



Board of Adjustments Regular Meeting

Agenda

April 21, 2026 @ 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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

decorum

As a courtesy to those present, please silence your mobile devices. If you must take a phone call, please excuse yourself and step outside.

Members of the public shall observe the same rules of propriety, decorum and good conduct applicable to members of the Board. Persons making remarks or exhibiting behavior that disrupts the orderly conduct of this meeting will be subject to removal from the meeting.

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).

board member compliance

Board/Committee members when acting within the scope of their public duties are subject to the Florida Sunshine Law (Ch. 286, F.S.), Florida Public Records Act (Ch. 119, F.S.) and state ethics laws (Ch. 112, F.S.). All discussions with any other board member(s) regarding public items that are likely to come before the board/committee must occur on the record during a public meeting. No member shall vote upon, and no appointed member shall attempt to influence, any item considered which would inure to the special private gain or loss of the member, any principal/parent/subsidiary retaining the member, or any relative or business associate of the member. Members must announce their conflict and file a written conflict disclosure with the City Clerk within 15 days of the meeting.

1. Call to Order

2. Consent Agenda

- a. Minutes of March 17, 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. BOA #26-04. Request of Cristiano Pedrosa with Prime Property Construction LLC for variance approval from Section 58-71(j)(1), to allow a 6.1-foot side and 6.9-foot rear setback to the water line of a swimming pool in lieu of the required side and rear water line setback of 10 feet in conjunction with the proposed swimming pool and pool deck located at 224 Overlook Road, zoned R-1A. 10 minutes

5. Non-Action Items

6. Staff Updates

7. Board Comments

8. Upcoming Agenda Items

9. Adjournment



Board of Adjustments

agenda item 2.a

item type

Consent Agenda

meeting date

April 21, 2026

prepared by

Mary Jean, Administrative Coordinator IV

approved by**subject**

Minutes of March 17, 2026.

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

1. Draft Board of Adjustments Regular Meeting Minutes



Board of Adjustments Regular Meeting Minutes

March 17, 2026 at 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Michael Clary, Robert Trompke, Jeanne Reynaud, Frank Pruitt, Jim Fitch, Christopher Morrison, Aimee Hitchner

Absent

None

Staff Present

City Attorney Katherine Ruiz, Director of Planning & Zoning Allison McGillis, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Administrative Coordinator Mary Jean

1. Call to Order

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

2. Consent Agenda

- a. Minutes of October 21, 2025.

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

Motion made by Michael Clary, seconded by Chris Morrison, to approve the October 21, 2025, meeting minutes.

The motion carried unanimously by a 6-0 vote. (Aimee Hitchner was not present for the approval of the minutes.)

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. BOA #26-01. Request of Property Owner for variance approval from Section 58-65(f)(6), to allow a 38-foot front setback in lieu of the required front setback of 48 feet in conjunction with the proposed single-family home, located at 1781 Via Tuscany, zoned R-1AA.

Mr. Lewis provided a summary of the request. He indicated that the property is 121.5 feet deep, and a 48-foot front setback requires roughly 40% of the lot area be within the front yard. He added that the front setbacks of the neighboring structures range from 38 to 41 feet for an average of 39.75 feet. He also indicated that the existing structure on the lot also has an existing nonconforming rear setback of 10 feet and thus a new structure would require 25 feet. He then explained that the result would be a 15-foot loss in buildable depth, which would exacerbate the front setback constraint. He added that the request to push forward 10 feet would relieve these constraints and would be better in line with the neighbors. Mr. Lewis then noted that because of the significant front setbacks compared to the lot depths along Via Tuscany, even a slightly larger required front setback for one of these properties creates a unique challenge regarding the required building pad for a new structure compared to neighboring properties.

Staff recommendation was for approval.

The Board inquired about the required side setbacks and whether the new home would align with the existing neighboring homes with the requested setbacks.

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

The Board inquired about neighbor responses to the request. The Board was overall in favor of the request.

Motion made by Michael Clary, seconded by Aimee Hitchner, for variance approval from Section 58-65(f)(6), to allow a 38-foot front setback in lieu of the required front setback of 48 feet in conjunction with the proposed single-family home, located at 1781 Via Tuscany, zoned R-1AA.

The motion carried by a 7-0 vote.

- b. BOA #26-02. Request of Anthony Ewen with EDesign Management for variance approval from Section 58-66(f)(2), to allow a 5-foot side setback to both floors in lieu of the required side setbacks of 7 feet to the first-floor and 10 feet to the second-story, and a 5-foot rear setback in lieu of the required rear setback of 10 feet; and variance approval from Section 58-86(2), to allow required parking within the first 20 feet of the subject property, in conjunction with the proposed single-family home located at 653 Huntington Avenue, zoned R-2.

Mr. Lewis provided a summary of the request. He noted that the property is 25 feet wide and is 46.4 (north side) and 66.2 (south side) feet deep. He indicated that the minimum living area for a residential unit is 1,000 square feet and the applicant was

proposing a total of 1,090 square feet including the basement level. He added that the proposal was under the max floor area ratio (FAR) and impervious area requirements. He then reviewed the proposed floor plans and elevations for the property. Mr. Lewis noted that the property backs up to railroad tracks and commercial and sits between a triplex to the south and condos to the north. He explained that adhering to the required side setbacks allows for an 11-foot wide first floor and a 5-foot wide second floor. He also explained that adhering to the required rear setback allows for a maximum depth of 11.5 feet on the north side and 31.2 feet on the south side of the property. He indicated that the applicant's proposal was for 15 feet of width on both floors and 18.75 (north side) and 28 (south side) feet of depth. He then went on to explain that the applicant had provided one of the required parking spaces for the property fully beyond the 20-foot setback, but to fit another car beyond the 20-foot setback would require pushing the proposed parking area back an additional 13 feet. He noted that the property is a remnant parcel left over from the creation of the surrounding multifamily properties and vacation of the end of Huntington Avenue. Mr. Lewis also stated that because of the lot's minimal size, its location in a neighborhood with a variety of housing types, and the fact that it is situated between multifamily on either side, as well as the railroad and commercial properties to the rear, staff does not believe that the request would allow for a special privilege to any other lands, structures, or buildings in the same zoning district. He then discussed a parking concern that the triplex owner directly to the south had raised about a portion of Huntington Avenue located partially on the applicant's property and partially in the right of way.

Staff recommendation was for approval with the following conditions:

- That the required stormwater retention is provided onsite, located in a manner so that runoff will not adversely affect any neighboring property; and
- That the existing trees and vegetation along the southern property line be preserved to the degree reasonably possible, and if any vegetation needs to be removed for construction, that the vegetation be replaced by a fence/wall/or six-foot hedge at planting.

Discussion ensued about the location of the proposed driveway and where the proposed second parking space would end.

The applicant, Anthony Ewen of 8121 Lazy Bear Lane, Winter Park, FL 32792, addressed the Board. He stated that he was available for any questions. The homeowners' representative, John Bolin of 1460 Palmer Avenue, Winter Park, FL 32789 addressed the Board. Mr. Bolin provided some background on the purchase of the property. He stated that he and the homeowners felt that the request was the best use for the constrained property.

The Board heard public comment from the following residents:

Opposed: Katherine Herbert of 807 Huntington Court, Winter Park, FL 32789.

Did not confirm favor of or opposition to the request: Sandra Brown of 156 Oak Grove Road, Winter Park, FL 32789; Hector Quinones of 805 Huntington Court, Winter Park, FL 32789; and Brandon Stewart of 510 Winderley Place, Ste. 100, Maitland, FL 32751.

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

Discussion ensued about the drainage plan for the project, the second proposed parking space, the vegetation on the south side of the property, the location of existing parking on the right of way, whether a construction management plan is required, if there is space on the triplex property for an extra parking space, staff's opinion of a solution for the property, and whether street parking is permitted.

The Board then heard from one of the triplex homeowners, Shan-Estelle Brown of 803 Huntington Court, Winter Park, FL 32789, who currently utilizes the right of way area in front of the subject property to park. Ms. Brown spoke about the lack of parking options on the street. Discussion then ensued about Ms. Brown possibly requesting a variance from the city to create a second parking space for her town home.

The Board briefly shared their thoughts about the request.

