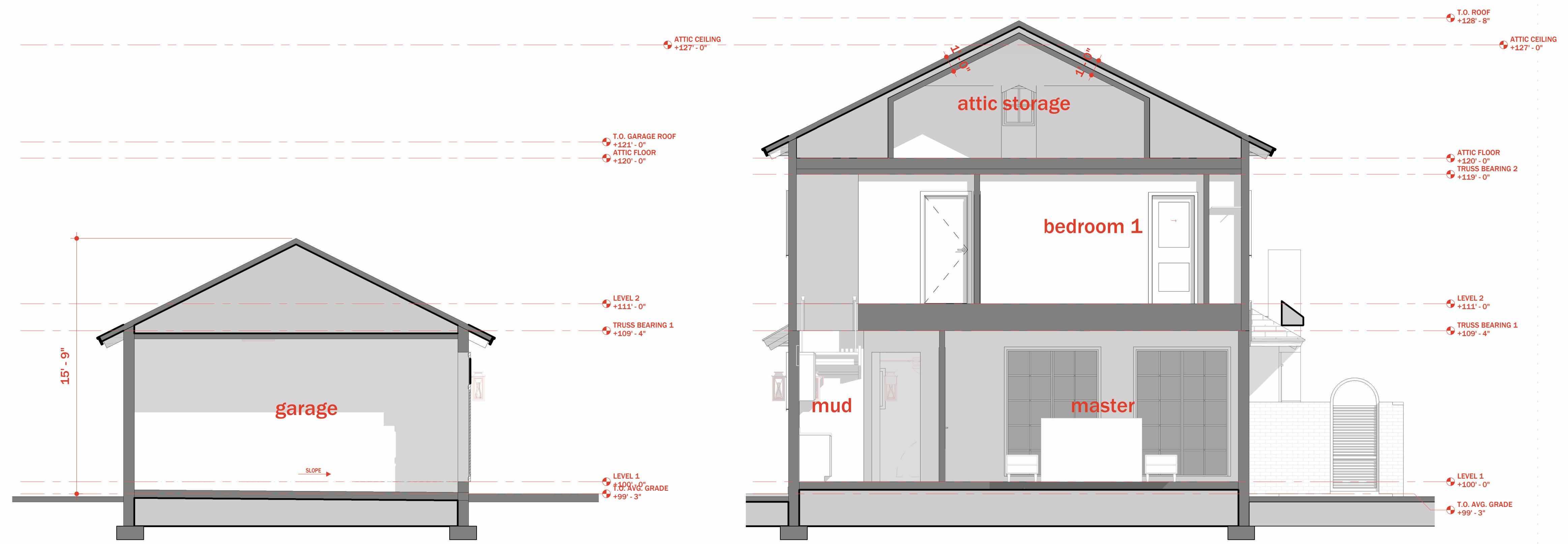
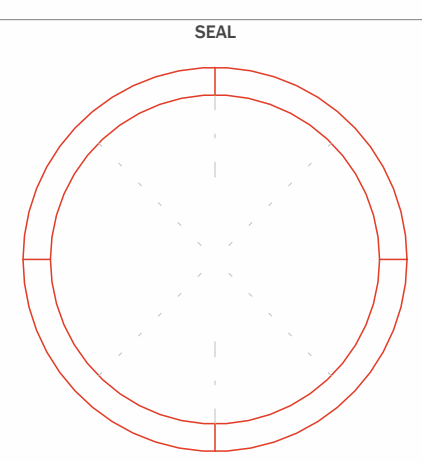


the ANTONETTE COTTAGE
 786 ANTONETTE AVENUE
 WINTER PARK

Revisions

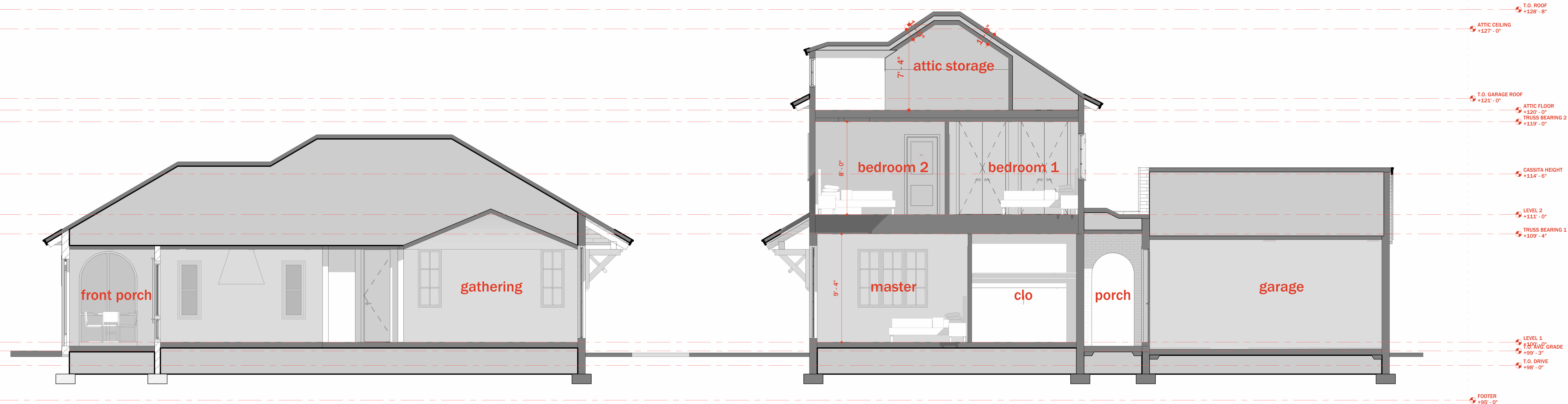
Issue Date	Project Status	Project Designer	Project Drafter
02/18/2026	CD	NSH	MWL

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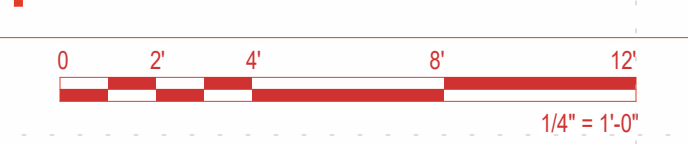


3 garage building section
 SCALE: 1/4" = 1'-0"

2 main house cross section
 SCALE: 1/4" = 1'-0"



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



the **ANTONETTE COTTAGE**
 786 ANTONETTE AVENUE
 WINTER PARK

Revisions

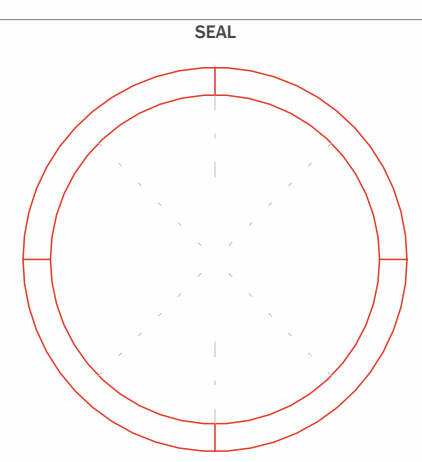
Issue Date	CD
02/18/2026	RM
	MWL

Project Status: CD
 Project Designer: RM
 Project Drafter: MWL

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ARCHITECT
Winter Park Design
 1000 WINTER PARK AVENUE
 WINTER PARK, FL 32789
 PHONE: (407) 947-4886



ENGINEER
alba
 ENGINEERING
 C.A. #43056
 DANIEL SOUTER, P.E.
 P.O. BOX 547774
 ORLANDO, FL 32854
 PHONE: (407) 947-4886

SEAL

PROJECT NO. 2023-001
 SHEET NO. G000
 DATE 06/01/2023

the ANTONETTE COTTAGE

786 ANTONETTE AVENUE
 WINTER PARK

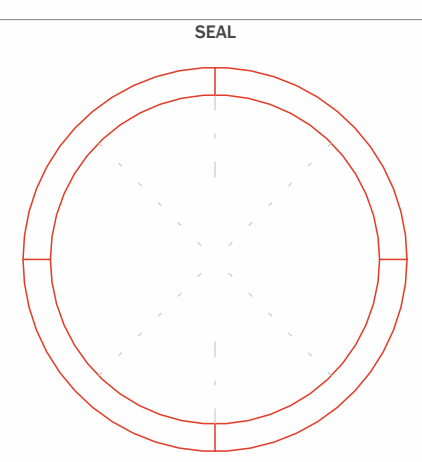
Issue Date	PHASE
06/01/2023	IGH
	MWL

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COVER SHEET
G000



ARCHITECT
alba
 ENGINEERING
 C.A. #43056
 DANIEL SOUTER, P.E.
 P.O. BOX 54774
 ORLANDO, FL 32854
 PHONE: (407) 421-4866



the **ANTONETTE COTTAGE**
 786 ANTONETTE AVENUE
 WINTER PARK

Issue Date	PHASE
06/01/2025	RGN
	MWL

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PROJECT RENDERINGS

G003

zoning requirements

SITE INFORMATION	
PROJECT NAME	Barefoot Brothers
PROJECT ADDRESS	786 Antonette Ave
EXISTING ZONING	R-1AA
FAR CALCULATIONS	
LOT AREA	7500.00 ft ²
FAR ALLOWED	(40%) 3000.00 ft ²
FAR PROPOSED	(40%) 2995.83 ft ²
BUILDING HEIGHT	
ALLOWED	32' - 0"
PROPOSED	25' - 0"
SITE SETBACKS	
FRONT	25' - 0" (EXISTING)
REAR (FIRST)	25' - 0" (GARAGE)
REAR (SECOND)	35' - 0" 26' - 4" (RESIDENCE)
LEFT SIDE (FIRST)	7' - 6" 5' - 0" (GARAGE)
LEFT SIDE (SECOND)	10' - 0" 7' - 6"
RIGHT SIDE (FIRST)	7' - 6" 14' - 2"
RIGHT SIDE (SECOND)	10' - 0" 16' - 2"
IMPERVIOUS COVERAGE	
LOT AREA	+/- 7500.00 ft ²
ALLOWED	(50%) 3750.00 ft ²
PROPOSED	2481.50 ft ²
BUILDING COVERAGE	1235.71 ft ²
HARDSCAPE	
TOTAL	(50%) 3717.21 ft ²
REAR SETBACK AREA	
COVERAGE ALLOWED	1250.00 ft ²
PROPOSED	(35%) 437.50 ft ²
PROPOSED	(35%) 440.00 ft ²
FRONT SETBACK AREA	
COVERAGE ALLOWED	1250.00 ft ²
PROPOSED	(50%) 625.00 ft ²
PROPOSED	(14%) 175.00 ft ²
STORAGE	
ALLOWED	(3%) 225.00 ft ²
PROPOSED	167.11 ft ²

