



City Commission Regular Meeting

Agenda

March 25, 2026 @ 3:30 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.

A reception for Seat 1 and 2 Commissioners will be held in the Chapman Room from 2:30 to 3:15 p.m.

1. Meeting Called to Order

2. Invocation - Pastor Bruce Mayhew, Gateway Church

3. Pledge of Allegiance

4. Oaths of Office

5. Approval of Agenda

6. Election of Vice Mayor

7. Mayor's Report

- a. Proclamation for America 250 Greatest American Clean-up 5 minutes

8. City Manager's Report

9. City Attorney's Report

10. Non-Action Items

11. Public Comments | 5 p.m. or soon thereafter

(If the meeting ends earlier than 5 p.m., public comments will be at the end of the meeting. Three minutes are allowed for each speaker.)

12. Consent Agenda

- a. Approve the minutes of the regular meeting, March 11, 2026. 1 minute

- b. Approve the following formal solicitations: 1 minute

1. RFP26-5 - Bond Counsel Services; Authorization for Procurement and City staff to enter into negotiations and award the top-ranked firm based on the selection committee's recommendation:
Greenberg Traurig, P.A.
2. IFB26-8 - 443395-1-58-01 Hungerford Elementary School Sidewalk Gaps SRTS (LAP); Recommending award to Garcia Civil Contractors.
Amount: \$716,966.16

- c. Approve the following piggyback contracts: 1 minute

1. Southern Switches & Contacts - Florida Municipal Power Agency #ITB2022-034 - Substation and Generating Station Maintenance. For inspection, testing, and repair services to support Electric Utility operations. Contract Term: Through February 28, 2027; Not to Exceed \$250,000
2. Premier Power Maintenance - Florida Municipal Power Agency #ITB2022-034 - Substation and Generating Station Maintenance Services. For inspection, testing, and repair services to support Electric Utility operations. Contract Term: Through February 28, 2027; Not to Exceed \$200,000

d. Approve the following contracts:

1 minute

1. RFQ7-22 - Transportation Planning & Engineering Services. For professional consulting services to support city staff with active and future projects. Each task order will be brought to the City Commission for approval, with the funding source listed.
 - Kimley-Horn and Associates, Inc.; Contract Term: Through June 2, 2027
 - Kisinger Campo & Associates Corporation; Contract Term: Through June 14, 2027
 - Patel, Greene & Associates, LLC; Contract Term: Through July 7, 2027
2. RFP2-23 - Foundation Risk - Liability Insurance Agent/Broker of Record. For the City's liability insurance insurance premiums, program and risk management needs. Contract Term: Through March 19, 2027; Not to Exceed: \$815,000

13. Action Items Requiring Discussion

14. Public Hearings: Quasi-Judicial Matters

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

- a. SUB #26-02. Request of Z Properties for subdivision approval, to divide the property at 436 North Knowles Avenue, zoned R-3, into two single family lots. Based on proposed lot size, each home to be developed under the R-2 provisions. Setback and lot coverage variances are also being requested. 15 minutes

15. Public Hearings: Non Quasi-Judicial Matters

(Public participation and comment on these matters may be virtual or in-person.)

16. City Commission Reports

17. Summary of Meeting Actions

18. Adjournment



City Commission

agenda item 7.a

item type

Mayor's Report

meeting date

March 25, 2026

prepared by

Victoria Tabor, Administrative Coordinator IV

approved by

Randy Knight, City Manager

subject

Proclamation for America 250 Greatest American Clean-up

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

None



City Commission

agenda item 12.a

item type

Consent Agenda

meeting date

March 25, 2026

prepared by

Rene Cranis, City Clerk

approved by

Randy Knight, City Manager

subject

Approve the minutes of the regular meeting, March 11, 2026.

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

1. CC-min-2026-03-11



City Commission Regular Meeting Minutes

March 11, 2026 at 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Mayor Sheila DeCiccio, Commissioners Marty Sullivan, Craig Russell, Kris Cruzada and Warren Lindsey; City Manager Randy Knight; Assistant City Manager Michelle del Valle; City Attorney Dan Langley and City Clerk Rene Cranis.

1. Meeting Called to Order

The meeting was called to order at 3:30 p.m.

2. Invocation - Pastor Ron Camblin, Aloma Church

3. Pledge of Allegiance

4. Cultural Partner Presentation - Mead Botanical Garden

Mead Botanical Garden Board Chair Phil Diamond introduced Executive Director Ashley Fraebel, who gave a presentation on visitors, programs, and events, strategic outlook, current and future projects.

5. Approval of Agenda

Motion made by Mayor DeCiccio to approve the agenda with the addition of the proclamation for Kappa Alpha Psi and removal of Item 12.b; seconded by Commissioner Russell. Motion carried unanimously by a 5-0 vote.

6. Mayor's Report

a. Proclamation Kappa Alpha Psi Fraternity

Mayor DeCiccio read a proclamation recognizing the Winter Park Alumni Chapter for their community service in the city and declaring March 14, 2026, as Winter Park Kappa Alpha Psi Charter Day. Fraternity Polemarch Ron Newsome expressed gratitude for this recognition.

b. Presentation - Commissioner Marty Sullivan

Mayor DeCiccio recognized Commissioner Sullivan for his six years of service on the Commission and his support of numerous projects in the city and thanked him for his contributions and his wife, Maura, for her support and understanding. Commissioner Sullivan expressed his privilege of serving the city with the mayor, fellow commissioners, and city staff.

7. City Manager's Report

Mr. Knight thanked Commissioner Sullivan for his service on the commission.

- Status of resident survey - Director of Communications Clarissa Howard reported that the results will be posted on the city website and discussed in the strategic planning session in April.

- Park Avenue Refresh - Mrs. Howard gave an update on the project, which is on schedule.
- Fuel Cost Adjustment - Mr. Knight said the 15.6% surcharge went into effect March 1st, is scheduled for nine months, but will be reevaluated each month.
- Heritage Trail Study – Mr. Knight said the study is being monitored and due back in early summer; staff is researching grant opportunities.
- Dispatch services for Maitland Police Department - Police Chief Tim Volkerson said service will begin on 3/15, with additional staff and equipment to support operations.
- Commissioner Lindsey noted the Department's recognition of communications operator Brittany LaCroix.

8. City Attorney's Report

- Writ of Cert Lake Virginia – Mr. Langley said the request is at the appellate level and waiting for a decision.
- Code Enforcement appeal of fines - no additional information.

9. Non-Action Items

- a. Parks and Recreation Master Plan Introduction and Overview

Parks and Recreation Director Jason Seely reported on the status of the master plan process. Kristen Kaborn, GAI Director of Parks and Public Spaces, explained the plan components, process and timeline concluding with a presentation of recommendations in December, a detailed parks inventory and capital improvement plan. Ms. Kaborn responded to comments and questions about engaging other agencies and participants, survey trends for targeted demographic programs, and grant opportunities and funding sources.

10. Public Comments | Heard after Item 12.a.

David Williams, 209 Tyree Lane, spoke about the arson of his home and theft at his home and spoke about increased crime in the area.

Bob Bendick, 1211 Oxford Road, congratulated the city on the Parks Master Plan.

11. Consent Agenda

- a. Approve the minutes of the regular meeting, February 25, 2026.
- b. Approve the following piggyback contracts:
 - 1. DataProse - City of Plano #2021-0440-AC - Utility Bill and Insert Printing and Fulfillment; For printing and mailing services of the City's utility bills. Contract Term: Through February 2, 2027; Not to Exceed: \$250,000.
 - 2. CJ's Sales & Service of Ocala, Inc. - Orange County #Y25-137 - Emergency Generator Maintenance and Repairs for Utilities; For preventative maintenance services for emergency generators, supporting Water & Wastewater operations. Contract Term: Through June 4, 2030; Not to Exceed: \$400,000.

3. Hydra Services, Inc. - City of Palm Coast #ITB-UT-24-41 - Supply, Maintenance, and Repair for Sulzer/ABS Pumps; Requesting additional funds to support the conversion of lift station SCADA systems to the Hydra platform. Contract Term: Through May 21, 2027; Not to Exceed: \$1,760,000.

There were no public comments. Motion made by Commissioner Sullivan to approve the Consent Agenda, seconded by Commissioner Russell. Motion carried unanimously by a 5-0 vote.

12. Action Items Requiring Discussion

- a. Addendum to the 2021 Joint Participation Agreement with Habitat for Humanity and direction on a zoning text change to the PQP district to permit single-family homes under R-1A development standards.