Motion made by Jeanne Reynaud, seconded by Michael Clary, for variance approval from Section 58-66(f)(2), to allow a 5-foot side setback to both floors in lieu of the required side setbacks of 7 feet to the first-floor and 10 feet to the second-story, and a 5-foot rear setback in lieu of the required rear setback of 10 feet; and variance approval from Section 58-86(2), to allow required parking within the first 20 feet of the subject property, in conjunction with the proposed single-family home located at 653 Huntington Avenue, zoned R-2, with the following conditions:

- **That the required stormwater retention is provided onsite, located in a manner so that runoff will not adversely affect any neighboring property; and**
- **That the existing trees and vegetation along the southern property line be preserved to the degree reasonably possible, and if any vegetation needs to be removed for construction, that the vegetation be replaced by a fence/wall/or six-foot hedge at planting.**

The motion carried by a 6-1 vote. (In Favor: Aimee Hitchner, Michael Clary, Robert Trompke, Jeanne Reynaud, Frank Pruitt, and Chris Morrison.

Opposed: Mr. Fitch.)

5. Non-Action Items

6. Staff Updates

7. Board Comments

8. Upcoming Agenda Items

9. Adjournment

The meeting adjourned at 6:07 p.m.

ATTEST:

/s/ Mary Jean, Board Secretary



Board of Adjustments

agenda item 4.a

item type

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

meeting date

April 21, 2026

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

BOA #26-04. Request of Cristiano Pedrosa with Prime Property Construction LLC for variance approval from Section 58-71(j)(1), to allow a 6.1-foot side and 6.9-foot rear setback to the water line of a swimming pool in lieu of the required side and rear water line setback of 10 feet in conjunction with the proposed swimming pool and pool deck located at 224 Overlook Road, zoned R-1A.

motion | recommendation

Staff recommendation is for approval of the variances requested.

background

Due to the subject property's unique size and location, the applicant is requesting approval to construct a new swimming pool in conjunction with a new single-family home on the property located at 224 Overlook Road, with variances for the side and rear setbacks to the water line. The applicant meets the required deck line setback of 5 feet on both sides and meets the required impervious coverage and pool equipment location requirements.

Variance Review Criteria:

Special Conditions and Circumstances

For a variance to be granted, special conditions and circumstances must exist which are peculiar to the land, structure, or building involved and are not applicable to other lands, structures, or buildings in the same zoning district.

The subject property is unique in both size and location. The property is part of a unique, cone-shaped block structure and is 90 feet wide and only 52.8 feet deep on the north property line and 83.8 feet deep on the south property line. The average lot depth is 68.3 feet. Considering that the proposed structure meets all required setbacks, there is little room left for any type of pool. The required front setback alone, which is 23 feet, takes up roughly one-third of the property. The result is that the principal structure must be pushed back to the

minimum rear setback, which in this case is 10 feet — the same as the required water line setback. Additionally, the detached garage must be partially located in the rear third of the property, which pushes the accessory structure towards the back of the property as well.

Deprivation of Rights

The second requirement for granting a variance request is that the literal interpretation of the provisions of the zoning code would deprive the applicant of the rights commonly enjoyed by other properties in the same zoning district.

A literal interpretation of Section 58-71(j)(1) requires a water line setback of 10 feet to both the side and rear property lines for lots over 70 feet in width. In this case, the applicant has worked with a unique property to ensure compliance with all code requirements relating to the house, detached garage and parking, as well as impervious coverage. Additionally, the way the rear property line slopes from side-to-side leaves only one corner of the eraser yard where a swimming pool could possibly go. However, once each 10-foot setback is applied, the size of the pool in this location would be severely limited.

Actions of the Applicant

The special conditions and circumstances must not result from the actions of the applicant.

The lot's unique dimensions were created when the lot was originally platted in 1925, and the front setback is derived from the existing structure, which was constructed in 1936, both well before the applicant's involvement with the property.

Special Privilege

The last requirement necessary to grant a variance request is that the variance will not confer on the applicant any special privilege denied by the zoning ordinance to other lands, structures, or buildings in the same zoning district. No nonconforming use of neighboring lands, structures, or buildings in other zoning districts shall be considered grounds for the issuance of a variance.

Because of the lot's minimal size, its location as part of an unusual block structure, and the fact that the applicant has provided a plan that otherwise meets all code requirements, staff does not believe that the request would allow for a special privilege to any other lands, structures, or buildings in the same zoning district regarding the variance requested.

Summary

Staff believes that the applicant meets the four criteria to grant the variances requested.

alternatives | other considerations

fiscal impact

attachments

1. 224 Overlook Rd - Area Map
2. 224 Overlook Rd - Aerial Map
3. 224 Overlook Rd - Survey
4. 224 Overlook Rd - Civil Site Plan
5. 224 Overlook Rd - Arch Set
6. 224 Overlook Rd - Applicant Submittal



Lake Sylvan

Winter Park

Lake Mizell

Brewer Ave

Cortland Ave

Overlook Rd

Grove Ter

Hall Ave

Mizell Ave

Harris Cir

Genius Dr

426

Orange County

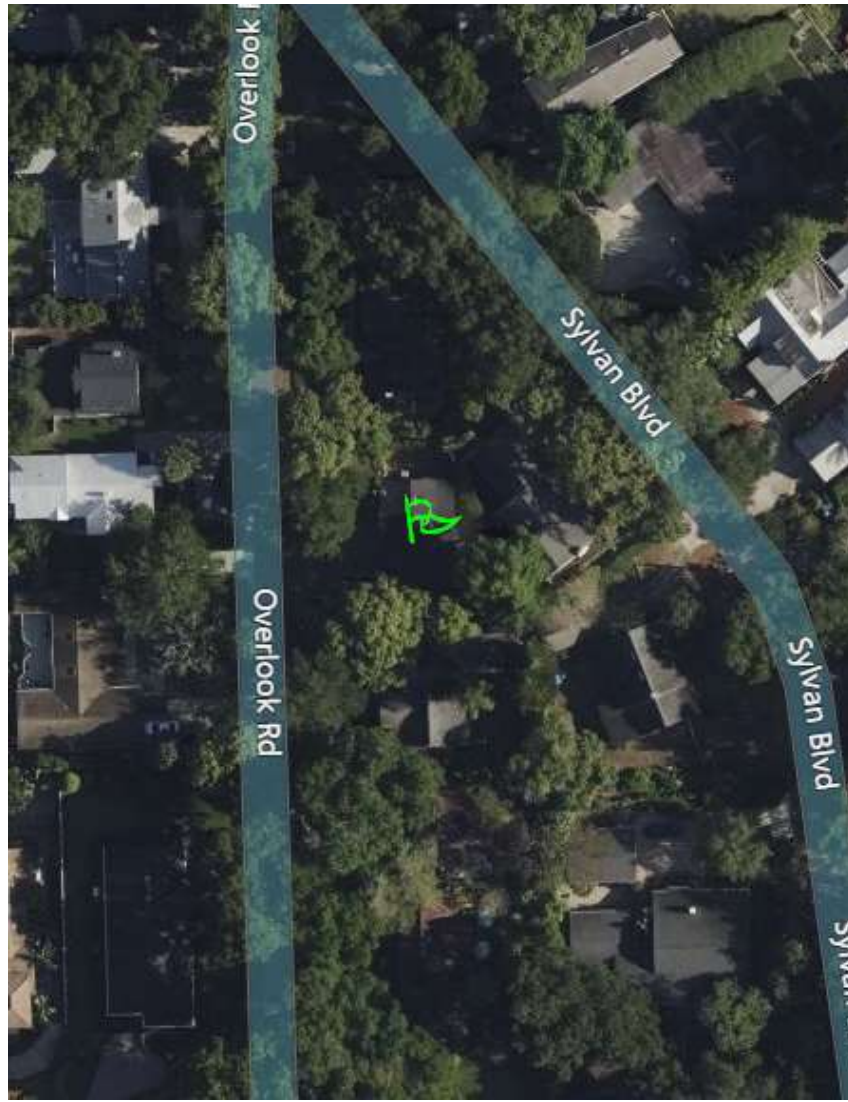
OVERLOOK RD

STANARD



AERIAL VIEW

SHEET 2 OF 2 (SURVEY RELATED INFORMATION) - SEE SHEET ONE FOR MAP OF SURVEY. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS. AERIAL PROVIDED IS FOR VIEWING PURPOSES ONLY AND MAY NOT SHOW CURRENT IMPROVEMENTS. AERIAL IS NOT TO SCALE.