area tabulations

FLOOR AREA RATIO

NAME	TYPE	SQFT
FIRST FLOOR	CONDITIONED	1048.17 ft ²
FIRST FLOOR CASSITA	CONDITIONED	485.83 ft ²
SECOND FLOOR	CONDITIONED	985.17 ft ²
2 CAR GARAGE	GARAGE	476.67 ft ²
TOTAL FAR		2995.83 ft ²

AREA TOTAL CONSTRUCTION

NAME	TYPE	SQFT
FIRST FLOOR	CONDITIONED	1048.17 ft ²
FIRST FLOOR CASSITA	CONDITIONED	485.83 ft ²
SECOND FLOOR	CONDITIONED	985.17 ft ²
2 CAR GARAGE	GARAGE	476.67 ft ²
ATTIC/STORAGE	NON-CONDITIONED	167.11 ft ²
ENTRY	NON-CONDITIONED	10.67 ft ²
FRONT PORCH	NON-CONDITIONED	236.00 ft ²
FRONT PORCH CASSITA	NON-CONDITIONED	160.00 ft ²
REAR PORCH CAS	NON-CONDITIONED	64.17 ft ²
TOTAL CONSTRUCTION		3633.78 ft ²

STORAGE

NAME	TYPE	SQFT
ATTIC/STORAGE	NON-CONDITIONED	167.11 ft ²
TOTAL STORAGE		167.11 ft ²

AREA CONDITIONED

NAME	TYPE	SQFT
FIRST FLOOR	CONDITIONED	1048.17 ft ²
FIRST FLOOR CASSITA	CONDITIONED	485.83 ft ²
SECOND FLOOR	CONDITIONED	985.17 ft ²
TOTAL CONDITIONED		2519.17 ft ²

AREA NON-CONDITIONED

NAME	TYPE	SQFT
FRONT PORCH	NON-CONDITIONED	236.00 ft ²
FRONT PORCH CASSITA	NON-CONDITIONED	160.00 ft ²
REAR PORCH CAS	NON-CONDITIONED	64.17 ft ²
ATTIC/STORAGE	NON-CONDITIONED	167.11 ft ²
ENTRY	NON-CONDITIONED	10.67 ft ²
TOTAL NON-CONDITIONED		637.94 ft ²

AREA GARAGE

NAME	TYPE	SQFT
2 CAR GARAGE	GARAGE	476.67 ft ²
TOTAL GARAGE		476.67 ft ²

BUILDING COVERAGE

NAME	TYPE	SQFT
FIRST FLOOR	CONDITIONED	1048.17 ft ²
FIRST FLOOR CASSITA	CONDITIONED	485.83 ft ²
2 CAR GARAGE	GARAGE	476.67 ft ²
ENTRY	NON-CONDITIONED	10.67 ft ²
FRONT PORCH	NON-CONDITIONED	236.00 ft ²
FRONT PORCH CASSITA	NON-CONDITIONED	160.00 ft ²
REAR PORCH CAS	NON-CONDITIONED	64.17 ft ²
TOTAL SF		2481.50 ft ²

AREA HARDSCAPE

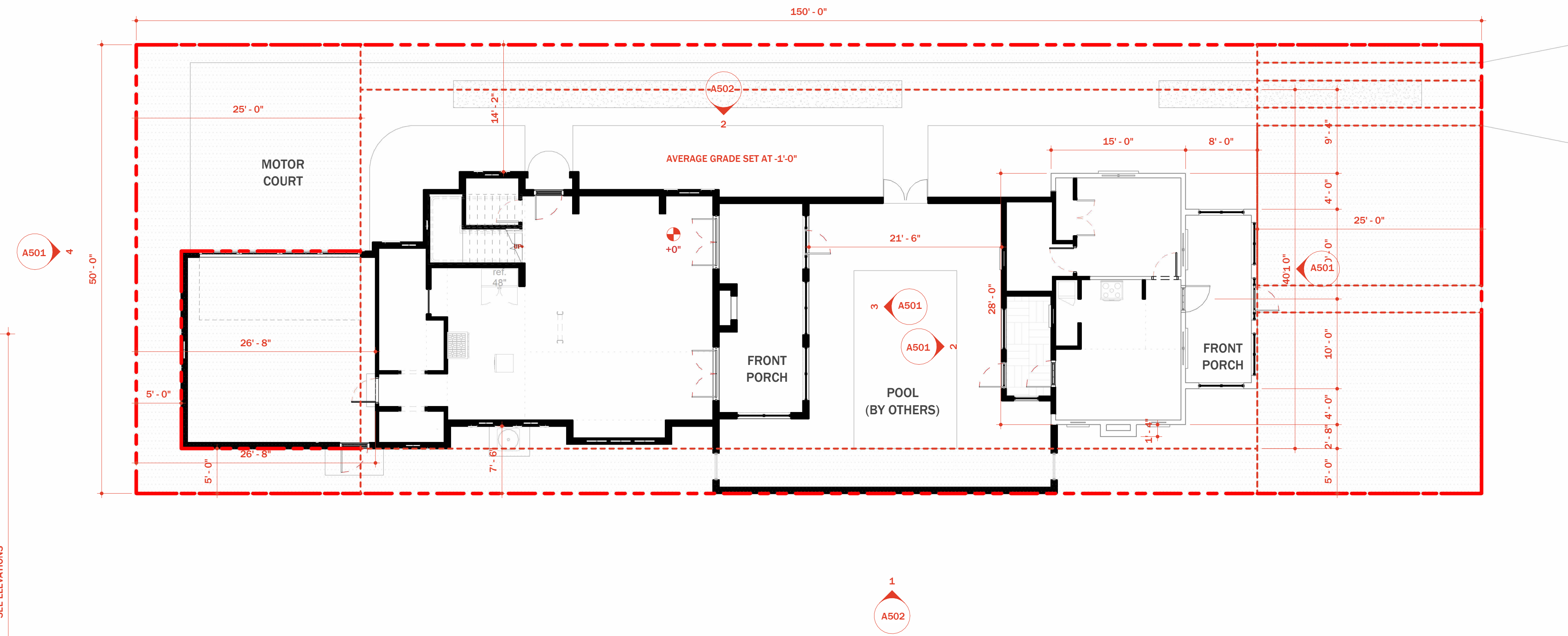
NAME	TYPE	SQFT
MOTOR COURT	HARDSCAPE	1126.25 ft ²
STP	HARDSCAPE	19.29 ft ²
FRONT WALK	HARDSCAPE	75.00 ft ²
A/C PAD	HARDSCAPE	15.16 ft ²
TOTAL HARDSCAPE		1235.71 ft ²

AREA IMPERVIOUS

NAME	TYPE	SQFT
FIRST FLOOR	CONDITIONED	1048.17 ft ²
FIRST FLOOR CASSITA	CONDITIONED	485.83 ft ²
2 CAR GARAGE	GARAGE	476.67 ft ²
MOTOR COURT	HARDSCAPE	1126.25 ft ²
STP	HARDSCAPE	19.29 ft ²
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REAR PORCH CAS	NON-CONDITIONED	64.17 ft ²
ENTRY	NON-CONDITIONED	10.67 ft ²
TOTAL IMPERVIOUS		3717.21 ft ²