Director of Planning and Zoning Allison McGillis reviewed the request to develop Habitat housing on a portion of the former site of Winter Park Tech owned by Orange County School Board and outlined modifications to the agreement including a new provision for a direct cost allowance for infrastructure needs. In addition, staff requested direction from the commission to add a new permitted use under PQP zoning to facilitate the partnership between Orange County School Board and Habitat.

Habitat for Humanity Board Member Jeff Briggs noted the challenges to find affordable vacant lots and the benefits to both Habitat and the Orange County School Board and responded to questions about property ownership.

There were no public comments. **Motion made by Commissioner Lindsey to approve the addendum to the 2021 Joint Participation Agreement with Habitat for Humanity, seconded by Commissioner Russell. Motion carried unanimously by a 5-0 vote.**

- b. Nanobubbler Innovative Grant Barge and Monitoring Buoy

This item was removed from agenda.

13. Public Hearings: Quasi-Judicial Matters

14. Public Hearings: Non-Quasi-Judicial Matters

15. City Commission Reports

Commissioner Sullivan -

- Suggested the city consider the value of arts organizations during budget discussions, especially as tax revenues may decrease.

Commissioner Russell -

- Appointed Tracy Klingler to EDAB.
- Thanked Commissioner Sullivan for his service.

Commissioner Cruzada -

- Thanked Public Works staff for their work and communication on improvements in the Golfside neighborhood.

- Thanked Commissioner Sullivan for his dedication to the city.

Commissioner Lindsey -

- Thanked Commissioner Sullivan for his service and his wife, Maura, for her support.
- Thanked Mayor DeCiccio and Mr. Knight for providing detailed, objective information on relevant topics.
- Asked for a citizen committee to make research parking issues and recommend solutions to provide additional public parking. Mayor DeCiccio suggested assigning this task to the Transportation Advisory Board (TAB). Consensus was for staff to determine whether TAB could conduct research.

Mayor DeCiccio -

- Read Orlando Sentinel opinion by Scott Maxwell regarding the condition of brick streets in Winter Park.
- Tri-County League of Cities meeting on March 19, which will be attended by area legislators.
- Extended invitation to participate in Orange County Sheriff's 44th Annual Law Enforcement Memorial Ceremony on Wednesday, May 6, 2026, at 7:30 p.m.
- Read a letter commending Officer Craig Campbell for his empathy on a recent call.
- Recognized Allan Keen receiving the 2026 James Greene Award for his outstanding contributions to the Orlando region's community.

16. Summary of Meeting Actions

- Mead Garden Presentation.
- Proclamation for Alpha Kappa Psi.
- Celebrated Commissioner Sullivan.
- Approved Consent Agenda.
- Approved addendum to Habitat Agreement and zoning text change.
- Tracy Klinger was appointed to EDAB.
- Determine whether TAB could conduct research on parking issues.

17. Adjournment

The meeting adjourned at 5:23 p.m.

Mayor Sheila DeCiccio

ATTEST:

City Clerk Rene Cranis



City Commission

agenda item 12.b

item type

Consent Agenda

meeting date

March 25, 2026

prepared by**approved by****subject**

Approve the following formal solicitations:

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

None



City Commission

agenda item 12.b.1

item type

Consent Agenda

meeting date

March 25, 2026

prepared by

Rebecca Watt, Contract Agent

approved by

Randy Knight, City Manager

subject

1. RFP26-5 - Bond Counsel Services; Authorization for Procurement and City staff to enter into negotiations and award the top-ranked firm based on the selection committee's recommendation: Greenberg Traurig, P.A.
2. IFB26-8 - 443395-1-58-01 Hungerford Elementary School Sidewalk Gaps SRTS (LAP); Recommending award to Garcia Civil Contractors. Amount: \$716,966.16

motion | recommendation

Commission approve items as presented and authorize Mayor to execute.

background

1. A formal solicitation was issued on January 22, 2026, with responses due on March 3, 2026. A total of four (4) responsive submittals were received and evaluated. Staff is seeking approval to authorize Procurement and City staff to enter into negotiations and award the top-ranked firm.
2. A formal solicitation was issued on January 12, 2026, with responses due on February 11, 2026. A total of four (4) responsive bids were received. Staff recommends awarding to the lowest responsive and responsible bidder. This recommendation has been reviewed and approved by FDOT.

alternatives | other considerations**fiscal impact**

1. General Fund

2. Grant-funded

attachments

None



City Commission

agenda item 12.c

item type

Consent Agenda

meeting date

March 25, 2026

prepared by**approved by****subject**

Approve the following piggyback contracts:

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

None

**item type**

Consent Agenda

meeting date

March 25, 2026

prepared by

Rebecca Watt, Contract Agent
Jennifer Maier, Procurement Manager

approved by

Randy Knight, City Manager

subject

1. Southern Switches & Contacts - Florida Municipal Power Agency #ITB2022-034 - Substation and Generating Station Maintenance. For inspection, testing, and repair services to support Electric Utility operations. Contract Term: Through February 28, 2027; Not to Exceed \$250,000
2. Premier Power Maintenance - Florida Municipal Power Agency #ITB2022-034 - Substation and Generating Station Maintenance Services. For inspection, testing, and repair services to support Electric Utility operations. Contract Term: Through February 28, 2027; Not to Exceed \$200,000

motion | recommendation

Commission approve items as presented and authorize Mayor to execute.

background

1. The Electric Utility Department utilizes this contract to obtain services that support the reliability and performance of critical infrastructure. Southern Switches & Contacts was selected through the Florida Municipal Power Agency's formal solicitation process, which provides competitive pricing and terms.
2. The Electric Utility Department utilizes this contract to obtain services that support the reliability and performance of critical infrastructure. Premier Power Maintenance was selected through the Florida Municipal Power Agency's formal solicitation process, which provides competitive pricing and terms.

alternatives | other considerations

fiscal impact

1-2. Electric Utility Fund

attachments

None



City Commission

agenda item 12.d

item type

Consent Agenda

meeting date

March 25, 2026

prepared by**approved by****subject**

Approve the following contracts:

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

None

**item type**

Consent Agenda

meeting date

March 25, 2026

prepared by

Rebecca Watt, Contract Agent
Jennifer Maier, Procurement Manager

approved by

Randy Knight, City Manager

subject

1. RFQ7-22 - Transportation Planning & Engineering Services. For professional consulting services to support city staff with active and future projects. Each task order will be brought to the City Commission for approval, with the funding source listed.
 - o Kimley-Horn and Associates, Inc.; Contract Term: Through June 2, 2027
 - o Kisinger Campo & Associates Corporation; Contract Term: Through June 14, 2027
 - o Patel, Greene & Associates, LLC; Contract Term: Through July 7, 2027
2. RFP2-23 - Foundation Risk - Liability Insurance Agent/Broker of Record. For the City's liability insurance premiums, program and risk management needs. Contract Term: Through March 19, 2027; Not to Exceed: \$815,000

motion | recommendation

Commission approve items as presented and authorize Mayor to execute.

background

1. Kimley-Horn Associates, Inc., Kisinger Campo & Associates Corporation, and Patel, Greene & Associates, LLC were selected through a competitive process based on their qualifications to support City staff with transportation planning and engineering services. This item represents the third of four allowable renewals under the terms of the original agreement.
2. The City utilizes this contract to secure brokerage services for its liability insurance premiums, programs, and supporting ongoing risk management and coverage needs. This item represents the third of four allowable renewals under the terms of the original agreement.

alternatives | other considerations

fiscal impact

1. Each task order will be brought to the City Commission for approval, with the funding source listed.
2. General Insurance Fund

attachments

None

**item type**

Public Hearings: Quasi-Judicial Matters

meeting date

March 25, 2026

prepared by

John Harbilas, Assistant Director Planning and Zoning

approved by

Randy Knight, City Manager

subject

SUB #26-02. Request of Z Properties for subdivision approval, to divide the property at 436 North Knowles Avenue, zoned R-3, into two single family lots. Based on proposed lot size, each home to be developed under the R-2 provisions. Setback and lot coverage variances are also being requested.

motion | recommendation

Staff recommendation is for approval, subject to the following conditions:

1. One canopy tree be provided in front of each home.

background

Z Properties is requesting approval to subdivide the property located at 436 N. Knowles Avenue, which is zoned R-3, into two separate lots. Each proposed lot would be developed in accordance with the R-2 minimum requirements with single-family homes.