PROPERTY ADDRESS: 224 OVERLOOK ROAD, WINTER PARK, FLORIDA 32789

LEGAL DESCRIPTION:

LOT 2, BLOCK H, SYLVAN LAKE SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK N, PAGE(S) 48, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LEGEND

AE = ACCESS EASEMENT	E/P = EDGE OF PAVEMENT	PCP = PERMANENT CONTROL POINT	[Symbol] = CATCH BASIN	[Symbol] = FIRE HYDRANT	[Symbol] = WATER METER
BFP = BACKFLOW PREVENTER	FCC = FOUND CROSS CUT	PDE = PRIVATE DRAINAGE EASEMENT	[Symbol] = MANHOLE	[Symbol] = LIGHT POLE	[Symbol] = TELEPHONE BOX
BSL = BUILDING SETBACK LINE	FF = FINISHED FLOOR	P/E = POOL EQUIPMENT	[Symbol] = SANITARY MANHOLE	[Symbol] = WATER VALVE	[Symbol] = CABLE TV BOX
BWF = BARBED WIRE FENCE	FND = FOUND	PG = PAGE	[Symbol] = POWER POLE	[Symbol] = HANDICAP PARKING	[Symbol] = ELECTRIC BOX
(C) = CALCULATED	GV = GATE VALVE	PI = POINT OF INTERSECTION	[Symbol] = AIR CONDITIONER	[Symbol] = CLEANOUT	[Symbol] = BOUNDARY LINE
Δ = CENTRAL ANGLE	HWF = HOG WIRE FENCE	PID = PARCEL IDENTIFICATION NUMBER	[Symbol] = WOOD	[Symbol] = BRICK/PAVER/TILE	[Symbol] = BUILDING LINE
CB = CHORD BEARING	INST = INSTRUMENT NUMBER	PK = PARKER KALON NAIL	[Symbol] = ASPHALT	[Symbol] = CONCRETE	[Symbol] = EASEMENT LINE
CH = CHORD LENGTH	L = ARC LENGTH	PL = PROPERTY LINE	[Symbol] = POB	[Symbol] = POC	[Symbol] = CENTERLINE
CLF = CHAIN LINK FENCE	LE = LICENSED BUSINESS	POB = POINT OF BEGINNING	[Symbol] = PRC	[Symbol] = PRM	[Symbol] = RIGHT-OF-WAY LINE
CME = CANAL MAINTENANCE EASEMENT	LME = LAKE MAINTENANCE EASEMENT	POC = POINT OF COMMENCEMENT	[Symbol] = PSM	[Symbol] = PUE	[Symbol] = OVERHEAD UTILITY LINE
CNA = CORNER NOT ACCESSIBLE	LS = LICENSED SURVEYOR	PRC = POINT OF REVERSE CURVATURE	[Symbol] = PTF	[Symbol] = PVF	[Symbol] = ADJACENT PARCELS
CONC = CONCRETE	(M) = MEASURED	PRM = PERMANENT REFERENCE MONUMENT	[Symbol] = PUVUE	[Symbol] = R	[Symbol] = BUILDING SETBACK LINE
COV = COVERED	MB = MAP BOOK	PT = POINT OF TANGENCY	[Symbol] = RP	[Symbol] = RE	[Symbol] = RAW
CS = CONCRETE SLAB	ME = MAINTENANCE EASEMENT	PUE = PUBLIC UTILITY EASEMENT	[Symbol] = R	[Symbol] = RSR	[Symbol] = R/W
(D) = DEED	MHWL = MEAN HIGH WATER LINE	PVF = PLASTIC VINYL FENCE	[Symbol] = R	[Symbol] = R/W	[Symbol] = RW
DB = DEED BOOK	MN = MAG NAIL	PVUE = PRIVATE UTILITY EASEMENT	[Symbol] = R	[Symbol] = R/W	[Symbol] = RW
DE = DRAINAGE EASEMENT	MW = MONITOR WELL	RP = RADIAL POINT	[Symbol] = R	[Symbol] = R/W	[Symbol] = RW
DH = DRILL HOLE	N&D = NAIL AND DISK	R = RADIUS	[Symbol] = R	[Symbol] = R/W	[Symbol] = RW
DUE = DRAINAGE/UTILITY EASEMENT	ORB = OFFICIAL RECORDS BOOK	RE = REAL ESTATE NUMBER	[Symbol] = R	[Symbol] = R/W	[Symbol] = RW
ELEV = ELEVATION	(P) = PLAT	RSR = RISER	[Symbol] = R	[Symbol] = R/W	[Symbol] = RW
EM = ELECTRIC METER	PB = PLAT BOOK	R/W = RIGHT OF WAY	[Symbol] = R	[Symbol] = R/W	[Symbol] = RW
EOW = EDGE OF WATER	PC = POINT OF CURVATURE	SU = SEWER VALVE	[Symbol] = R	[Symbol] = R/W	[Symbol] = RW
	PCC = POINT OF COMPOUND CURVATURE	UE = UTILITY EASEMENT	[Symbol] = R	[Symbol] = R/W	[Symbol] = RW
		WF = WOOD FENCE	[Symbol] = R	[Symbol] = R/W	[Symbol] = RW

SURVEYOR'S NOTES:

- THIS SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THE SURVEYOR DID NOT PULL AND/OR RESEARCH ANY DOCUMENTS OTHER THAN THOSE PROVIDED BY THE TITLE COMPANY, UNLESS OTHERWISE AGREED, IT IS THE RESPONSIBILITY OF THE TITLE COMPANY (OR CLIENT) TO REQUEST THE SURVEYOR TO OBTAIN SUCH DATA AS NEED PER AGREEMENT; ANY PULLED DOCUMENTS PROVIDED WITH THE TITLE COMMITMENT WILL BE REVIEWED. IF ADDITIONAL DOCUMENTS AND/OR REVIEWS OF THE CLIENT ARE REQUESTED, THERE MAY BE ADDITIONAL FEES INCURRED.
- UNLESS SHOWN, UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS, FOOTERS, AND/OR SUBSURFACE STRUCTURES ARE NOT LOCATED ON THIS SURVEY.
- INTERIOR ANGLES SHOWN HEREON ARE BASED ON PLATTED ANGLES.
- THE PURPOSE OF THIS SURVEY IS FOR THE USE OF FINANCING AND/OR SALE TRANSACTIONS, AND DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP AND IS NOT PERMITTED FOR USE WITH ANY CONSTRUCTION/PERMITTING PURPOSES WITHOUT WRITTEN CONSENT FROM THE LAND SURVEYOR WHOM SIGNED AND SEALED THIS SURVEY.
- THE SURVEYOR DID NOT RESEARCH OR ABSTRACT LAND RECORDS FOR RIGHT OF WAYS, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE, ADJOINING DEEDS OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS NOT SHOWN ON PLAT TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN. IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY CLIENT AND MAY NOT BE COMPLETE.
- FENCE OWNERSHIP NOT DETERMINED. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
- THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- THE SURVEY IS EXCLUSIVE FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED AND TIES SHOWN HEREON ARE TO THE PLATTED BOUNDARY LINES UNLESS OTHERWISE STATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.

CERTIFIED TO:

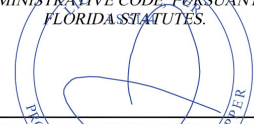
EDWARD F. BRUNICARDI; DIVINE & ESTES, PA; OLD REPUBLIC TITLE INSURANCE COMPANY; THE HUNTINGTON NATIONAL BANK

FLOOD ZONE (FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE X(BFE N/A), PER F.I.R.M MAP NUMBER 12095C0255F, DATED 09/25/2009.

THIS SURVEYOR MAKES NO GUARANTEES AS THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A AGENT SHOULD BE CONTACTED FOR VERIFICATION.

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.