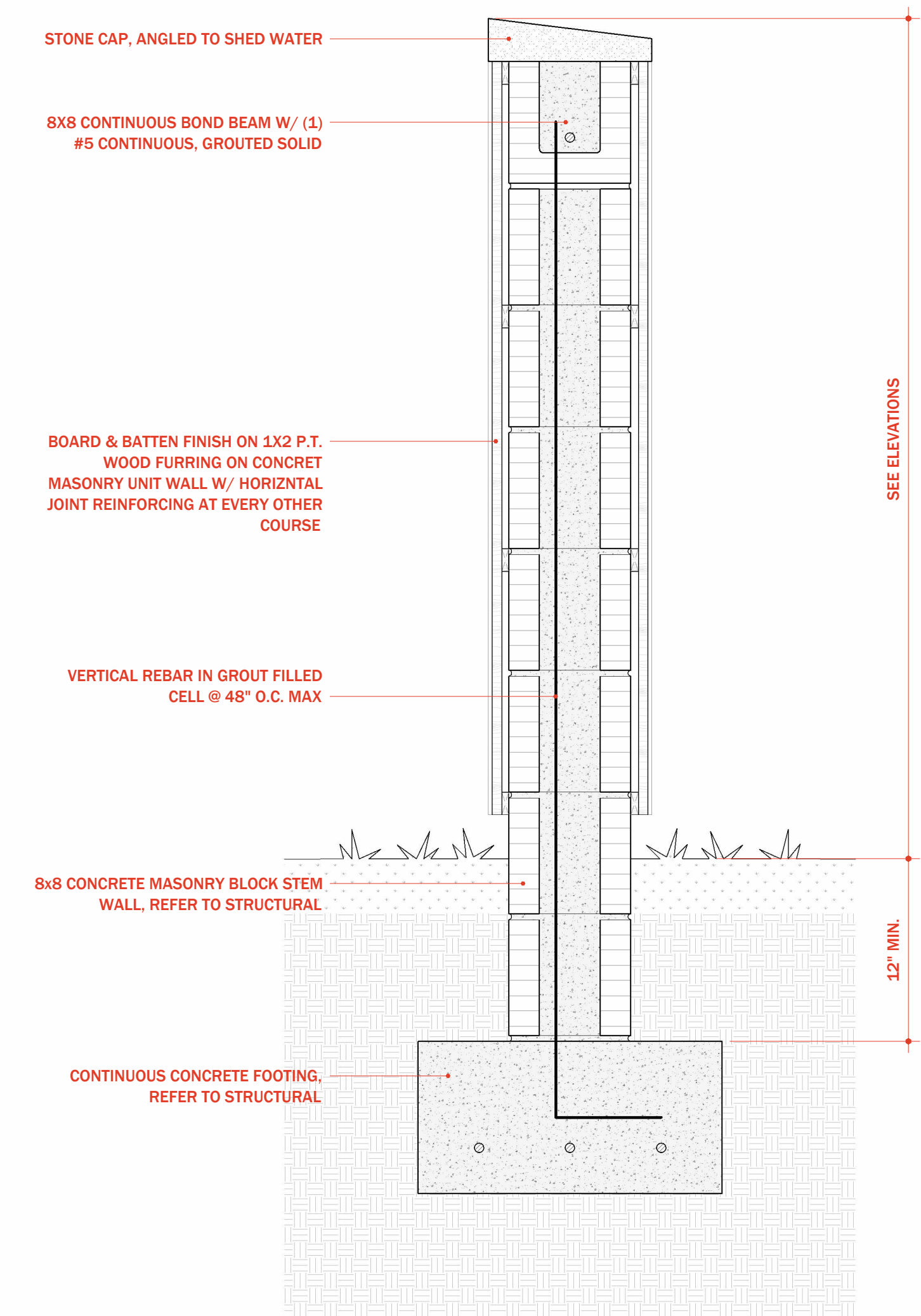
legal description

COLLEGE PLACE REPLAT H/46 LOT 8 BLK A



TERMITE NOTES

- R318 TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES. R318 TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE), UPON COMPLETION OF THE (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTION TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE W/ RULES AND SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE W/ RULES AND LAWS ESTABLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES." CONSUMER SERVICES."
- USE REGISTERED TERMITICIDES OR OTHER APPROVED METHODS.
- SOIL TREATMENTS FOR SUBTERRANEAN TERMITES.
- PROTECTION TO BE DONE AFTER ALL EXCAVATION, BACKFILLING, AND COMPACTION IS COMPLETE.
- DISTURBED SOIL TREATMENT MUST BE RETREATED.
- TREATMENT SHALL BE PROTECTED FROM RAINFALL BY 6 MIL VAPOR BARRIER. IF RAINFALL OCCURS BEFORE BARRIER PLACEMENT, SOIL MUST BE RETREATED.
- TREATMENT AROUND EXTERIOR OF FOUNDATION SHALL BE DONE AFTER REMOVAL OF CONCRETE OVER POURS OR ACCUMULATED MORTAR.
- TREATMENT APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE W/IN 4 FOOT OF PRIMARY STRUCTURE SIDEWALLS. VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION COMPLETION (INCLUDING LAND-SCAPING AND IRRIGATION/SPRINKLER INSTALLATION.)
- ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PER RULES AND LAWS ESTABLISHED FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- PROTECTIVE SLEEVES AROUND METALLIC PIPING PENETRATING CONCRETE SLAB-ON-SLAB GRADE FLOORS SHALL NOT BE CELLULOSE-CONTAINING MATERIALS AND RECEIVE AN APPLICATION OF TERMITICIDE IN ANNULAR SPACE BETWEEN SLEEVE AND PIPE.



2 privacy wall detail
 SCALE: 1 1/2" = 1'-0"

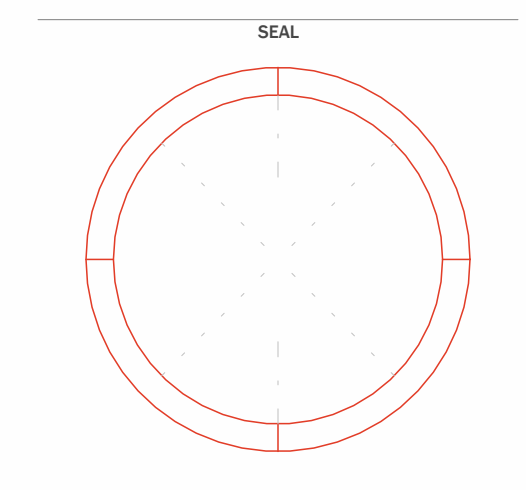
1 architectural site plan
 SCALE: 1/8" = 1'-0"

the **ANTONETTE COTTAGE**
 786 ANTONETTE AVENUE
 WINTER PARK

Revisions

Issue Date	PHASE
06/01/2025	RDM
	MWL

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zoning requirements

SITE INFORMATION

PROJECT NAME Barefoot Brothers
 PROJECT ADDRESS 786 Antonette Ave
 EXISTING ZONING R-1AA

FAR CALCULATIONS

LOT AREA 7500.00 ft²
 FAR ALLOWED (40%) 3000.00 ft²
 FAR PROPOSED (40%) 2995.83 ft²

BUILDING HEIGHT

ALLOWED 32' - 0"
 PROPOSED 25' - 0"

SITE SETBACKS

	REQUIRED	PROPOSED	(EXISTING)
FRONT	25'-0"	25'-0"	(GARAGE)
REAR (FIRST)	25'-0"	5'-0"	(RESIDENCE)
REAR (SECOND)	35'-0"	26'-4"	(GARAGE)
LEFT SIDE (FIRST)	7'-6"	5'-0"	(GARAGE)
LEFT SIDE (SECOND)	10'-0"	7'-6"	
RIGHT SIDE (FIRST)	7'-6"	14'-2"	
RIGHT SIDE (SECOND)	10'-0"	16'-2"	

IMPERVIOUS COVERAGE

LOT AREA +/- 7500.00 ft²
 ALLOWED (50%) 3750.00 ft²

BUILDING COVERAGE

PROPOSED 2481.50 ft²
 HARDSCAPE 1235.71 ft²
 TOTAL (50%) 3717.21 ft²

REAR SETBACK AREA

COVERED 1250.00 ft²
 ALLOWED (35%) 437.50 ft²
 PROPOSED (35%) 440.00 ft²

FRONT SETBACK AREA

COVERED 1250.00 ft²
 ALLOWED (50%) 625.00 ft²
 PROPOSED (14%) 175.00 ft²

STORAGE

ALLOWED (3%) 225.00 ft²
 PROPOSED 167.11 ft²

area tabulations

FLOOR AREA RATIO

NAME	TYPE	SQFT
FIRST FLOOR	CONDITIONED	1048.17 ft ²
FIRST FLOOR CASSITA	CONDITIONED	485.83 ft ²
SECOND FLOOR	CONDITIONED	985.17 ft ²
2 CAR GARAGE	GARAGE	476.67 ft ²
TOTAL FAR		2995.83 ft ²

AREA TOTAL CONSTRUCTION

NAME	TYPE	SQFT
FIRST FLOOR	CONDITIONED	1048.17 ft ²
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REAR PORCH CAS	NON-CONDITIONED	64.17 ft ²
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STORAGE

NAME	TYPE	SQFT
ATTIC/STORAGE	NON-CONDITIONED	167.11 ft ²
TOTAL STORAGE		167.11 ft ²

AREA CONDITIONED

NAME	TYPE	SQFT
FIRST FLOOR	CONDITIONED	1048.17 ft ²
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AREA GARAGE