The existing parcel measures 70 feet in width by 150 feet in depth. Under the property's R-3 zoning and Medium Density Residential Future Land Use designation, the applicant is entitled to a total of four residential units. However, the applicant proposes to construct only two units, each on an individual fee simple lot measuring 37.5 feet in width and 5,625 square feet in area. The R-3 code requires that any lot that is less than 70 feet wide must comply with R-2 development standards. The R-2 standards for lots less than 70 feet wide do not have minimum lot width or area requirements, so in terms of the proposed lot sizes, the applicant is not requesting any variances to established lot standards.

As part of the proposed plan, the applicant is requesting variances from three of the R-2 standards outlined below.

For R-2 lots less than 70 feet in width, the Code requires a minimum side yard setback of 7 feet for the first floor and 10 feet for the second floor. The proposed plan complies with these requirements along the side yards adjacent to neighboring properties. However, the plan does not comply along the newly created interior property line between the two homes. Specifically,

the stair towers are proposed at 1.5 feet from the interior lot line, with a total separation of 7 feet between the main portions of the buildings.

With respect to building coverage, the R-2 code permits a maximum of 40 percent lot coverage, while the R-3 code permits an extra three percent for residential units with a first floor main suite. The applicant is requesting approval for 45 percent coverage, which represents an increase of approximately 133 square feet beyond the permitted amount for an R-3 property. Lastly, R-2 standards include a provision for front-facing garages on single-family homes, requiring a minimum 35-foot front setback. The applicant is requesting a reduced setback of 25 feet, consistent with the primary structure setback, and proposes the use of a decorative garage door design in lieu of a standard metal door.

Overall, the proposed subdivision would reduce the number of units otherwise permitted under the existing zoning and future land use designation, while creating two fee simple single-family lots that are consistent with the surrounding residential pattern.

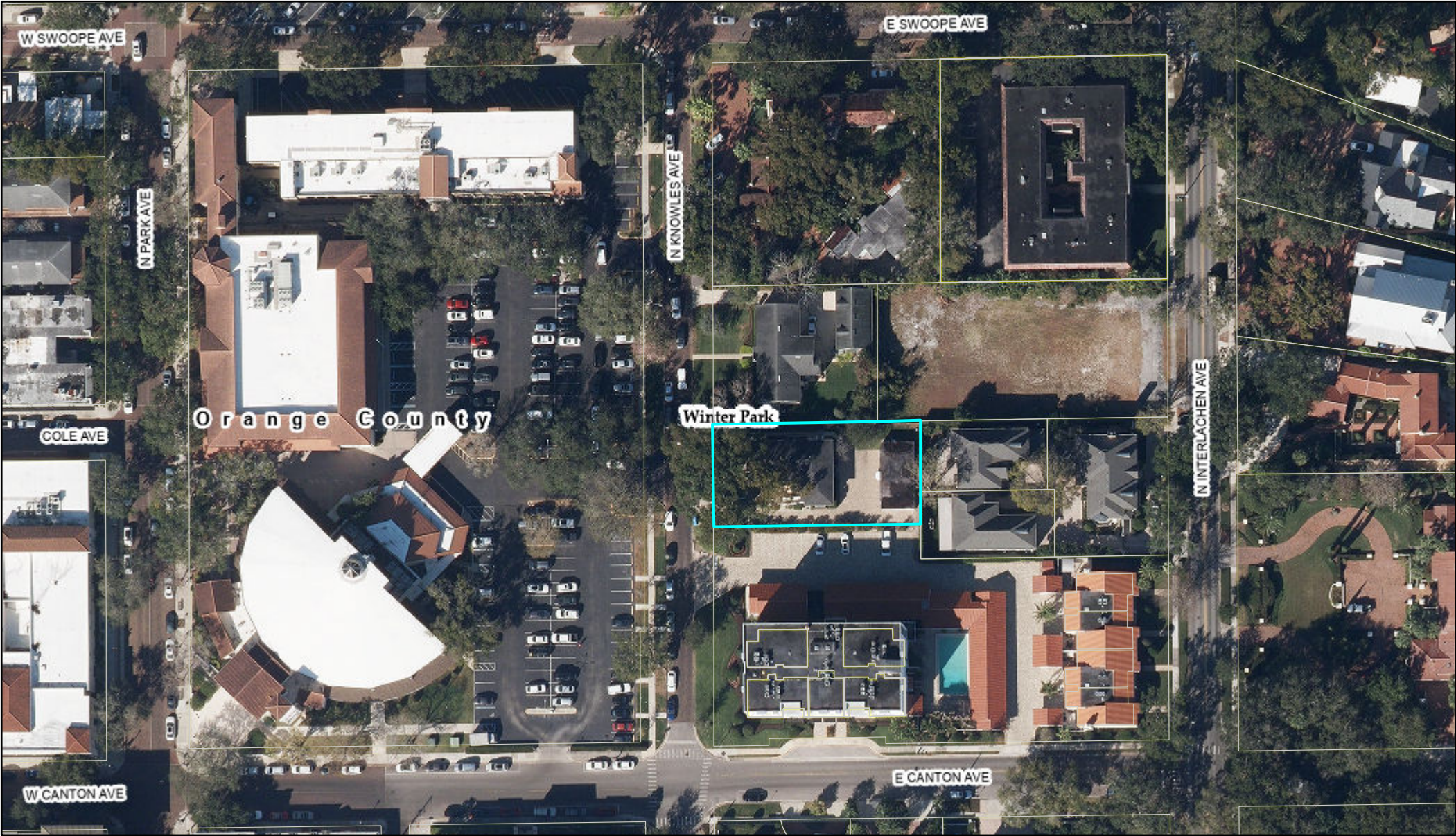
alternatives | other considerations

fiscal impact

attachments

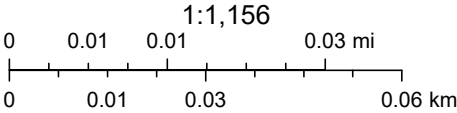
1. Location Map
2. FINAL 2.11.26 - 436 KNOWLES P&Z_compressed
3. Updated - R2-lots-70-less

436 N Knowles Ave



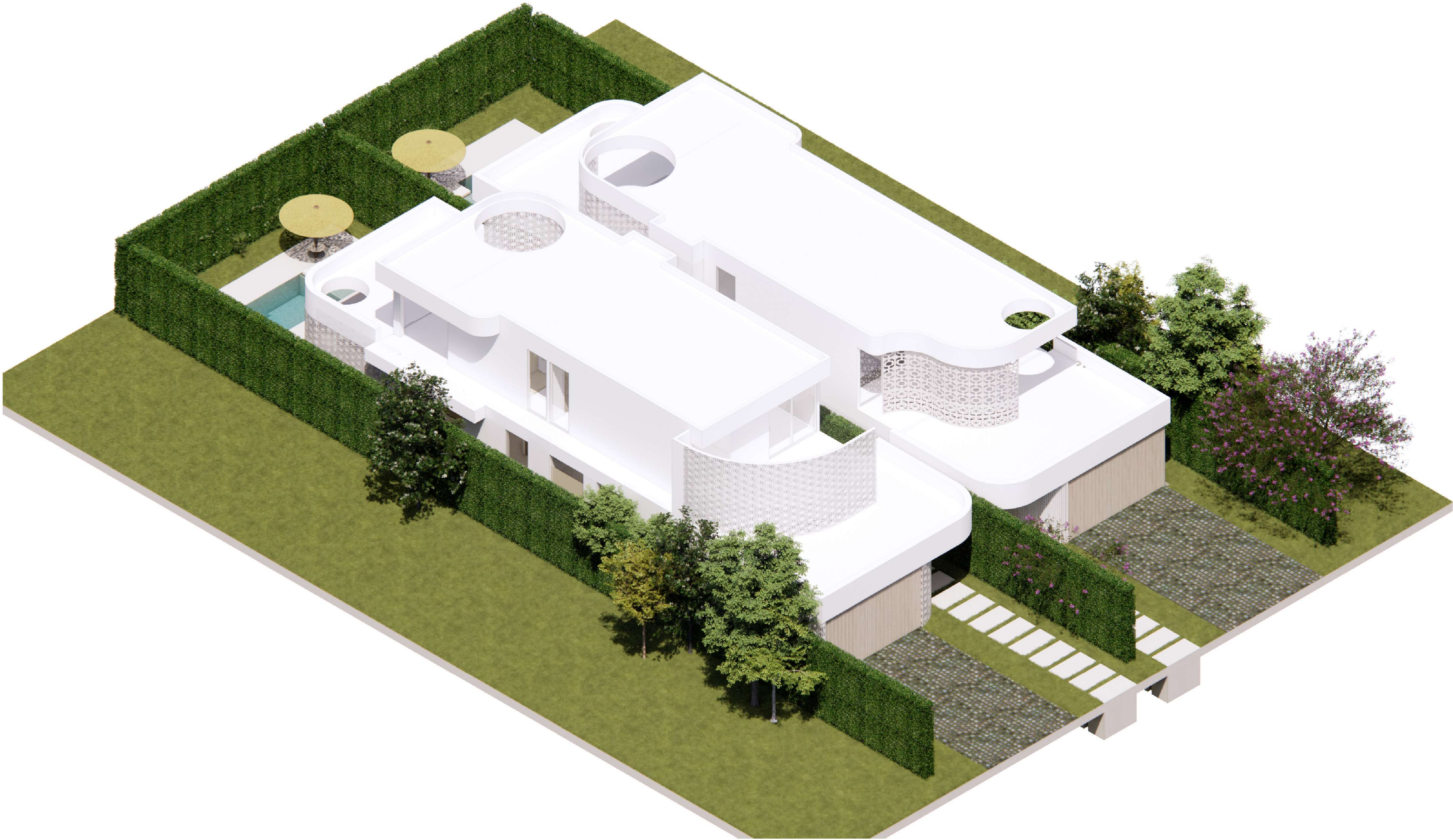
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 Parcels Orange