CERTIFIED BY: JON SHOEMAKER PSM NO. 5144
FIRST CHOICE SURVEYING, INC.
P.O. 470978 LAKE MONROE, FL 32747
407.951.3425 (OFFICE); 407.520.5453 (FAX); LB 7564

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ORDERED BY:



DATE SIGNED: 01/05/23

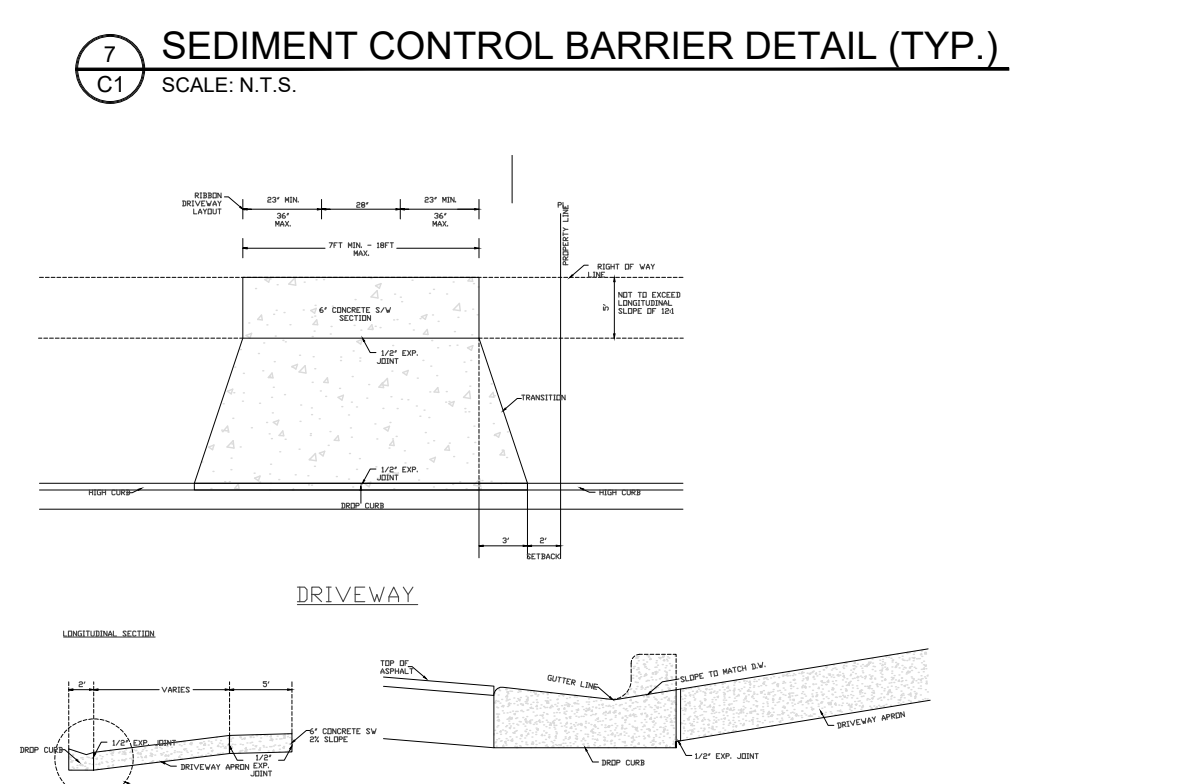
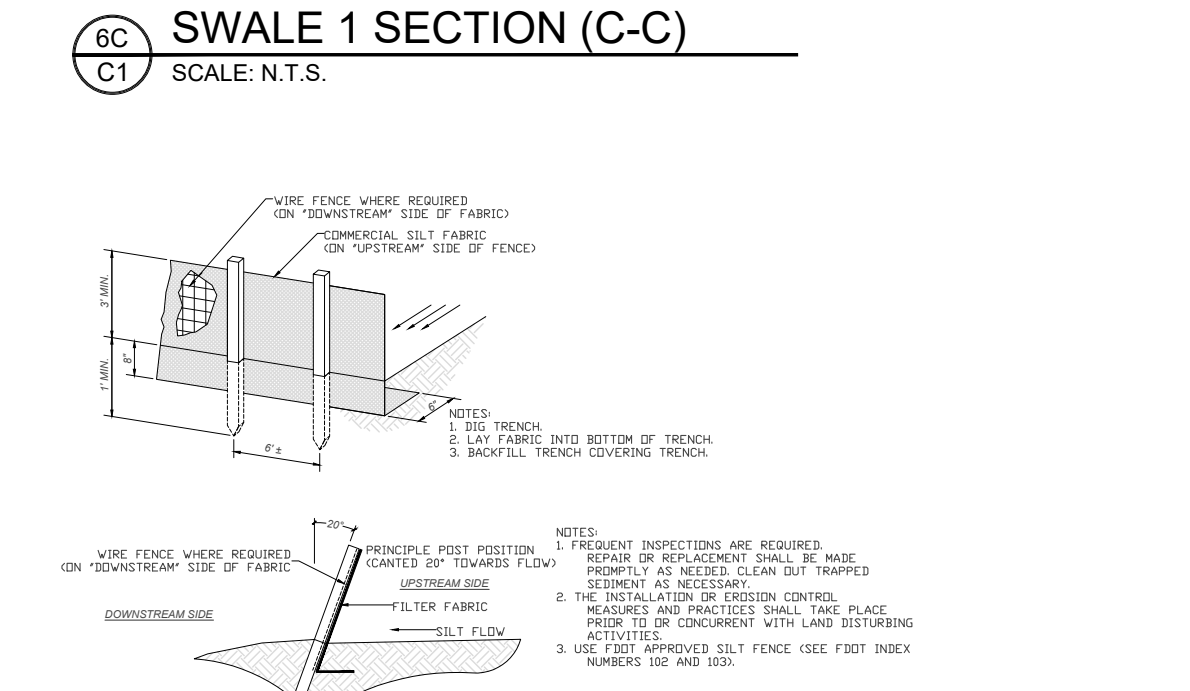
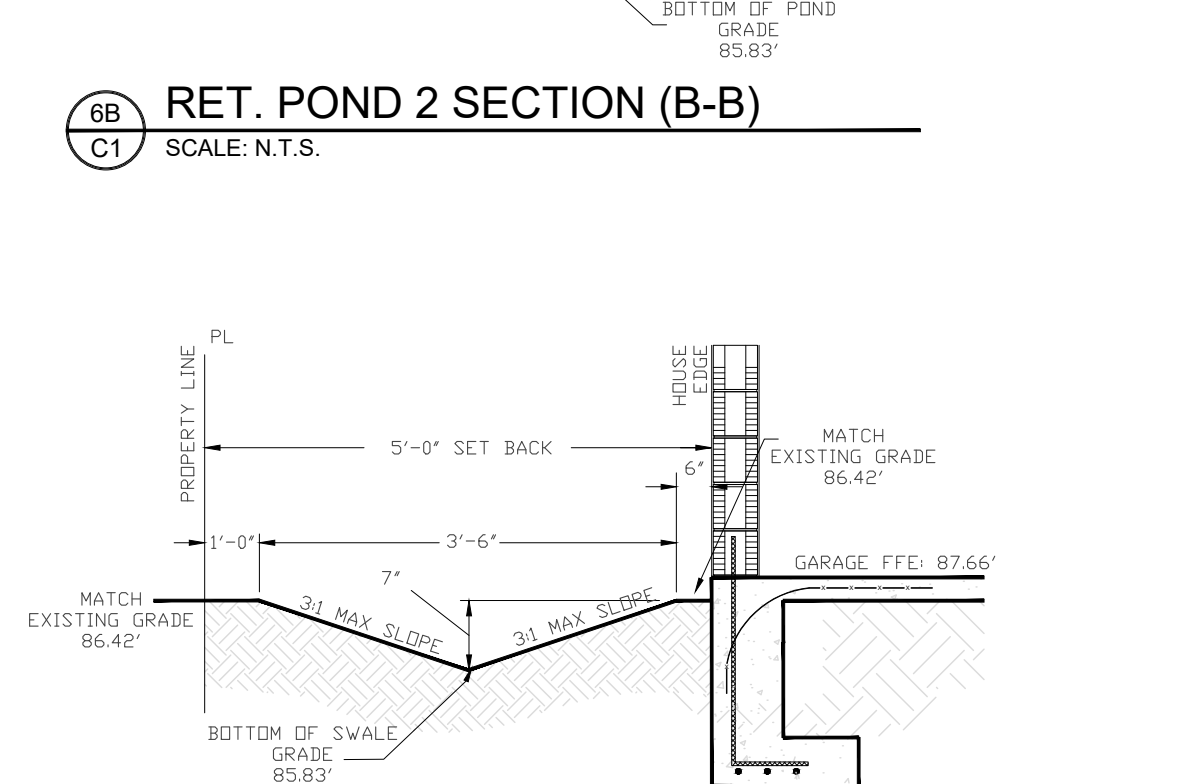
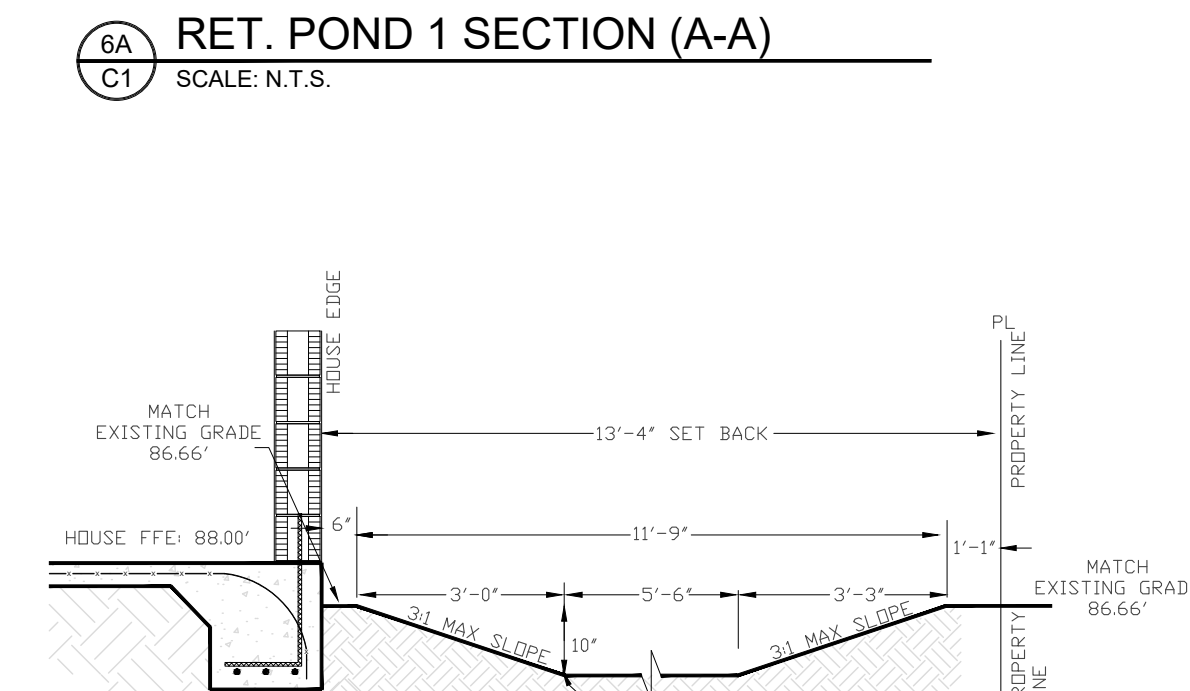
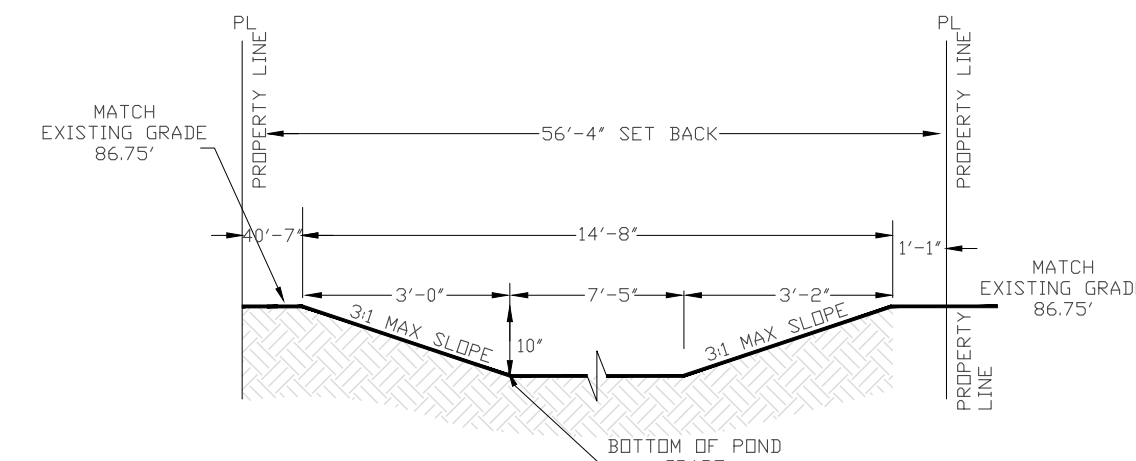
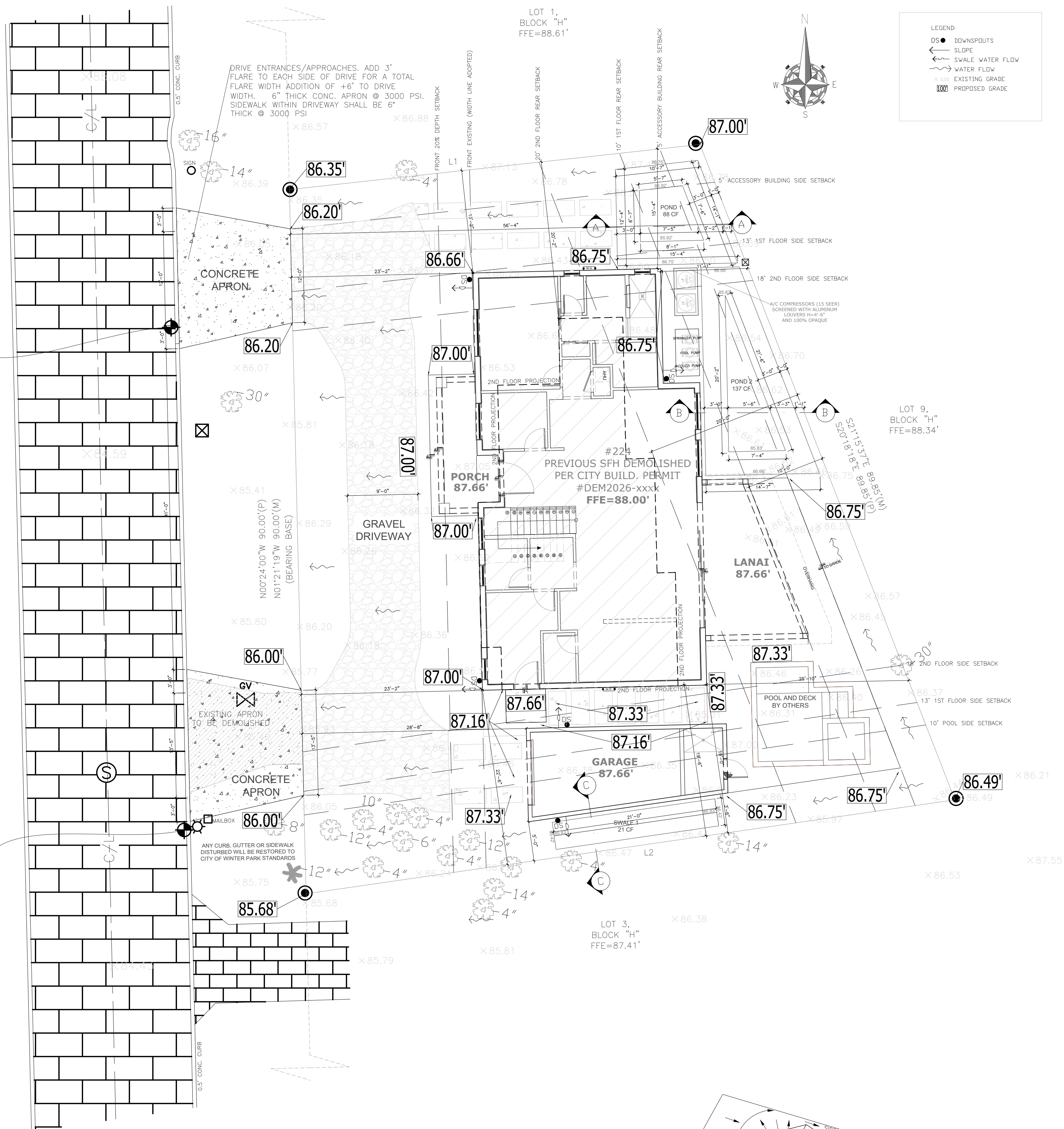
1 SITE PLAN
SCALE: 1/8" = 1'-0"