NAME	TYPE	SQFT
2 CAR GARAGE	GARAGE	476.67 ft ²
TOTAL GARAGE		476.67 ft ²

BUILDING COVERAGE

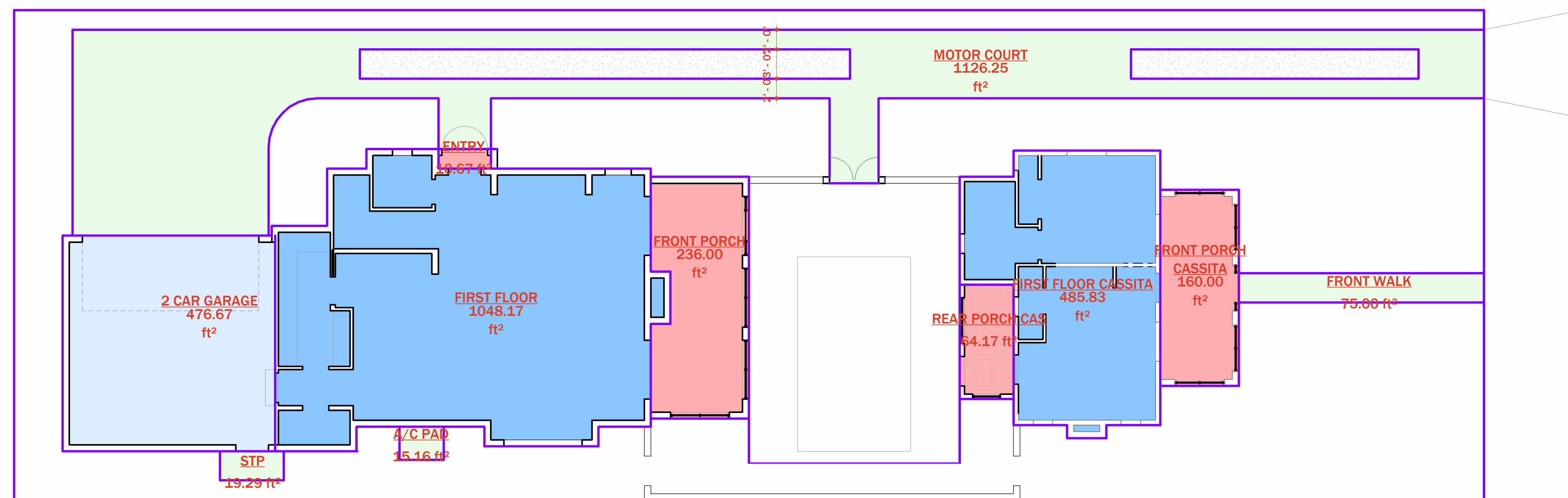
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TOTAL SF		2481.50 ft ²

AREA HARDSCAPE

NAME	TYPE	SQFT
MOTOR COURT	HARDSCAPE	1126.25 ft ²
STP	HARDSCAPE	19.29 ft ²
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A/C PAD	HARDSCAPE	15.16 ft ²
TOTAL HARDSCAPE		1235.71 ft ²

AREA IMPERVIOUS

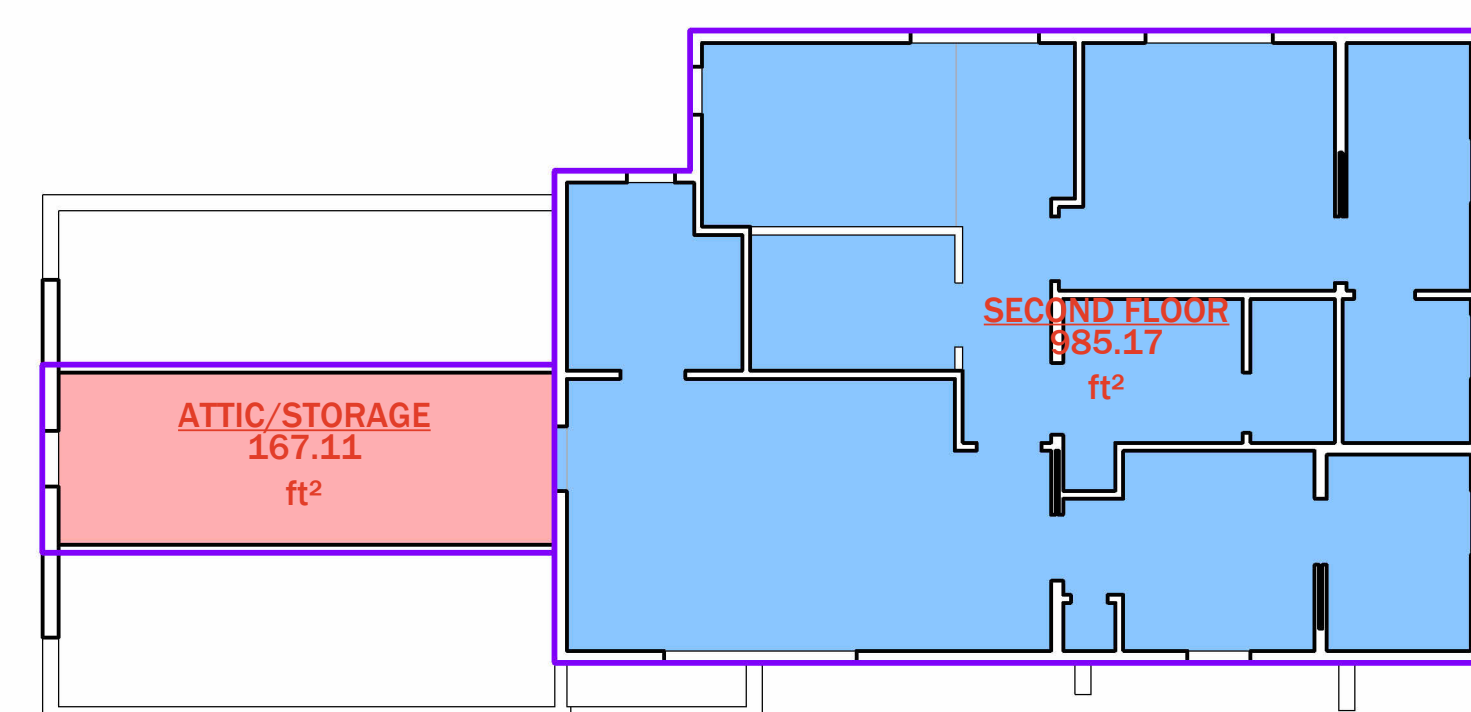
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REAR PORCH CAS	NON-CONDITIONED	64.17 ft ²
ENTRY	NON-CONDITIONED	10.67 ft ²
TOTAL IMPERVIOUS		3717.21 ft ²



AREA BREAKDOWN

- CONDITIONED
- GARAGE
- HARDSCAPE
- NON-CONDITIONED

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



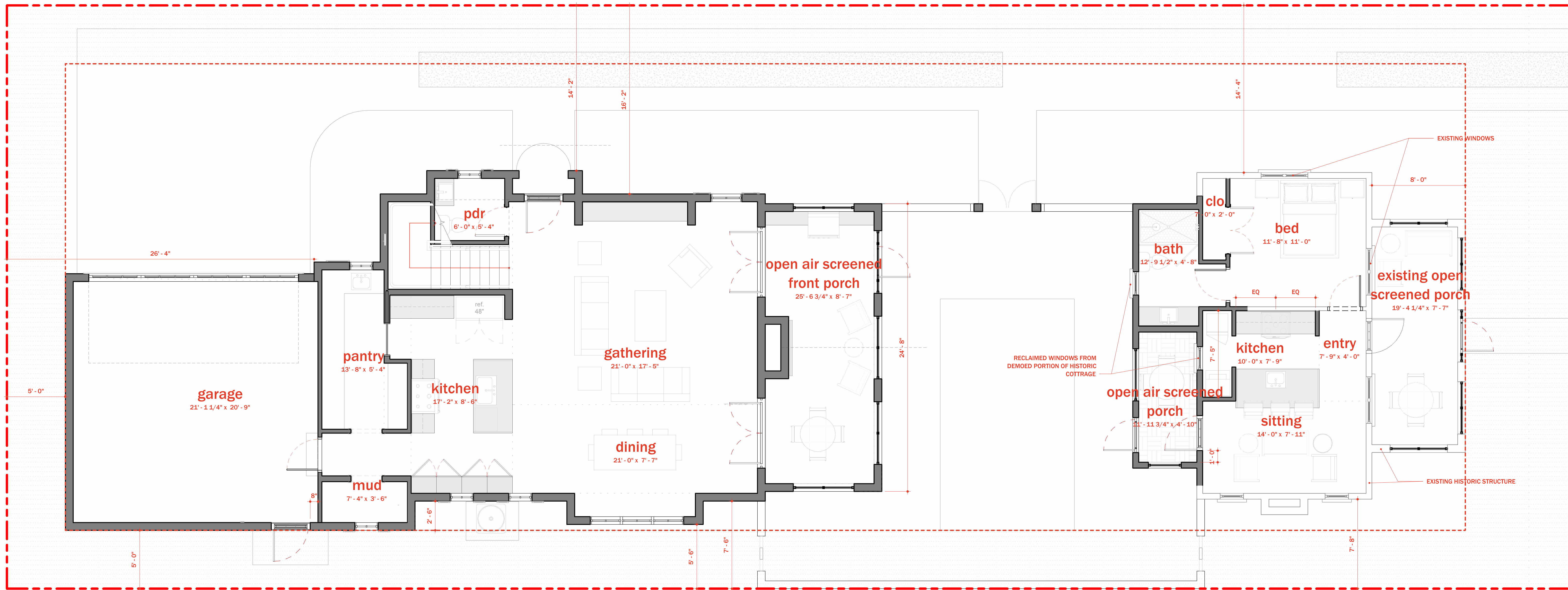
2 LEVEL 2
 SCALE: 1/8" = 1'-0"