KNOWLES HOUSES

436 N Knowles Ave, Winter Park, FL 32789



P & Z PACKAGE



Knowles Houses

436 N Knowles Ave, Winter Park, FL 32789

Project No.	Project Number
-------------	----------------

Developer	Z PROPERTIES
Name	219 W Comstock Ave, Winter Park,
Address	FL 32789
Address	407.929.3303
Tel:	Zane@zpropertiesinc.com
Email	

Design:	Z PROPERTIES
Name	219 W Comstock Ave, Winter Park,
Address	FL 32789
Address	407.929.3303
Tel:	Zane@zpropertiesinc.com
Email	

Structure:	
Name	
Address	
Address	
Tel:	
Email	

Trusses:	
Name	
Address	
Address	
Tel:	
Email	

Landscape Architect:	
Name	
Address	
Address	
Tel:	
Email	

Civil:	
Name	
Address	
Address	
Tel:	
Email	

Pools: NOT PART OF PERMIT SET	
Name	
Address	-
Address	-
Tel:	-
Email	

Interior Design: NOT PART OF PERMIT SET	
Name	
Address	-
Address	-
Tel:	-
Email	

Rev.	Date

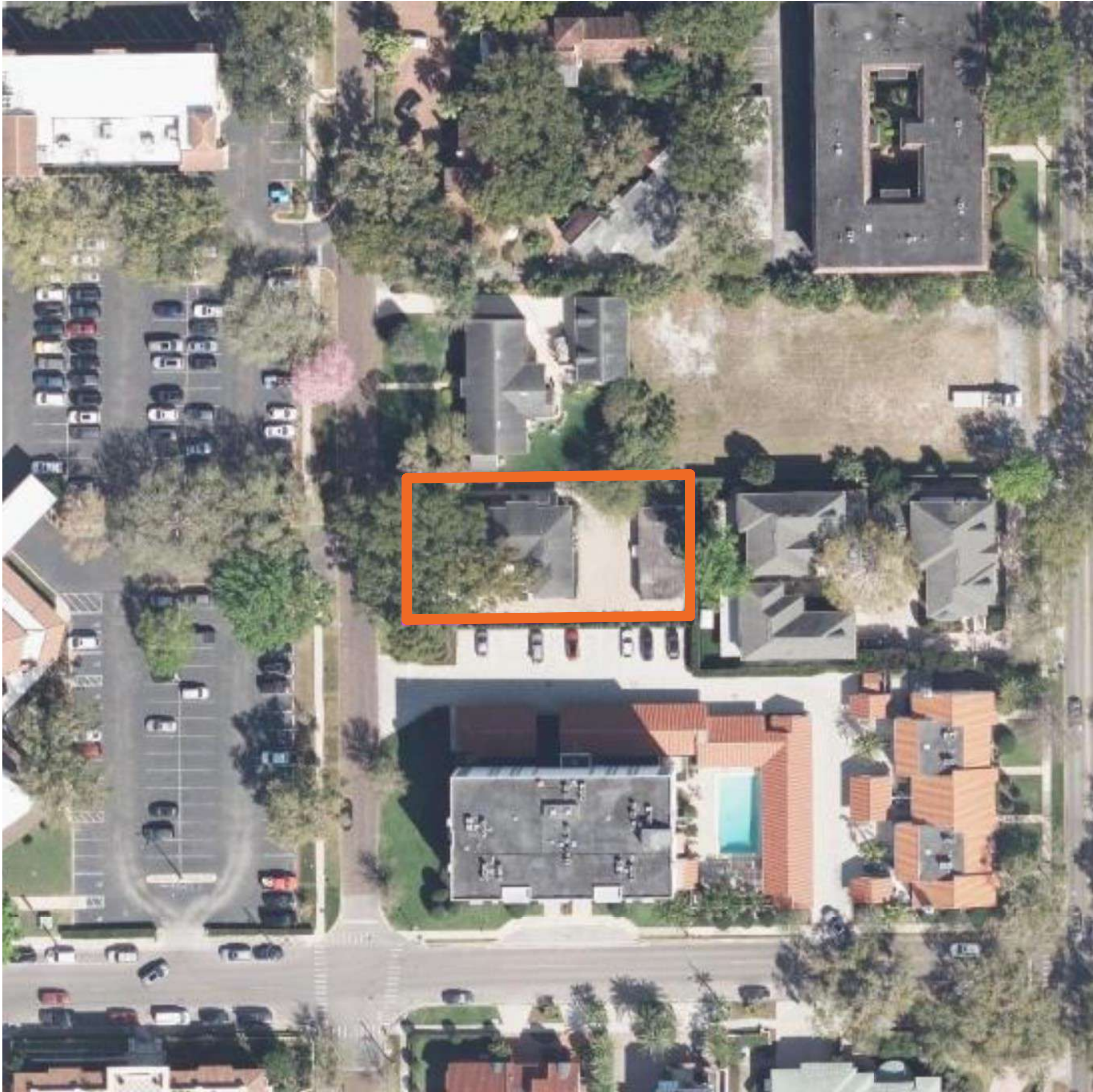
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Z PROPERTIES INC., AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Z PROPERTIES INC.