2 PAVING SAW CUT JOINT DETAIL (TYP.)
SCALE: N.T.S.

3 PAVING EXP. JOINT DETAIL (TYP.)
SCALE: N.T.S.

4 LOT GRADE TYPE (TYP.)
SCALE: N.T.S.

5 CONCRETE DRIVEWAY AND/OR CONCRETE APRON DETAIL (TYP.)
SCALE: N.T.S.



GENERAL NOTES:

- PROPERTY ZONED R-1A AT CITY OF WINTER PARK, ORANGE COUNTY, FL.
- WASTEWATER PROVIDED BY THE CITY OF WINTER PARK.
- NO EXISTING WELL OR SEPTIC SYSTEM ON SITE, NOR IDENTIFIED 75FT AWAY.
- RELOCATION OF WATER METER AND SEWER AND POINT OF CONNECTION SHOWN, ARE PROPOSED AND SUBJECT TO UTILITY COMPANY TO SET.
- SURVEY BASED ON NAVD 88 DATUM
- ALL EASEMENTS PRESENT AT THE PROPERTY SHOWN PER DRAWINGS.
- THIS DRAWING DOES NOT REPRESENT A SURVEY. SURVEY MUST BE SUBMITTED SEPARATELY.
- PROPERTY AT ZONE "X" PER FEMA PANEL 12095C0255F (EFF. 9/25/2009)
- NO WETLANDS PRESENT AT THE PROPERTY.
- DRAINAGE NOTES:
 - ALL ROOF GUTTER DOWNSPOUTS TO DIRECT THE WATER AWAY FROM THE BUILDING INTO SIDE SWALES, STREET OR PONDS AND NOT TO ADJACENT LOTS.
 - LOCATE ALL DRAINAGE OUTFALL BOXES 10 FEET MIN. AWAY FROM ALL PUBLIC SIDEWALKS.
 - FILL CANNOT BE BROUGHT ON SITE TO ADVERSELY IMPACT ADJACENT PROPERTIES.
 - REFER TO THIS DRAWING FOR GRADING AND DRAINAGE FOR FINAL GRADES.
 - EXISTING DRAINAGE WILL BE MAINTAINED AND SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
 - NO DIG OUT ANTICIPATED. NO MIDPOINT INSPECTION ANTICIPATED. ALL EXCESS MATERIAL SHALL BE HAULED OFFSITE.
 - BEFORE STARTING ANY DIGGING CONTRACTOR SHOULD CALL 811
 - EXISTING SIDEWALK TO BE REPAIRED FROM ANY CONSTRUCTION DAMAGE WITH NO COST TO THE CITY. REPAIR SHALL BE WITH 3000 PSI CLASS I CONCRETE, 4" MIN. (6" MIN. ON APRONS)
 - DRAINAGE PONDS MUST BE SODDED, AND THE USE OF GRAVELS, STONES, OR ARTIFICIAL TURF IS PROHIBITED IN THE PONDS.

DRAINAGE REQUIREMENTS:

IMPERVIOUS AREA X RUNOFF (1")
VOLUME REQUIRED: 2756 SF X 1" = 230 CF

VOLUME PROVIDED:
POND 1: 0.83 FT X (258+72)/2 SF = 88 CF
POND 2: 0.83 FT X (167+47)/2 SF = 137 CF
SWALE 1: 21.00 FT X (3.5 FT X 0.58 FT)/2 = 21 CF

TOTAL VOLUME PROVIDED: 247 CF

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LUIZ FREDIANI, P.E. AT THE DATE ADJACENT TO THE SEAL.
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FRONT	Minimum Allowable Dimensions		Existing		Proposed	
	20% of the lot depth or existing setback, whichever is greater ²		Left	Right	Left	Right
SIDES ¹	1st Floor	30% of lot width ¹			19'-0"	13'-2"
	2nd Floor	40% of lot width ¹			19'-6"	20'-2"
REAR ^{1,5}	1st Floor	25 ft.			10'-0"	
	2nd Floor	35 ft.			20'-0"	
CORNER LOT (street-side yard)	Lot width of 70 ft. or less	15 ft.				
	Lot width over 70 ft.	20 ft.				
BUILDING HEIGHT ^{6,10}	Lots 12,500 sq. ft. or less	32 ft.			31'-0"	
	Lots over 12,500 sq. ft.	35 ft.				

IMPERVIOUS LOT COVERAGE	Maximum % Allowed ⁴	Existing Area ³	Maximum Allowed Area	Additional Area ³		New Total Area
				Proposed Area ³	N/A	
	50%	N/A	3,070 SF	N/A	N/A	2,756 SF
FLOOR AREA RATIO (F.A.R.)	Lots 12,500 sq. ft. or less	N/A	2,462 SF	N/A	N/A	2,462 SF
	Lots over 12,500 sq. ft.	35% or 5,000 sq. ft., whichever is greater				
Attic Area ¹¹	3% FAR ⁸	N/A	74 SF	N/A	N/A	72 SF
FRONT YARD LANDSCAPE COVERAGE	INCLUDE: All hard surfaces and all driveway surfaces (pervious & impervious). EXCLUDE: All landscaped green areas.					
FRONT LOT AREA	50%	N/A	1034 SF	N/A	N/A	1033 SF

OWNER/ADDRESS

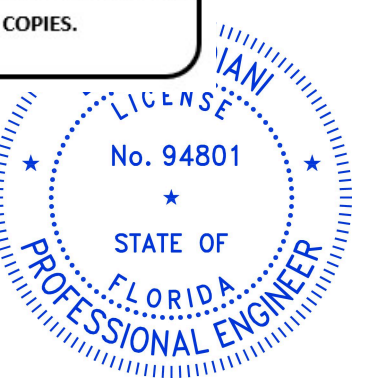
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Description	Date

DATE: 2026
Designed by: FPS
SCALE: AS INDICATED
Sheet Title:

Project No: 25-101



ROOF NOTES

GENERAL NOTES:

1. COORDINATE ALL ROOF NOTES WITH ELEVATION AND FLOOR PLANS NOTES.
2. REFER TO ROOFING SPECIFICATIONS 2023 8TH EDITION FBC CHAPTER 9 – ROOF ASSEMBLIES FOR FURTHER INFORMATION, TYP.
3. REFER TO CIVIL DRAWINGS FOR STORM DRAIN LOCATION. COORDINATE IN FIELD.
4. PROVIDE ROOF CRICKETING AROUND ROOF ACCESSORIES AND PENETRATIONS.
5. GENERAL CONTRACTOR TO COORDINATE LOCATIONS OF DOWNSPOUT AND/OR SCUPPERS IF APPLICABLE TO BUILD.

LOW-SLOPE ROOF DRAINAGE

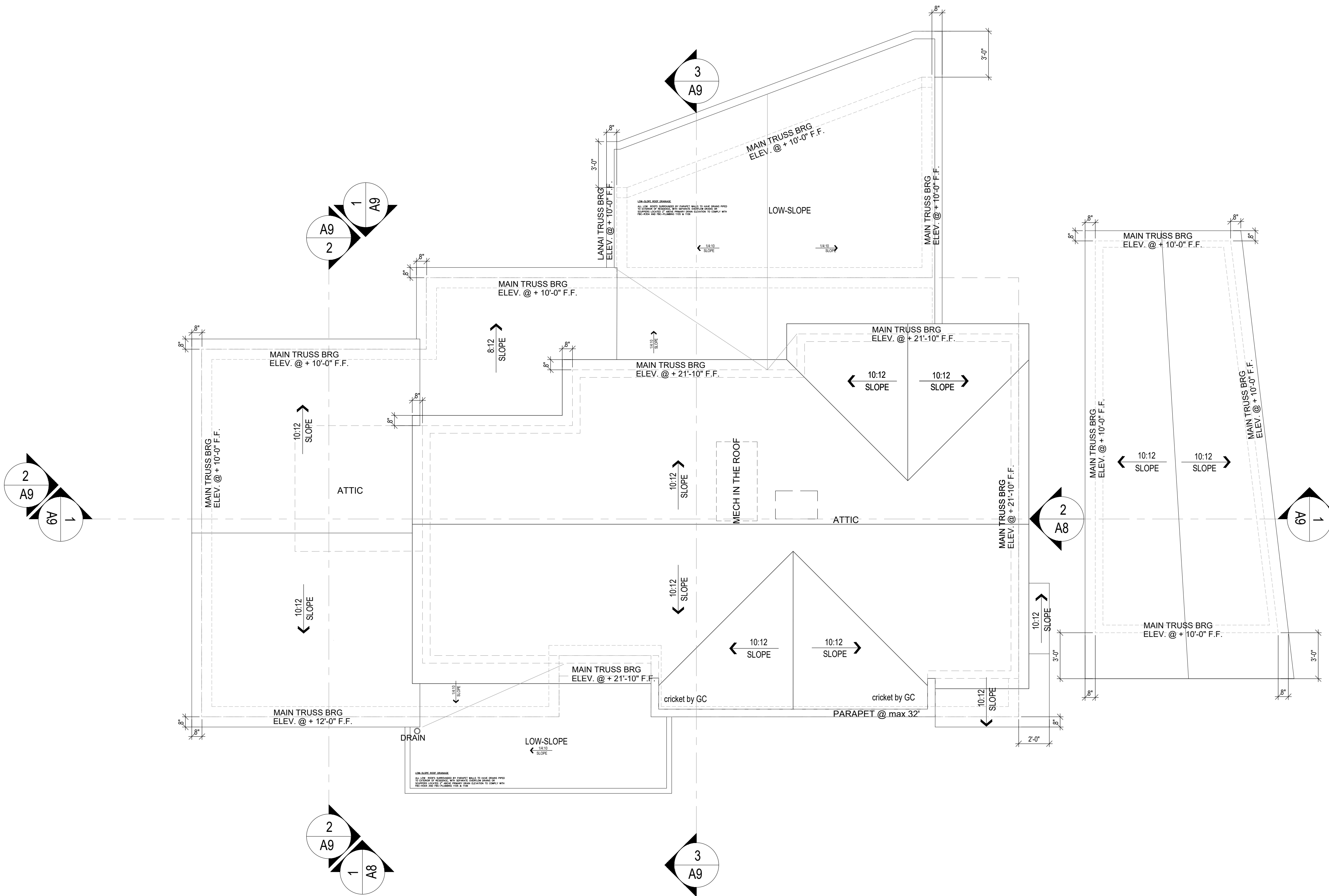
ALL LOW ROOFS SURROUNDED BY PARAPET WALLS TO HAVE DRAINS PIPED TO EXTERIOR OF RESIDENCE, WITH SEPARATE OVERFLOW DRAINS OR SCUPPERS LOCATED 2" ABOVE PRIMARY DRAIN ELEVATION TO COMPLY WITH FBC-R304 AND FBC-PLUMBING 1105 & 1106