Revisions

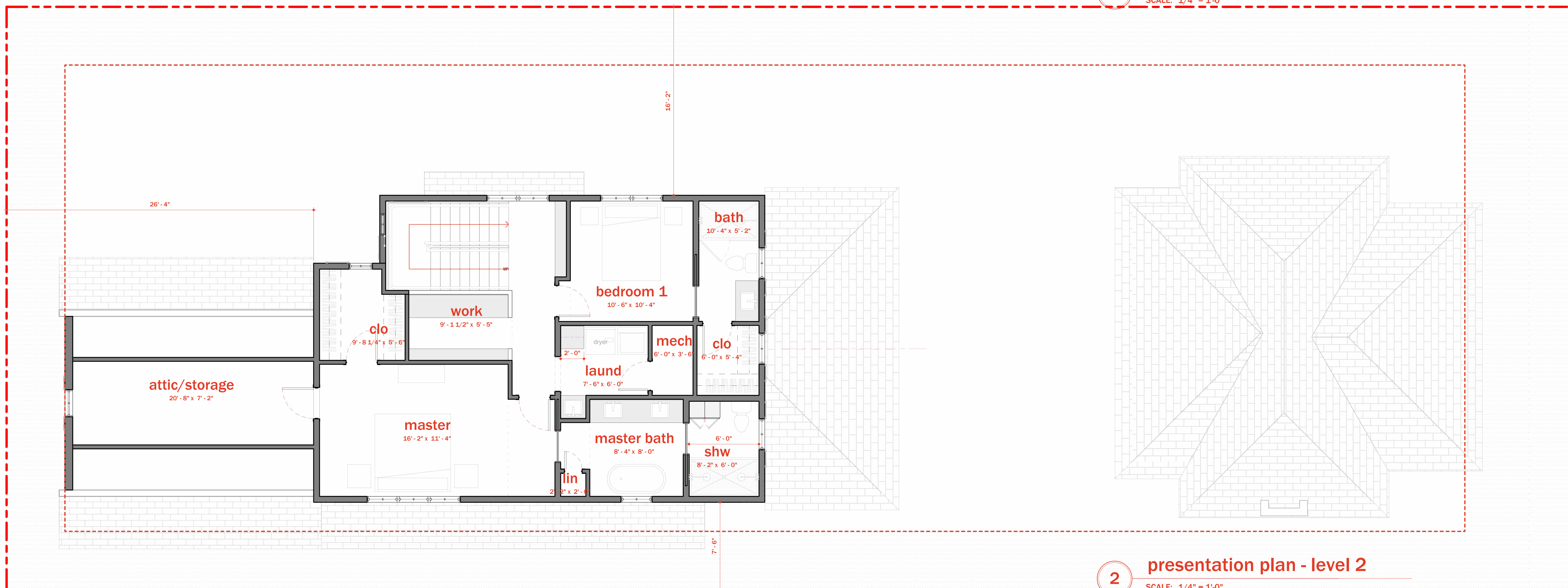
Issue Date	PHASE
06/01/2025	RGN
	MWL

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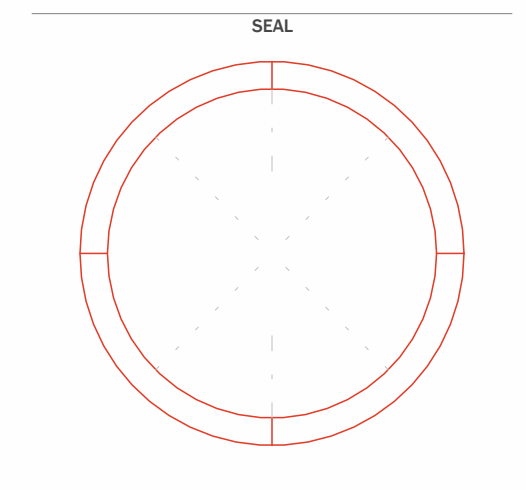
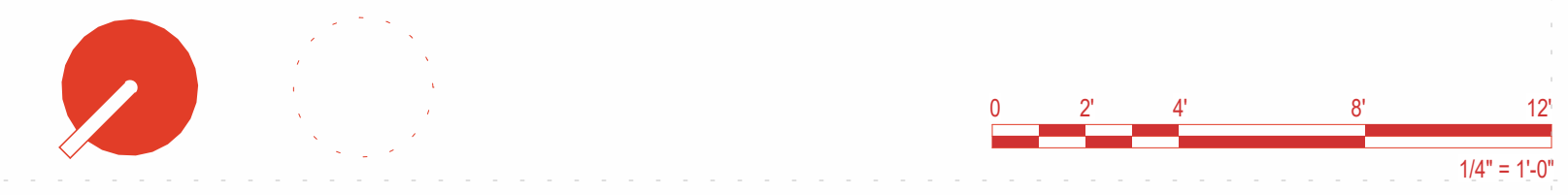
AREA PLAN



1 presentation plan - level 1
SCALE: 1/4" = 1'-0"



2 presentation plan - level 2
SCALE: 1/4" = 1'-0"



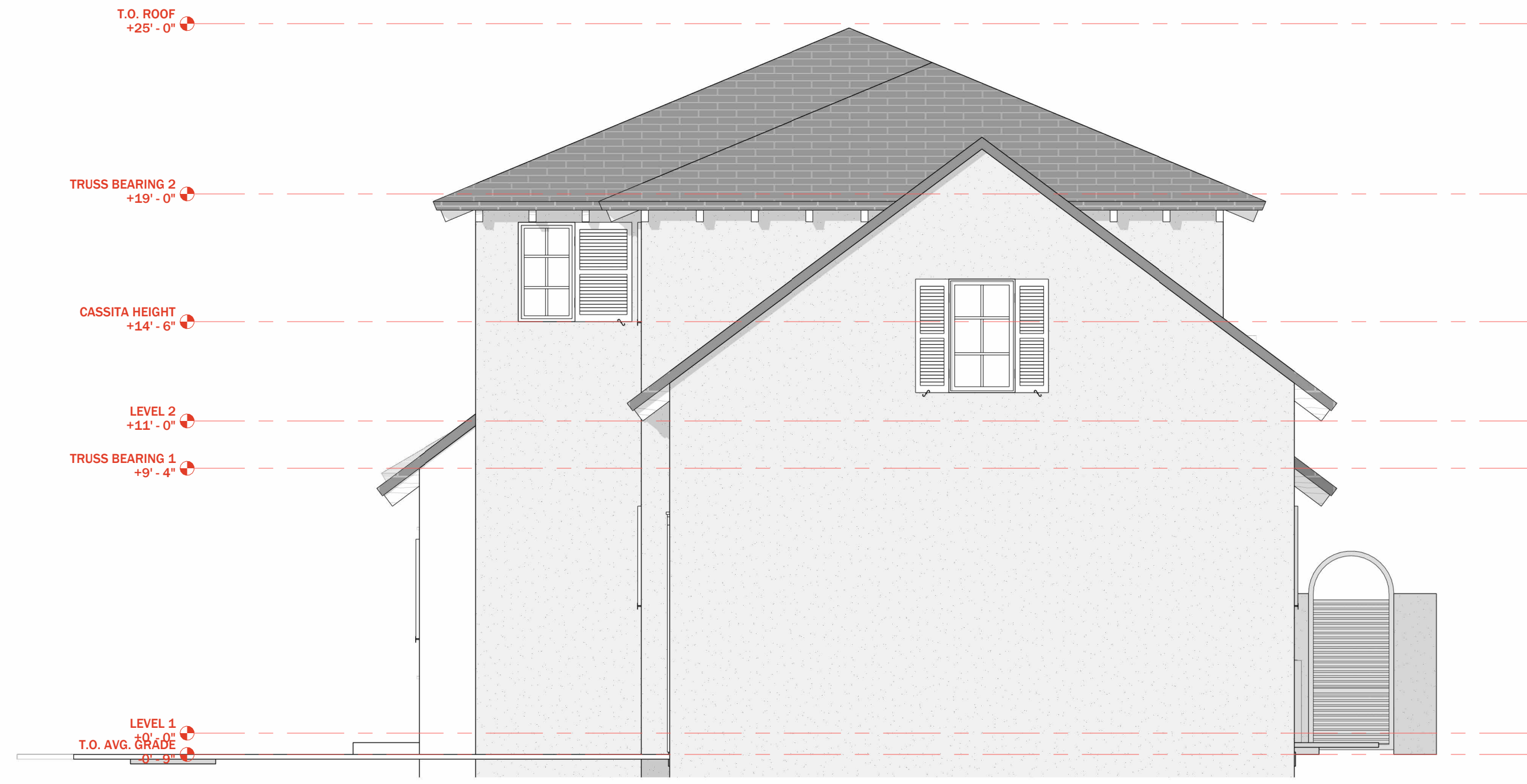
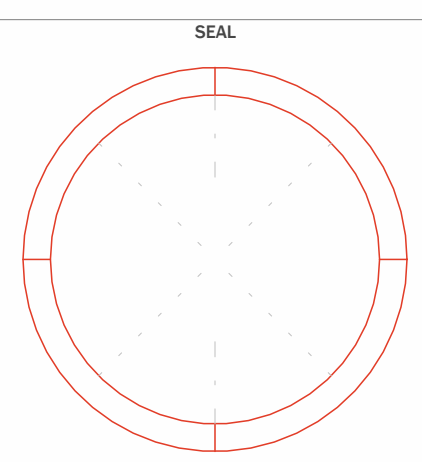
the ANTONETTE COTTAGE
786 ANTONETTE AVENUE
WINTER PARK

Revisions

Issue Date	Project Status	Project Designer	Project Drafter	PHASE
06/01/2025	PHASE	MSL	MWL	MSL