Date	02 / 2026
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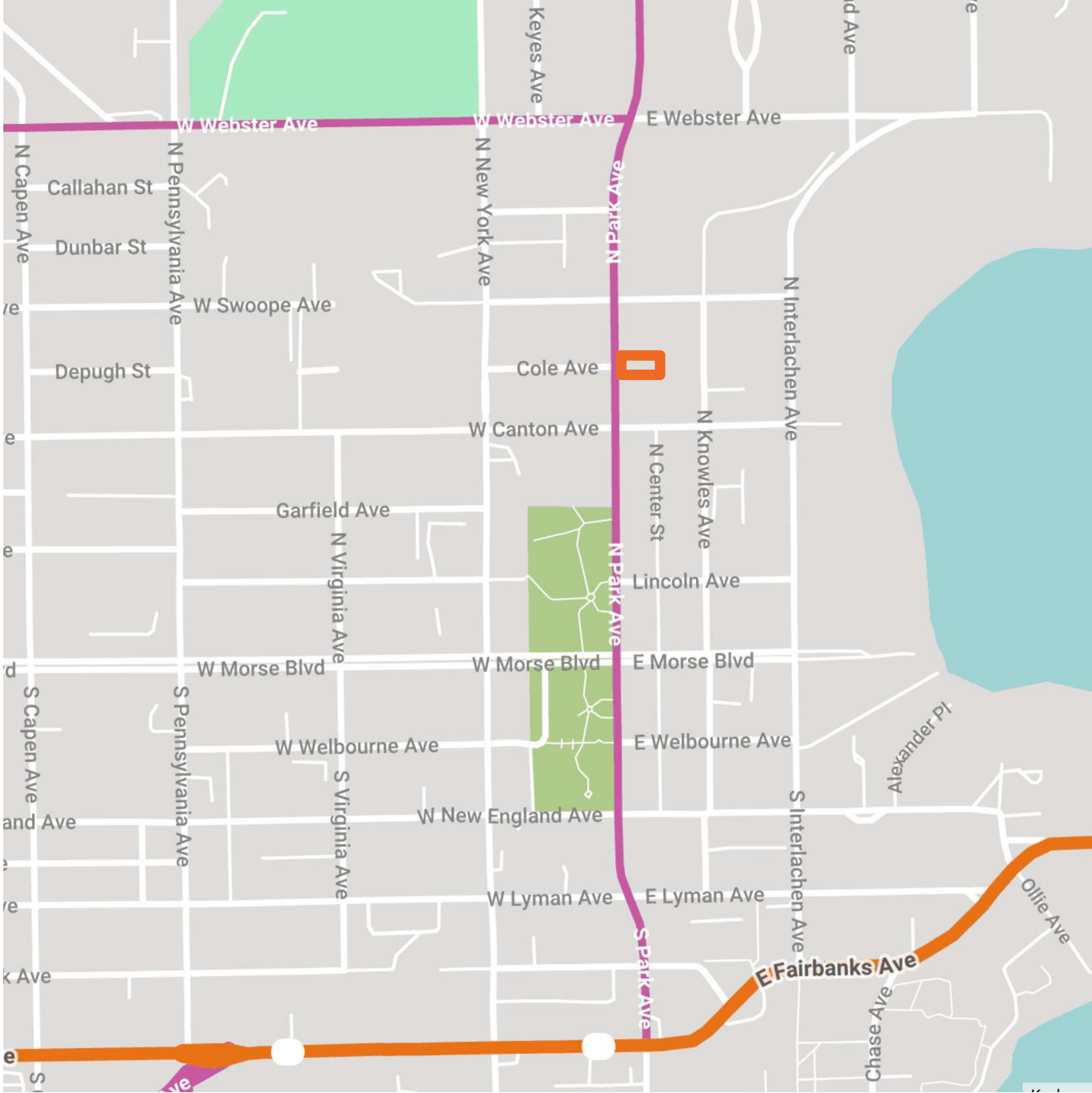
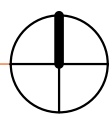
Scale
Cover

000

Sheet No.



1 AERIAL VIEW
SCALE: N.T.S



2 LOCATION MAP
SCALE: N.T.S

PROJECT DATA

PARCEL ID 05-22-30-9400-17-111
CITY WINTER PARK
11,262 SQFT (+/-) | 0.26 ACRES (+/-)
PROPERTY DESCRIPTION
TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 W 150 FT OF LOT 11 & W 150 FT OF THE N1/2 OF LOT 14 BLK 17
ZONING
WP-R-3



Knowles Houses

436 N Knowles Ave, Winter Park, FL 32789

Project No. Project Number

Developer
Name Z PROPERTIES
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel: 407.929.3303
Email Zane@zpropertiesinc.com

Design:
Name Z PROPERTIES
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel: 407.929.3303
Email Zane@zpropertiesinc.com

Structure:
Name
Address
Address
Tel:
Email

Trusses:
Name
Address
Address
Tel:
Email

Landscape Architect:
Name
Address
Address
Tel:
Email

Civil:
Name
Address
Address
Tel:
Email

Pools: NOT PART OF PERMIT SET
Name
Address
Address
Tel:
Email

Interior Design: NOT PART OF PERMIT SET
Name
Address
Address
Tel:
Email

Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Z PROPERTIES INC., AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Z PROPERTIES INC.

Date 01 / 2026

Scale
Project Data

A001

Sheet No.

Knowles Houses

436 N Knowles Ave, Winter Park, FL 32789

Project No. Project Number

Developer
Name Z PROPERTIES
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel: 407.929.3303
Email Zane@zpropertiesinc.com

Design:
Name Z PROPERTIES
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel: 407.929.3303
Email Zane@zpropertiesinc.com