FLASHING NOTE:

FLASHING SHALL BE INSTALLED AT ALL WALL AND ROOF INTERSECTIONS, AT ALL CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ALL ROOF OPENINGS PER FBC-R903.

NOTES

1. OVERHANG TO BE 6" TYP. UNLESS OTHERWISE NOTED
2. ROOF PITCH SEE ROOF PLAN
3. REFER TO STRUCTURAL DRAWINGS FOR BEAM AND PLATE HEIGHTS AND TRUSS BEARING INFORMATION

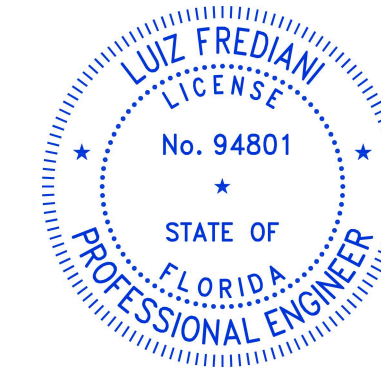


1
A6
ROOF PLAN
 SCALE: 1/4" = 1'-0"

OVERLOOK RESIDENCE
 224 OVERLOOK RD
 WINTER PARK

OWNER/ADDRESS

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DATE: 2026
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A6

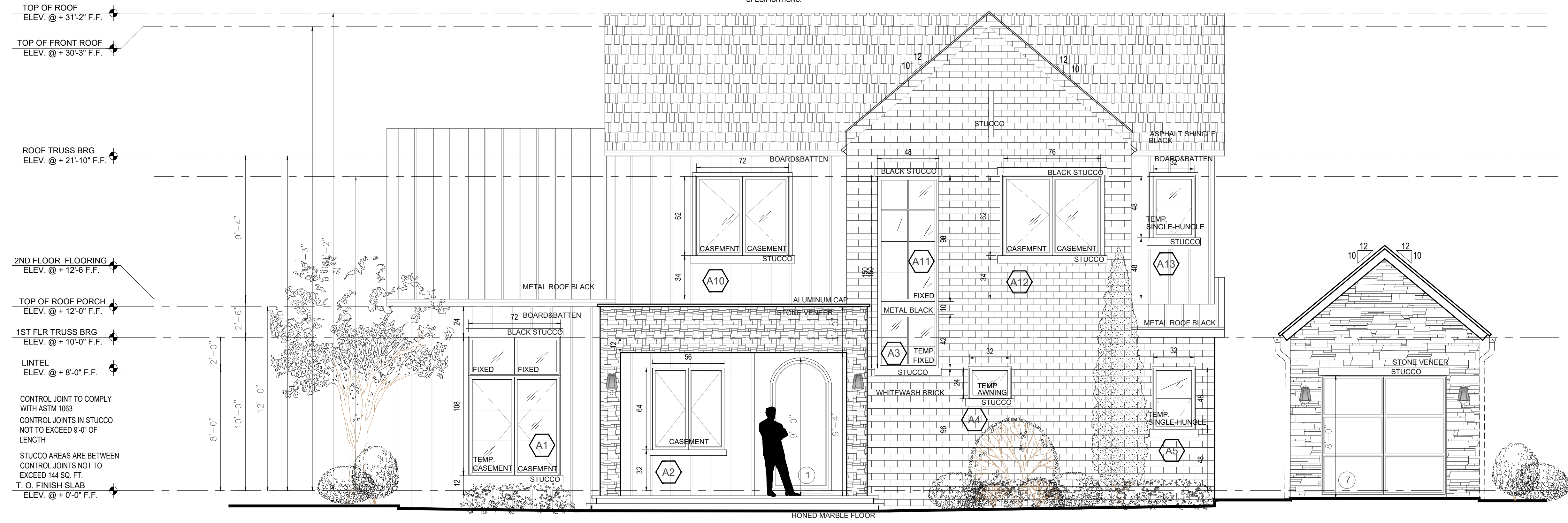
Description	Date

DATE: 2026
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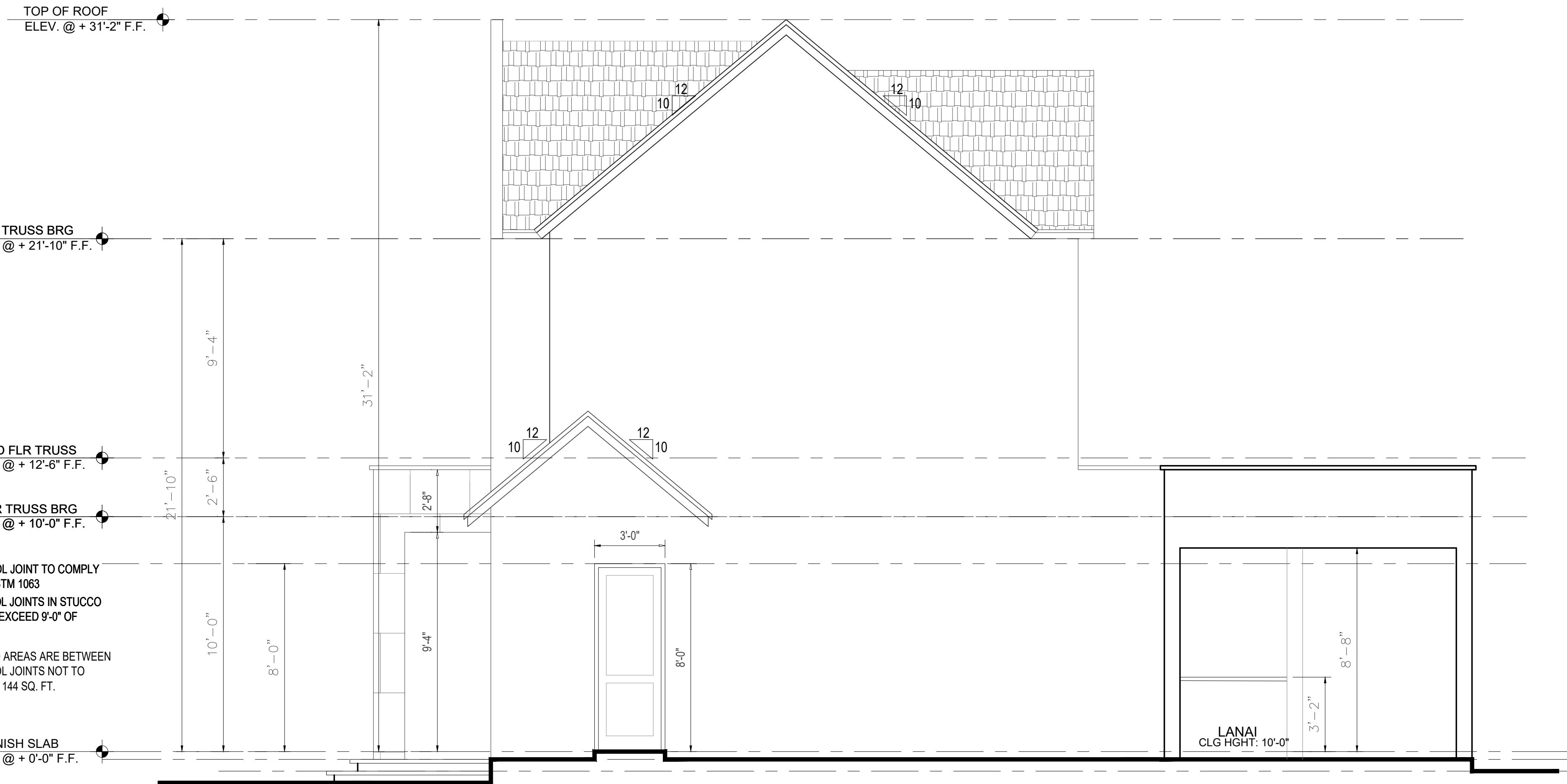
A7