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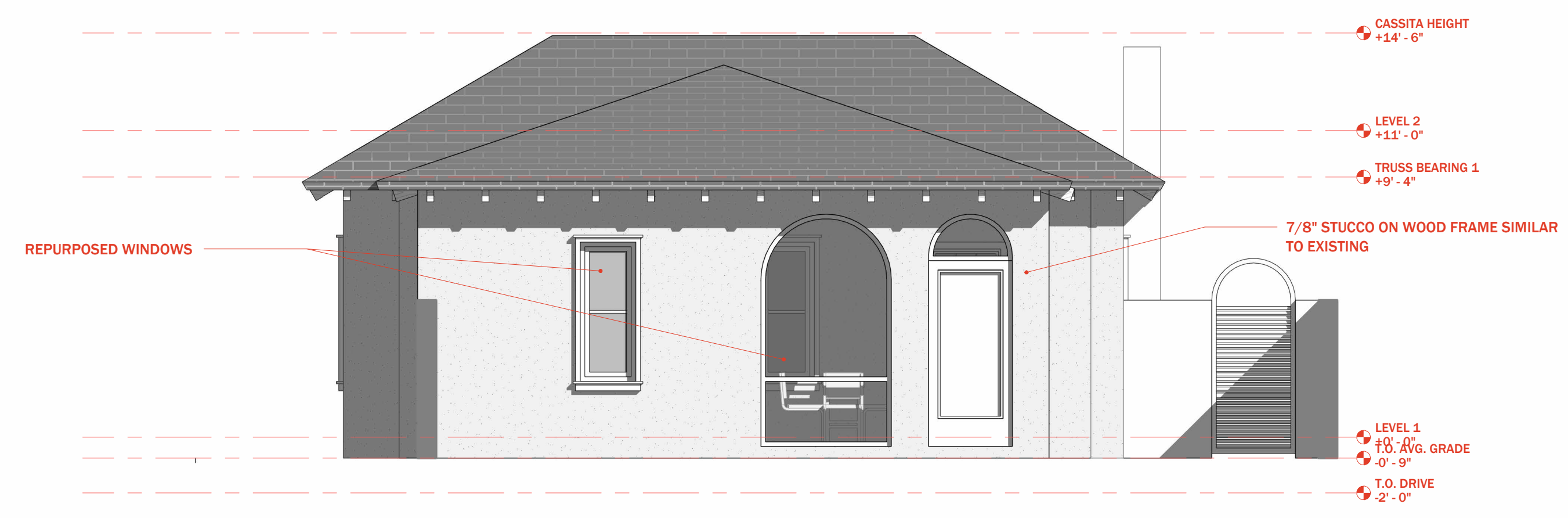
PRESENTATION PLAN



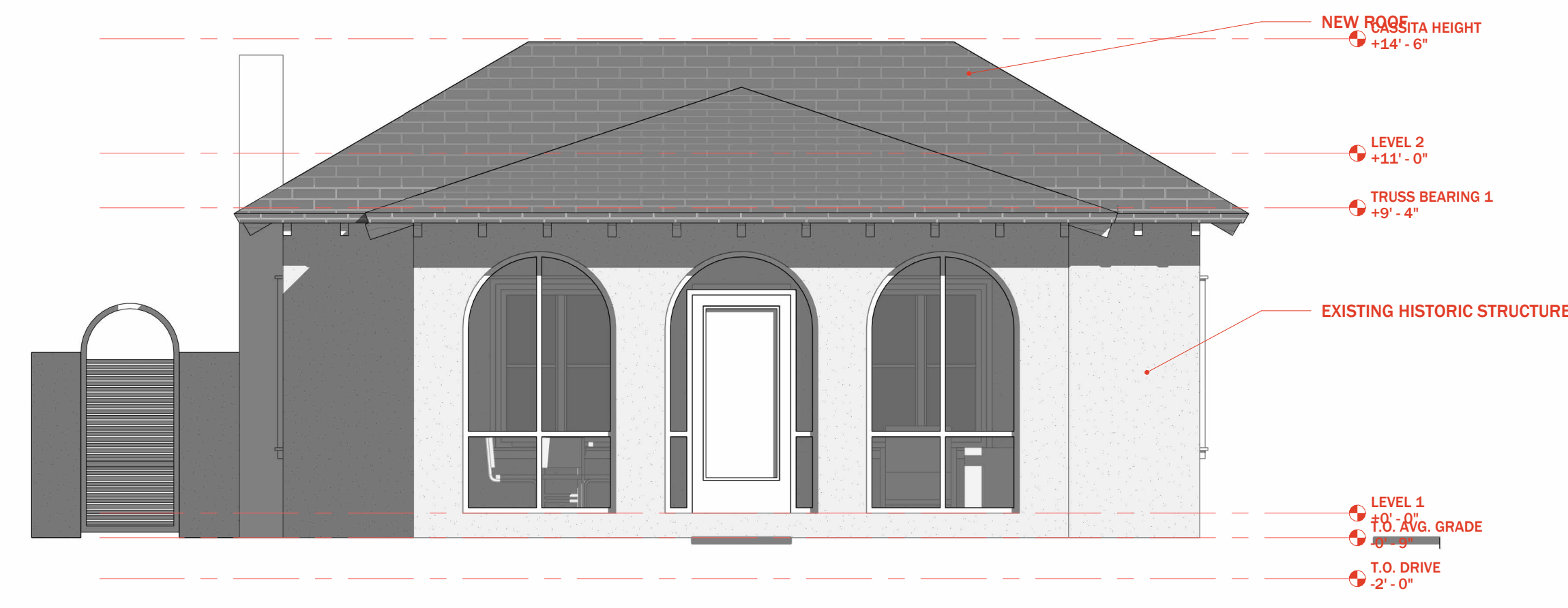
4 rear elevation
 SCALE: 1/4" = 1'-0"



3 front elevation
 SCALE: 1/4" = 1'-0"



2 restored historic existing cottage rear
 SCALE: 1/4" = 1'-0"



1 restored historic existing cottage front
 SCALE: 1/4" = 1'-0"

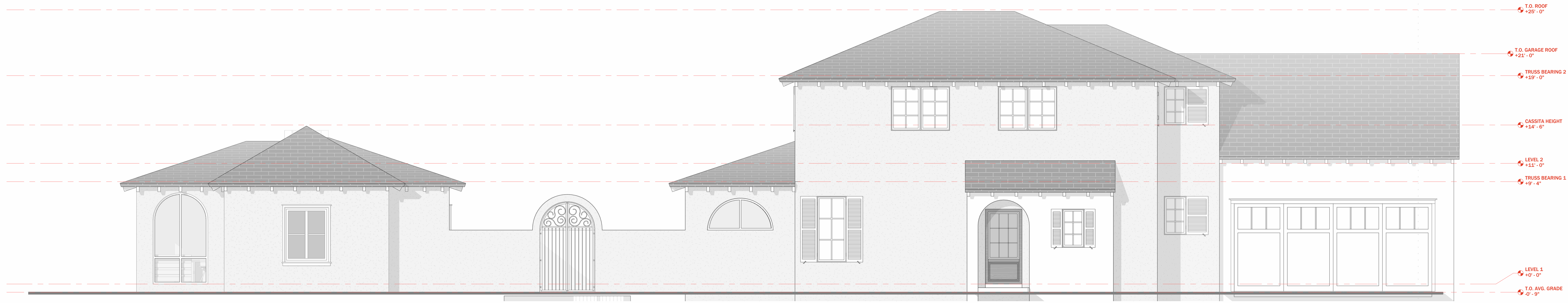
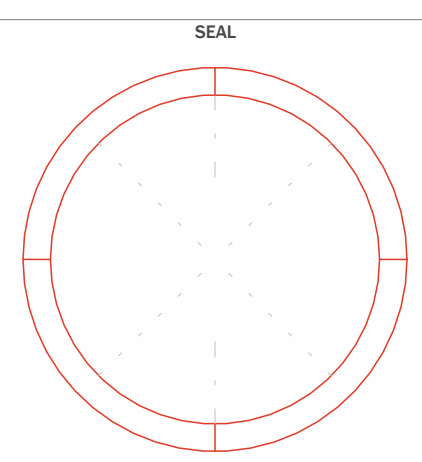


the ANTONETTE COTTAGE
 786 ANTONETTE AVENUE
 WINTER PARK

Revisions

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05/01/2025	RGN
	MWL

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T.O. ROOF
+28'-0"
 T.O. GARAGE ROOF
+21'-0"
 TRUSS BEARING 2
+19'-0"
 CASSITA HEIGHT
+14'-6"
 LEVEL 2
+11'-0"
 TRUSS BEARING 1
+9'-4"
 LEVEL 1
+0'-0"
 T.O. AVG. GRADE
-2'-9"

2 west elevation
 SCALE: 1/4" = 1'-0"



T.O. ROOF
+28'-0"
 TRUSS BEARING 2
+19'-0"
 CASSITA HEIGHT
+14'-6"
 LEVEL 2
+11'-0"
 TRUSS BEARING 1
+9'-4"
 LEVEL 1
+0'-0"
 T.O. AVG. GRADE
-2'-9"

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



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Historic Preservation Board

agenda item 6.a

item type

Non-Action Items

meeting date

March 11, 2026

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

Discuss the demolition permit application for 1020 Palmer Avenue (Merrywood - Florida Master Site File property)

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

1. OR00779 - FMSF
2. s39WM7_174767_survey_r1
3. 1020 Palmer - front
4. 1020 Palmer Ave - Demo Permit Signed
5. 1020-Palmer_002 - front view

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S) FLORIDA MASTER SITE FILE
SITE INVENTORY FORM

Site No. WP055 8 OR 779

Site Name MASON, A. W. HOUSE Survey Date 0685
Address of Site 1020 PALMER AVENUE WINTER PARK, FLORIDA
Instructions for locating _____

Location ALABAMA SUB C
Subdivision name block no. lot no.