Structure:
Name
Address
Address
Tel:
Email

Trusses:
Name
Address
Address
Tel:
Email

Landscape Architect:
Name
Address
Address
Tel:
Email

Civil:
Name
Address
Address
Tel:
Email

Pools: NOT PART OF PERMIT SET
Name
Address
Address
Tel:
Email

Interior Design: NOT PART OF PERMIT SET
Name
Address
Address
Tel:
Email

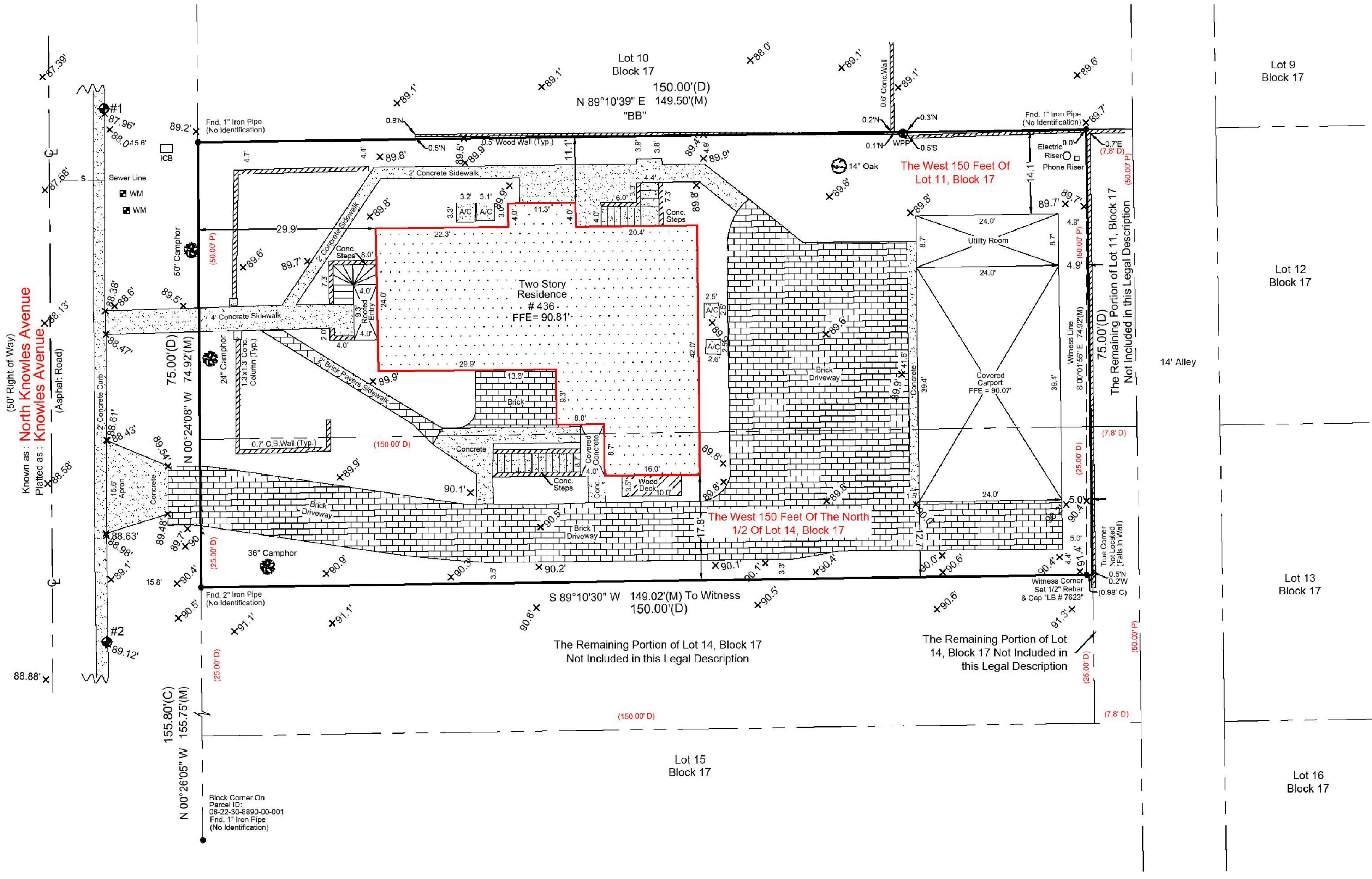
Rev. Date

Date 01 / 2026

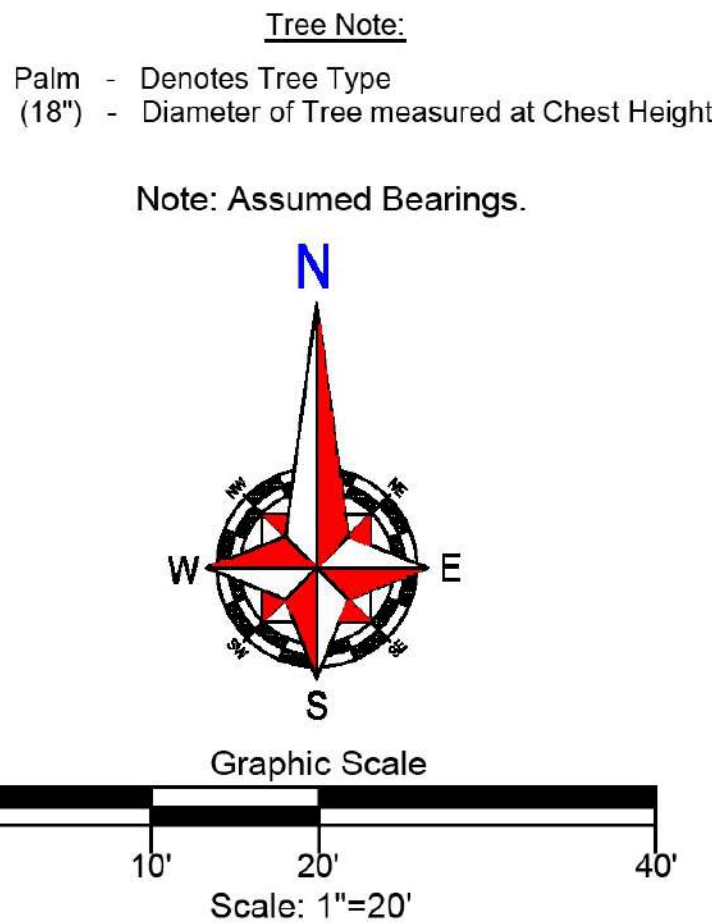
Scale
Survey

A002

Sheet No. Page 25 of 35



-Site Benchmark Information-
#1
Set Nail & Disk "LB # 7623" In Conc.
Elevation: 90.59'
#2
Set Nail & Disk "LB # 7623" In Concrete
Elevation: 89.45'
-Benchmark Information-
Orange County Datum
Point ID: TP-206
Elevation: 88.39'
(Elevations are based upon NAVD 88 Datum)



BOUNDARY & TOPOGRAPHIC SURVEY

Legal Description:

THE WEST 150 FEET OF LOT 11 AND THE WEST 150 FEET OF THE NORTH 1/2 OF LOT 14, BLOCK 17, TOWN OF WINTER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 67, 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 09/25/2009.

CERTIFIED TO:

Z PROPERTIES



436 NORTH KNOWLES AVENUE, WINTER PARK, FLORIDA 32789

Field Date: 10/13/2025 Date Completed: 10/15/25
Drawn By: G.S. File Number: IS-148012 TOPO

-Legend-	
C	- Calculated
CB	- Cantarline
CM	- Concrete Block
Conc.	- Concrete Monument
D	- Description
DE	- Drainage Easement
Esmt.	- Easement
F.E.M.A.	- Federal Emergency Management Agency
FFE	- Finished Floor Elevation
Fnd.	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
N.R.	- Non-Radial
ORB	- Official Records Book
P	- Plat
P.B.	- Plat Book
-C-	- Wood Fence
PC	- Point of Curvature
Pg	- Page
PI	- Point of Intersection
P.O.B.	- Point of Beginning
P.O.L.	- Point on Line
PP	- Power Pole
PRM	- Permanent Reference Monument
PT	- Point of Tangency
R	- Radius
Rad.	- Radial
R&C	- Rebar & Cap
Rec.	- Recovered
Rfd	- Roofed
Set	- Set 1/2" Rebar & Cap "LB 7623"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
-O-	- 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 Drinfeld 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 Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 64-17.002 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.



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 seal of Surveyor 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



Knowles Houses

436 N Knowles Ave, Winter Park, FL 32789

Project No. Project Number

Developer
Name Z PROPERTIES
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel: 407.929.3303
Email Zane@zpropertiesinc.com

Design:
Name Z PROPERTIES
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel: 407.929.3303
Email Zane@zpropertiesinc.com

Structure:
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Trusses:
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Landscape Architect:
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Civil:
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Pools: NOT PART OF PERMIT SET
Name
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Tel:
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Interior Design: NOT PART OF PERMIT SET
Name
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Email

Rev.	Date

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Date 02 / 2026

Scale

Renderings

A003

Sheet No.





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Trusses:
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Landscape Architect:
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Pools: NOT PART OF PERMIT SET
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Interior Design: NOT PART OF PERMIT SET
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Date 02 / 2026

Scale

Renderings

A004

Sheet No.



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Trusses:
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Landscape Architect:
Name
Address
Address
Tel:
Email

Civil:
Name
Address
Address
Tel:
Email

Pools: NOT PART OF PERMIT SET
Name
Address -
Address -
Tel: -
Email

Interior Design: NOT PART OF PERMIT SET
Name
Address -
Address -
Tel: -
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Date 02 / 2026

Scale
Renderings

A005

Sheet No.



Knowles Houses

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Project No.	Project Number

Developer	Z PROPERTIES
Name	219 W Comstock Ave, Winter Park,
Address	FL 32789
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Design:	Z PROPERTIES
Name	219 W Comstock Ave, Winter Park,
Address	FL 32789
Tel:	407.929.3303
Email	Zane@zpropertiesinc.com

Structure:	
Name	
Address	
Tel:	
Email	

Trusses:	
Name	
Address	
Tel:	
Email	

Landscape Architect:	
Name	
Address	
Tel:	
Email	

Civil:	
Name	
Address	
Tel:	
Email	

Pools: NOT PART OF PERMIT SET	
Name	-
Address	-
Tel:	-
Email	-

Interior Design: NOT PART OF PERMIT SET	
Name	-
Address	-
Tel:	-
Email	-

Rev.	Date

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Date	02 / 2026
------	-----------

Scale
Renderings

A006



Knowles Houses

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Date 01 / 2026

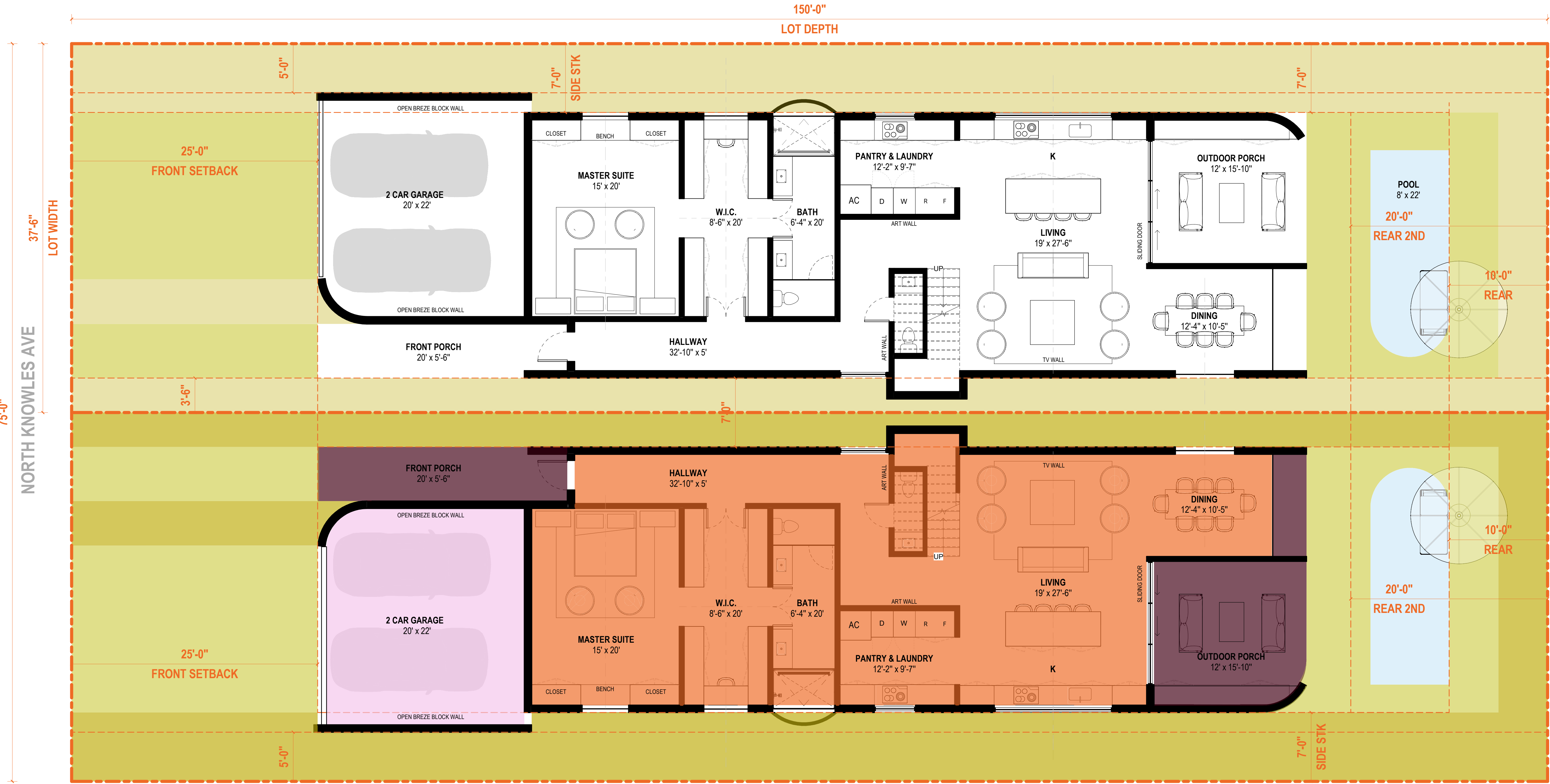
Scale 3/16" = 1'-0"