County ORANGE
District name if applicable _____
Owner of Site: Name _____
Address _____

Type of ownership private Recording date _____
Recorder: Name & Title Wernkli, Phillip A.
Address Florida Preservation Services
PO Box 13892 Tallahassee, Fl 32317

Condition of Site:	Integrity of Site:	Original Use <u>PRIVATE RESIDENCE</u>
Check One	Check One or More	Present Use <u>PRIVATE RESIDENCE</u>
<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Altered	Dates <u>+1926-27</u>
<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Unaltered	Cultural/Phase <u>American</u>
<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Original Use	Period _____
<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Restored/Date	
	<input type="checkbox"/> Moved/Date	

NR Classification Category Building Date Listed on NR _____

Threats to Site:
Check one or more

<input type="checkbox"/> Zoning	<input type="checkbox"/> Transportation
<input checked="" type="checkbox"/> Development	<input type="checkbox"/> Fill
<input type="checkbox"/> Deterioration	<input type="checkbox"/> Dredge
<input type="checkbox"/> Borrowing	
<input type="checkbox"/> Other (See Remarks Below)	

Areas of Significance: Architecture

Significance: _____

This house is an excellent example of the Mission Style in Winter Park. These styles were common on the north side of Lake Osceola on the large estates of this period. It was built in 1926 for A. W. Mason, owner of the Winter Park Auto Company. Mason was a city commissioner in the 1920s. The house contributes to the Golfview/Interlachen Historic District.



HISTORICAL STRUCTURE FORM

Site #8: OR00779

First site form recorded for this site? Update form for a site previously recorded at FSF

Identifying code (field date): 200010

Recorder #:

Field Date: 10/20/2000

Form Date: 11/03/2003

Site name(s): 1020 PALMER AVENUE

[Other name(s)]:

Mult. list #:

Survey names: WINTER PARK ARCHITECTURAL SURVEY

Survey #:

National register category: Building(s)

LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: 1020/**/PALMER/Avenue/**

Cross streets nearest/between: BONITA/PHELPS

City/town: WINTER PARK

In current city limits? Definitely outside city limits

County: ORANGE

Tax parcel #:

Subdivision name:

Block:

Lot no.:

Ownership type: Private-individual

Name of pubtract (e.g., park):

Route to (or vicinity of):

MAPPING

USGS map name/year of publication or revision: ORLANDO EAST/1975

Township/Range/Section/Qtr:

Irregular section:

Landgrant:

UTM Zone/Easting/Northing:

Plat or other map (map's name, location):

DESCRIPTION

Style: Mediterranean Revival: ca. 1880-1940

[Other style]:

Exterior plan: Irregular

[Other exterior plan]:

No. stories: 2

Structural system(s): Masonry: don't use; specify brick, block, or stone

[Other structural system(s)]:

Foundation types: Continuous

[Other foundation type]:

Foundation materials: Poured concrete footing

[Other foundation materials]:

Exterior fabrics: Stucco

[Other exterior fabrics]

Roof types: Hip; Gable

[Other roof types]:



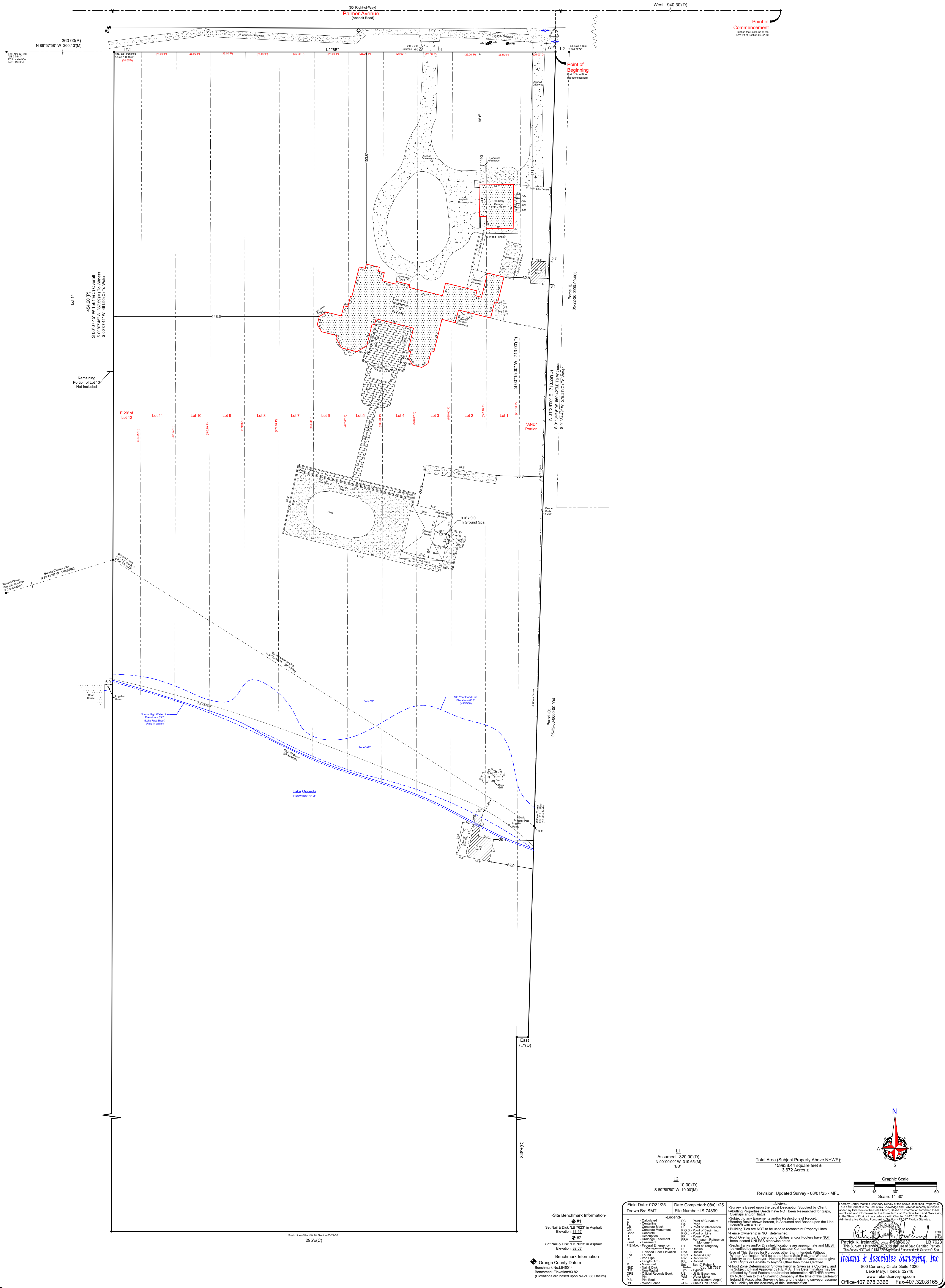


Boundary Survey

Legal Description:

Lots 1 through 11 inclusive, and the East 20 feet of Lot 12, PLAN OF SUBDIVISION OF BLOCK C, ALABAMA PROPERTY, according to the Plat thereof as recorded in Plat Book F, Page 78, Public Records of Orange County, Florida, together with full riparian rights in and to the waters of Lake Osceola; ALSO: Beginning at a point 940.3 feet West of the East line of the NW 1/4 of Section 5, Township 22 South, Range 30 East, and 30 feet South of the Center line of Palmer Avenue, run West 25 feet, thence South 0 degrees, 15 minutes West 713 feet to a point in Lake Osceola, thence East 7.7 feet, thence North 1 degree 39 minutes East 713 feet to the point of beginning.

Flood Description:
By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X/X500/AE. This Property was found in City of Winter Park, community number 120186, dated 9/25/2009.
CERTIFIED TO: CATHLEEN GILMER AND RAYMOND GILMER



<p>Field Date: 07/31/25 Drawn By: SMT</p>	<p>Date Completed: 08/01/25 File Number: IS-74899</p>	<p>Notes: -Survey is Based upon the Legal Description Supplied by Client. -Substituting Property Deeds have NOT been Researched for Gaps, Omissions, and/or Errors. -Subject to any Easements and/or Restrictions of Record. -Building Lines are NOT to be used to reconstruct Property Lines. -Building Lines are NOT to be used to reconstruct Property Lines. -Fences Ownership is NOT determined. -Subjacent Owners, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted. -Adjacent Tanks and/or Drilled Holes are approximate and MUST be verified by appropriate Utility Location Companies. -Use of This Survey for Purposes other than Intended, Without Written Verification, Will Put the User's Sole Risk and Without Liability to the Surveyor. Nothing Herein Shall be Constructed to give ANY Rights or Benefits to Anyone Other than those Certified. -Flood Zone Determination Shown Herein is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR Held by the Surveying Company at the time of this Endorsement. -Right & Associate Surveying, Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.</p>	<p>I hereby certify that this Boundary Survey of the above described Property, True and Correct to the Best of my Knowledge and Skill, is hereby prepared, under my Direction on the Day Shown, Based on Information furnished to me as Noted and Complies to the Standards of Practice for Land Surveyors in the State of Florida as set forth in Chapter 112, Florida Statutes, Administrative Code, Pursuant to Section 472.02, Florida Statutes. Patrick K. Ireland PS 106657 LB 7623 The Survey is intended to be used by Said Certified Parties. Ireland & Associates Surveying, Inc. 800 Currency Circle, Suite 1020 Lakeland, Florida 32746 www.IrelandSurveying.com Office-407.678.3366 Fax-407.320.8165</p>
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Legend:
 C - Calculated
 CB - Concrete Block
 CM - Concrete Monument
 Conc. - Concrete
 D - Ditch
 E - Easement
 E.M.A. - Eminent Emergency Management Agency
 FFE - Finished Floor Elevation
 F - Fence
 L - Landmark
 M - Monument
 M.D. - Meter Disk
 N - Non-Survey
 ORS - Official Records Book
 P - Plot
 P.B. - Plat Book
 W - Wood Fence
 PC - Point of Curvature
 PI - Pipe
 P.I. - Point of Intersection
 P.O.B. - Point of Beginning
 P.O.L. - Point on Line
 P.P. - Power Pole
 PE - Perimeter Easement
 PEI - Perimeter Easement
 PT - Point of Tangency
 Rad. - Radius
 Rec. - Recovered
 Rec. - Recovered
 R - Right of Way
 R.C. - Right of Center
 R.L. - Right of Line
 R.P. - Right of Property
 R.S. - Right of Survey
 R.T. - Right of Title
 R.U. - Right of Use
 R.V. - Right of View
 R.W. - Right of Way
 R.Y. - Right of Yield
 S - Set
 S.C. - Set Curve
 S.E. - Set Elevation
 S.F. - Set Footing
 S.H. - Set Height
 S.L. - Set Location
 S.M. - Set Monument
 S.P. - Set Point
 S.R. - Set Right
 S.T. - Set Tangency
 S.U. - Set Utility
 S.V. - Set Value
 S.W. - Set Width
 S.Y. - Set Yield
 S.Z. - Set Zone
 S.A. - Set Area
 S.C. - Set Curve
 S.E. - Set Elevation
 S.F. - Set Footing
 S.H. - Set Height
 S.L. - Set Location
 S.M. - Set Monument
 S.P. - Set Point
 S.R. - Set Right
 S.T. - Set Tangency
 S.U. - Set Utility
 S.V. - Set Value
 S.W. - Set Width
 S.Y. - Set Yield
 S.Z. - Set Zone
 S.A. - Set Area

Orange County Datum:
 Benchmark No. 645014
 Benchmark Elevation 83.82'
 (Elevations are based upon NAVD 83 Datum)

Site Benchmark Information:
 #1
 Set Nail & Disk "LB 7623" in Asphalt
 Elevation 82.53'
 #2
 Set Nail & Disk "LB 7623" in Asphalt
 Elevation 82.53'

Graphic Scale:
 1" = 30'
 0 10 20 30 40

Area Information:
 Total Area (Subject Property Above NHWE):
 159938.44 square feet ±
 3.672 Acres ±

L1 Assumed 320.00(D)
 N 90°00'00" W 319.65(M)
 "86"
 L2 10.00(D)
 S 89°59'50" W 10.00(M)



1020 PALMER AVE, WINTER PARK, FL 32789 4/2/2021 8:09 AM



401 South Park Avenue • Winter Park, Florida 32789

407-599-3237 • 407-599-3499 fax
cityofwinterpark.org

**Building &
Permitting
Services**

DEMOLITION APPLICATION AND AFFIDAVIT

PROJECT ADDRESS: 1020 Palmer Ave SUITE/UNIT # _____

TAX / PARCEL I.D. NUMBER: 05-22-30-0036-03-010

PROPERTY OWNER: RAYMOND GILMER III AND CATHLEEN GILMER PHONE: 4074186361

PROPERTY OWNER'S ADDRESS: c/o Tara Tedrow, 215 N Eola Dr, Orlando, FL 32801

PROPERTY OWNER'S EMAIL: tara.tedrow@Lowndes-law.com

CONTRACTOR NAME: Sorenson Construction PHONE: (407) 905-8190

CONTRACTOR'S ADDRESS: 1331 Green Forest Ct, Suite #4, Winter Garden, FL 34787

CONTRACTOR ST.REG./CERT.# #CGC056690 EXPIRATION DATE: 08/31/2026

CONTACT PERSON: Bob Sorenson PHONE: (407) 905-8190

EMAIL: bobthebuilder@sorensonconstruction.com

Description of Work: i.e. Complete Demo of: Residential Bldg. Commercial Bldg.

Is this a historic property: Yes No

I hereby affirm that I will comply with all of the following requirements:

The demolition notice yard sign will be picked up at the City of Winter's Building Department on the day of application and will be properly posted on-site within the boundary of the property visible to the public. If it is residential demolition, the yard sign will be posted for a minimum of 30 days, prior to permitting issuance. If the property is designated historic, the yard sign will be posted for 60 days, prior to permitting issuance.

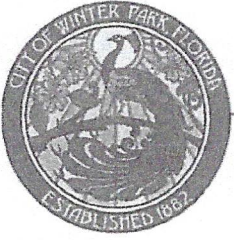
A State Certified Pest Control Company will be retained to ensure the building is free of infestation by rodents. Certification will be included in this application.

All work will be completed within thirty (30) days after the issuance of the demolition permit. All demolition permits expire thirty (30) days from the issuance of the demolition permit unless an extension is granted.

For commercial or multifamily demolition or dwellings on redeveloping commercial property, the Notice of Asbestos Removal Form will be completed and mailed to Orange County prior to issuance of the demolition permit, with a copy attached. This will be applicable to any dwelling when asbestos is present.

Visible 4" minimum size address numbers will be posted on the job site in accordance with FBC Section 501.2.

Before obtaining the permit, protective measures for watering down the site, to ensure dust is contained on the property, will be in place.



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cityofwinterpark.org

Building & Permitting Services

To properly cap sewer and/or water connections at the property line, Winter Park's Utility Billing Department will be contacted prior to removing any sewer and water line(s) from the building. Contact the Utility Billing Department @ 407-599-3220 for applicable disconnect fees.

The site will be maintained after demolition has been completed, such as to prevent overgrowth (less than 12" high), remove debris and maintain general cleanliness of the site.

An engineering inspection will be arranged, prior to and after demolition.

No tree will be removed without obtaining a tree removal permit in advance. Prior to demolition, a tree protection barrier will be placed and maintained as necessary to prevent damaging protected trees on, or adjacent to the subject property.

The Septic tank will be cleaned out and either removed or location flagged prior to structure demolition. Circle applicable method.

Ozone-depleting compounds will be evacuated from all air conditioning and refrigeration equipment by an EPA-certified technician (Section 608 of the Clean Air Act - 7/1/92).

Any underground storage tanks, fuel oil, propane and/or other hazardous materials, when removed, will be emptied prior to structure demolition. If the gas line from the Gas Company is/was available, this will be properly disconnected. Circle applicable conditions.

Temporary erosion and sediment control measures will be erected and maintained until the suitable ground cover is established, at which these measures will be removed and properly disposed of.

Signature: _____
Owner

Signature: Robert Sorenson
Contractor

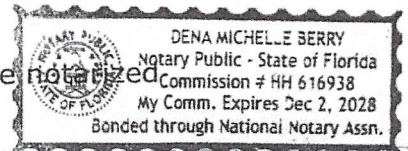
The foregoing instrument was acknowledged before me the ___/___/___ by _____ who is personally known to me and/or who produced _____ as identification and who did not take an oath.

The foregoing instrument was acknowledged before me the 2/25/26 by Robert Sorenson who is personally known to me and/or who produced N/A as identification and who did not take an oath.

Notary as to Owner _____
Commission No. _____
State of FL. County of _____
My Commission expires: _____
(SEAL)

Notary as to Contractor Denaby
Commission No. HH616938
State of FL. County of ORANGE
My Commission expires: 12/2/2028
(SEAL)

Pursuant to Florida State Statute 713.135(7), all signatures must be notarized





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Signature: [Handwritten Signature]
Owner

Signature: _____
Contractor

The foregoing instrument was acknowledged before me the 2/20/26 by Raymond Gliner III who is personally known to me and/or who produced Valid VA Drivers license as identification and who did not take an oath.

The foregoing instrument was acknowledged before me the ___/___/___ by _____ who is personally known to me and/or who produced _____ as identification and who did not take an oath.

Notary as to Owner Connor Payne

Notary as to Contractor _____

Commission No. 342172

Commission No. _____

State of ^{VA}FL. County of Albemarle

State of FL. County of _____

My Commission expires: June 30th 2028

My Commission expires: _____

(SEAL)



Pursuant to Florida State Statute 713.135(7), all signatures must be notarized



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Temporary erosion and sediment control measures will be erected and maintained until the suitable ground cover is established, at which these measures will be removed and properly disposed of.

Signature: Cathleen Gilmer
Owner

Signature: _____
Contractor

The foregoing instrument was acknowledged before me the 02/23/26 by Cathleen Gilmer who is personally known to me and/or who produced

The foregoing instrument was acknowledged before me the ___/___/___ by _____ who is personally known to me and/or who produced

_____ as identification and who did not take an oath.

_____ as identification and who did not take an oath.

Notary as to Owner Debra Tassel

Notary as to Contractor _____

Commission No. HH 725634

Commission No. _____

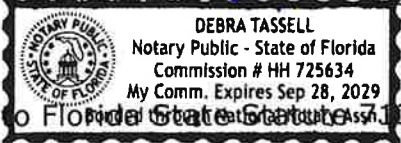
State of FL. County of Orange

State of FL. County of _____

My Commission expires: Sept. 28, 2029

My Commission expires: _____

(SEAL)



(SEAL)

Pursuant to Florida State Statute 413.135(7), all signatures must be notarized