Site plan

A101

Sheet No.

MAX BLDG COV* 5,625 X 43%	2,418.75	FAR 5,625 X 55% =	3,094 SF
TOTAL	2,552 SF	1ST FLOOR AC GARAGE PORCHES	2,552 1,716 439 397
IMPERVIOUS 5,625 X 65%	3,656.25 SF	2ND FLOOR AC COVERED PORCH	1,183 936 247 SF
HOUSE DRIVEWAY DECK POOL 50% 161 SF	2,552 SF 562 SF 365 81 SF	PORCH CREDIT TOTAL	3,735 SF -644 3,091 SF
TOTAL	3,560 SF		



1 OVERALL SITE PLAN
3/16" = 1'-0"



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Date 01 / 2026

Scale 3/16" = 1'-0"

2nd Floor Plan

A102

Sheet No. Page 31 of 35



1 SECOND FLOOR
3/16" = 1'-0"



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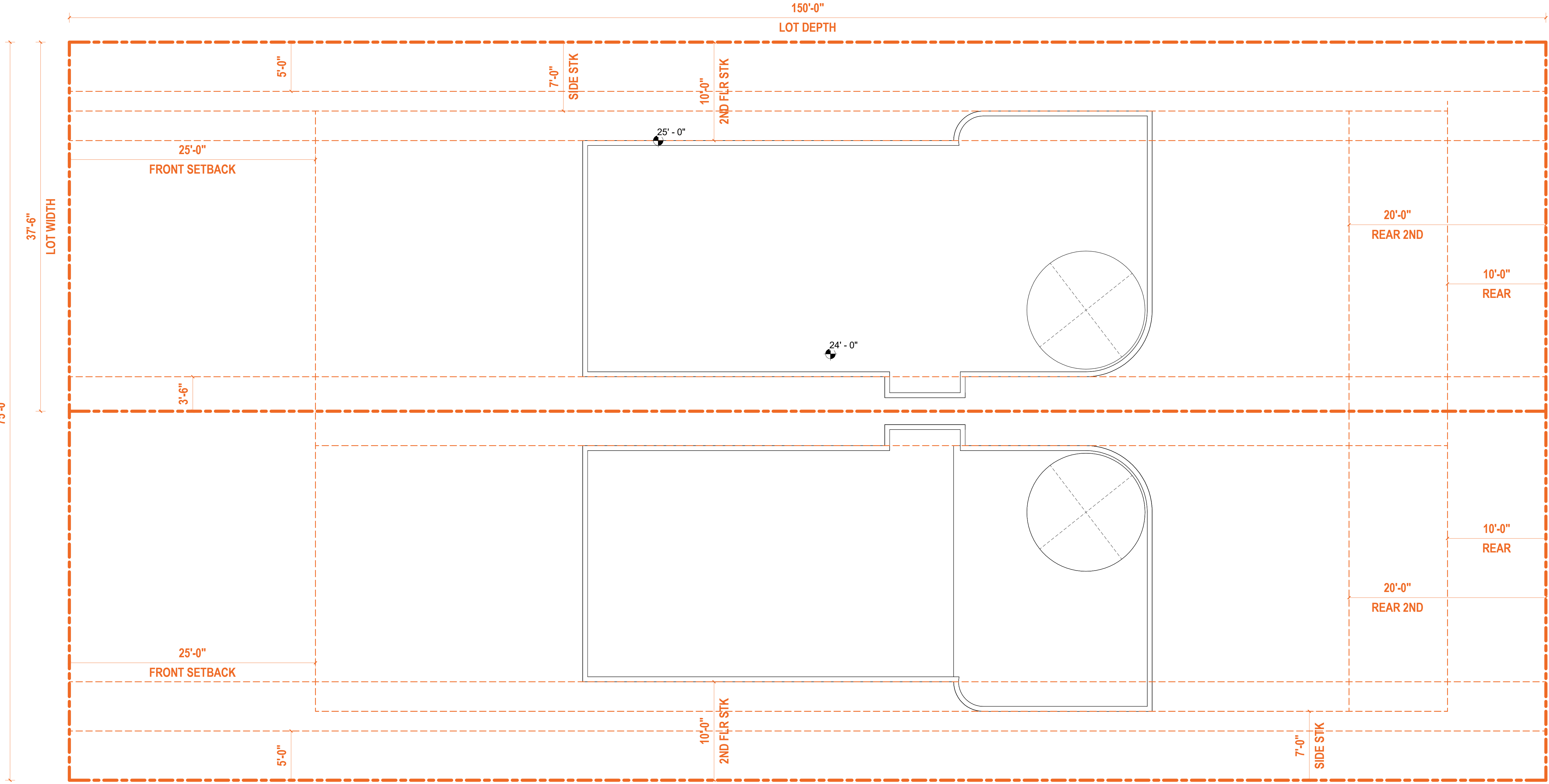
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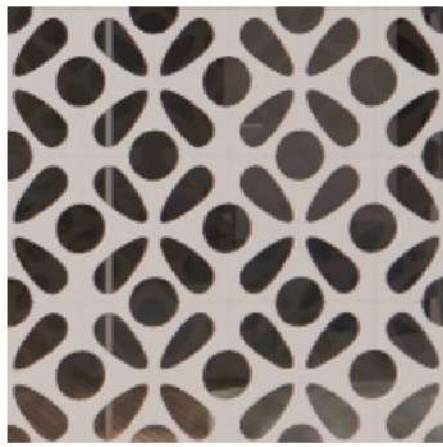
Roof Plan

A103

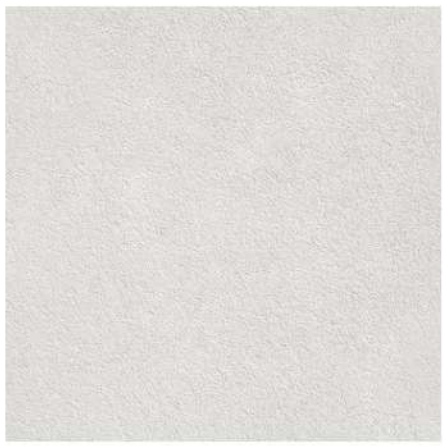
Sheet No.

1 ROOF PLAN
3/16" = 1'-0"





DECORATIVE BREEZE BLOCK



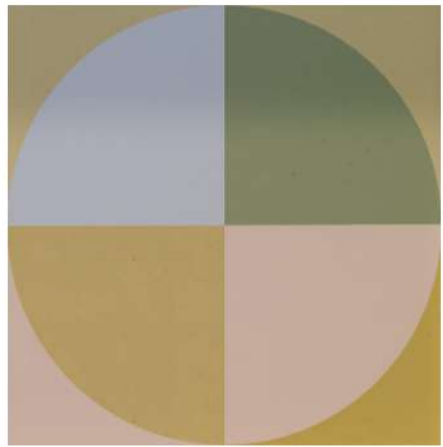
WHITE SMOOTH STUCCO



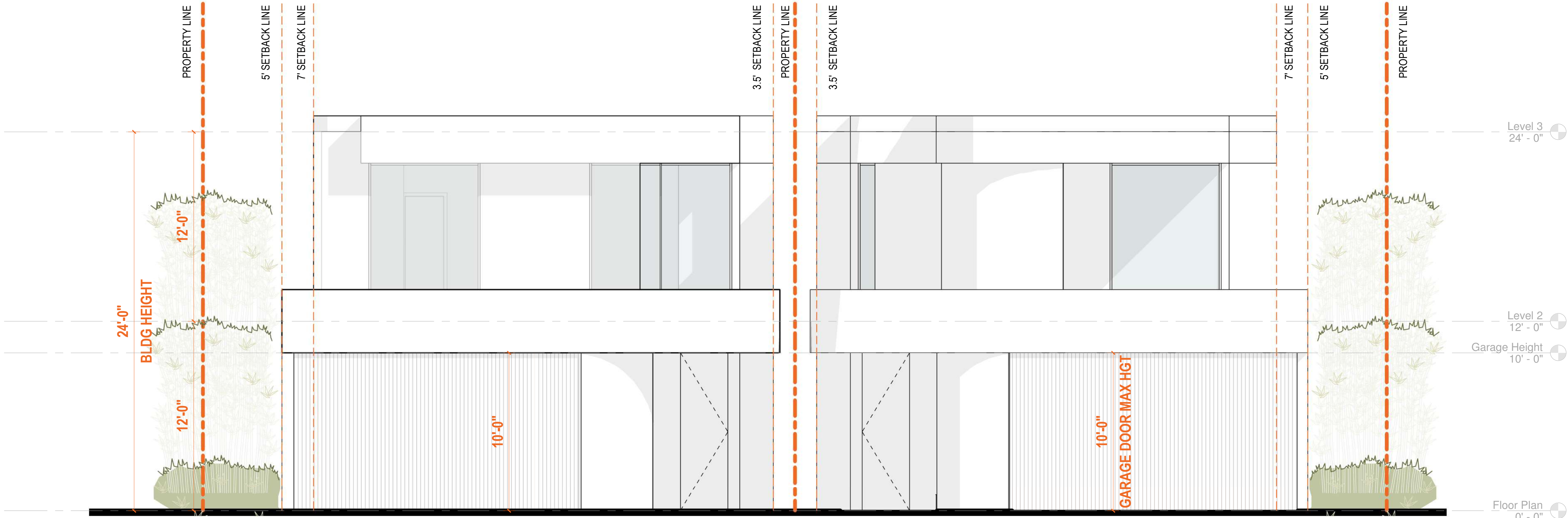
GLASS



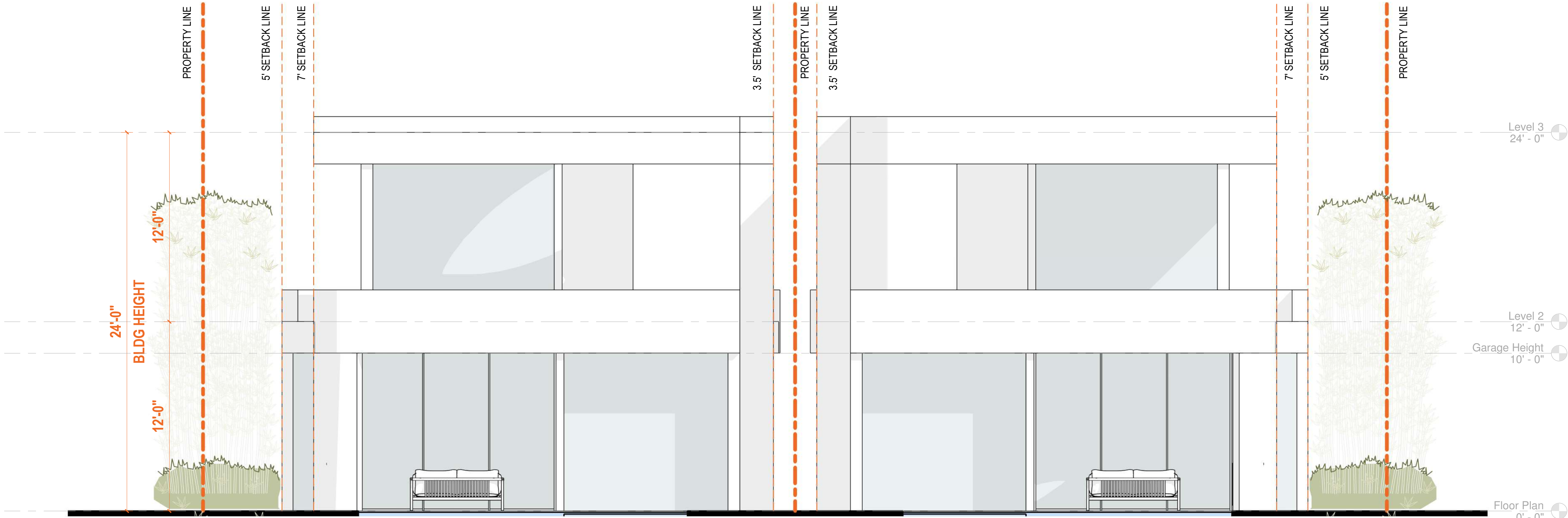
WOOD PANELING



PANELING



① FRONT ELEVATION
1/4" = 1'-0"



② REAR ELEVATION
1/4" = 1'-0"

Z

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Date 02 / 2026

Scale 1/4" = 1'-0"

Elevations

A400

Sheet No. Page 33 of 35



Setback/Coverage Calculations (Lots 70 ft. or less in width)

For Principal Dwelling/Cottage Dwelling/Single Family/Duplex (R-2) District

Address: _____ Lot Width¹: _____

Submitted by: _____ Lot Area²: _____

Principal Dwelling _____ Cottage Dwelling _____ Single Family Residence _____ Duplex _____

THIS WORKSHEET DOES NOT COVER ALL REQUIREMENTS; SEE THE CITY'S LAND DEVELOPMENT CODE FOR ADDITIONAL PROVISIONS.

	Dwelling Type	Maximum % Allowed	Existing Area	Maximum Allowed Area	Additional Proposed Area	New Total Area
Impervious Lot Coverage	INCLUDE: building footprint(s), driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.					
	Detached Single-Family	65%				
	Cottage	65%				
	Single-Family	65%				
	Duplex	60%				
Maximum Building Coverage	Detached Single-Family /Cottage Dwelling	35%				
	Single-Family	40%				
	Duplex	35%				
Floor Area Ratio (FAR)	INCLUDE: First and second floors, garages/carports, attic areas with permanent access, stair areas on both floors, areas on second floors which are open to the first floor, and accessory buildings. EXCLUDE: pool screen enclosure areas and certain open front, side and rear porches.					
	Detached Single-Family	30%				
	Cottage	20%				
	Single-Family	55%				
	Duplex	50%				

Building Height Maximum Permitted: **30 ft.** Proposed Height: _____(above existing grade)

Maximum Building Stories: **2**

		Required (ft)	Existing (ft)	Proposed (ft)
Front Setbacks³	First-Floor	25		
	Second-Story	25		
Side Setbacks	First-Floor ⁴	7		
	Driveway Side ⁵	11		
	Second-Story	10		
Rear Setbacks	First-Floor	10		
	Second-Story ⁶	25		
Corner Lots (Street-Side Setbacks)	First-Floor	15		
	Second-Story	15		

Notes:

¹Lot width is measured at the front building line across the lot. The building line is located at the required front setback for vacant lots or the front building wall, closest to the street for existing homes.

²Submerged lands or lands located across the street shall not be included in FAR.

³Two parking spaces per unit are required behind the front setback line, except only one space for a cottage dwelling.

⁴A five-foot side setback to an attached or detached garage or carport shall be permitted on either side of an interior lot subject to limiting the building wall height to 8-feet and limiting the building wall length to 22-feet.

⁵The 11-foot side setback shall be provided on one side of an interior lot to the first and second floor walls to allow driveway access.

⁶For lots that have rear lot lines adjoining non-residential zoning, the second-floor setback may be 10-feet.