SHINGLE ROOF INSTALLED PER MANUFACTURER SPECIFICATIONS
NO ROOF OR SOFFIT VENTS REQUIRED. SPRAY FOAM INSULATION TYPICAL IN ATTIC SPACE. INSTALLED AS PER ENERGY CALCULATIONS AND THE MANUFACTURER SPECIFICATIONS.



1 FRONT ELEVATION
A8 SCALE: 1/4" = 1'-0"

SHINGLE ROOF INSTALLED PER MANUFACTURER SPECIFICATIONS
NO ROOF OR SOFFIT VENTS REQUIRED. SPRAY FOAM INSULATION TYPICAL IN ATTIC SPACE. INSTALLED AS PER ENERGY CALCULATIONS AND THE MANUFACTURER SPECIFICATIONS.



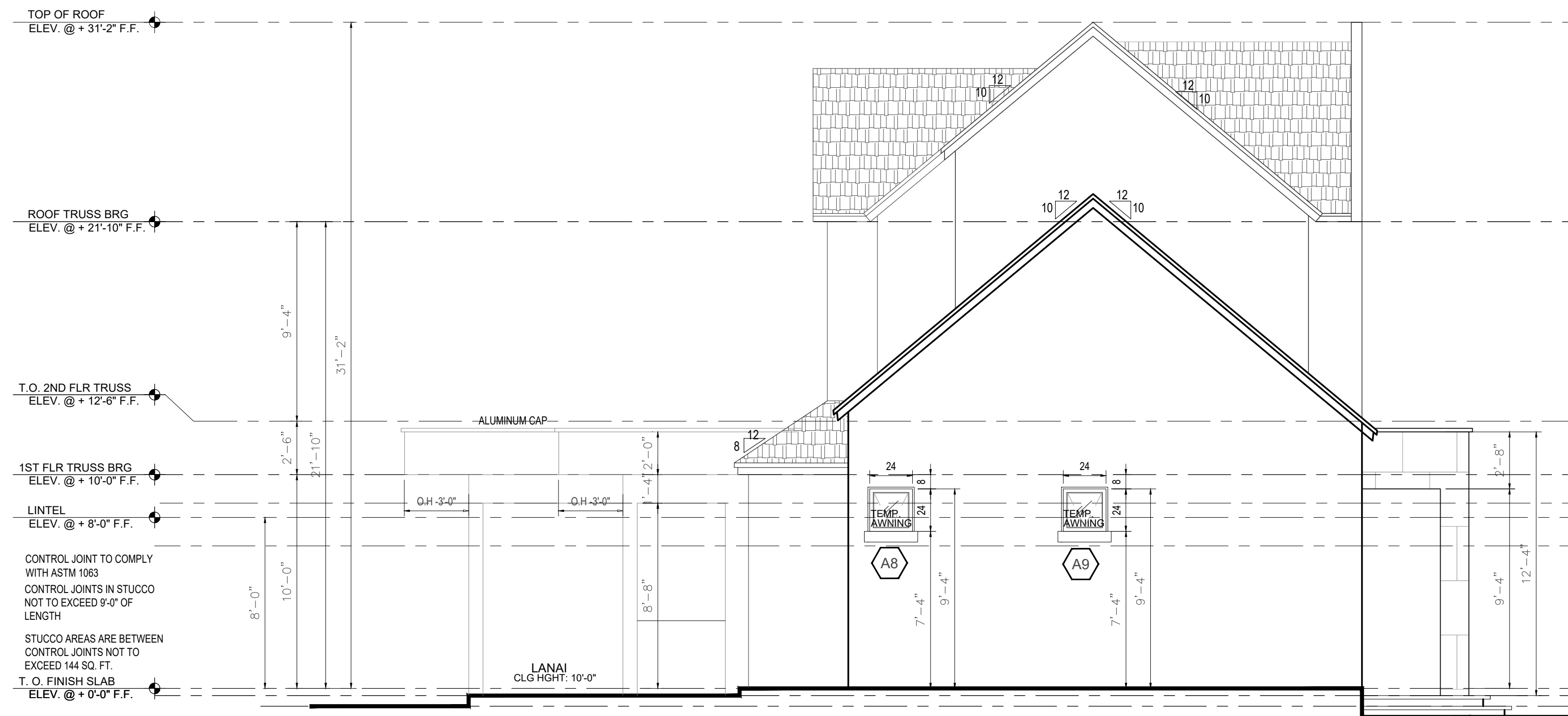
2 RIGHT SIDE ELEVATION
A8 SCALE: 1/4" = 1'-0"

SHINGLE ROOF INSTALLED PER MANUFACTURER SPECIFICATIONS
 NO ROOF OR SOFFIT VENTS REQUIRED. SPRAY FOAM INSULATION TYPICAL IN ATTIC
 SPACE. INSTALLED AS PER ENERGY CALCULATIONS AND THE MANUFACTURER
 SPECIFICATIONS.



1 REAR ELEVATION
 A9 SCALE: 1/4" = 1'-0"

SHINGLE ROOF INSTALLED PER MANUFACTURER SPECIFICATIONS
 NO ROOF OR SOFFIT VENTS REQUIRED. SPRAY FOAM INSULATION TYPICAL IN ATTIC
 SPACE. INSTALLED AS PER ENERGY CALCULATIONS AND THE MANUFACTURER
 SPECIFICATIONS.



2 LEFT SIDE ELEVATION
 A9 SCALE: 1/4" = 1'-0"

ELEVATION NOTES

1. TYPICAL 5/8" SMOOTH STUCCO FINISH @ C.M.U. WALL
2. TYPICAL 7/8" SMOOTH STUCCO FINISH @ FRAME WALL
3. ARCHITECTURAL METAL STANDING-SEAM AND ASPHALT SHINGLE ROOF INSTALLED PER MANUFACTURER SPECIFICATION.
4. NO ROOF VENTS REQUIRED, SPRAY FOAM INSULATION TO BE USED PER ENERGY CALCULATIONS.
5. FRONT ELEVATION WINDOW SILLS TO BE 4" x 6" STUCCO AND/OR WHERE ALSO INDICATED.
6. 6" WOOD SIDING WHERE INDICATED, STYLE AND COLOR PER CONTRACTOR AND OWNER.
7. CONTROL JOINTS ON EXTERIOR STUCCO WALLS OVER WOOD FRAME TO BE INSTALLED PER ASTM 1063

NOTE: CONTRACTOR TO VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND CONTACT DESIGNER/ENGINEER WITH ANY CHANGES OR QUESTIONS.

EGRESS

MEAN OF ESCAPE NOTE (EGRESS):

ALL EGRESS WINDOWS TO COMPLY W/F.B.C. R 310.2. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SF IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OF THE FLOOR, THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

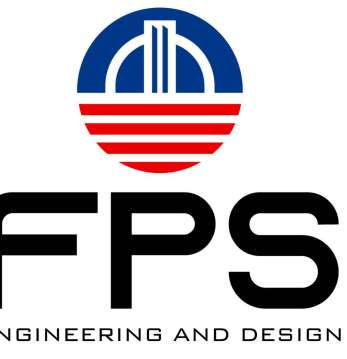
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET, EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE ENSURING AN EMERGENCY WHEN LOCKED.

STUCCO APPLICATION

- TYPICAL 5/8" SMOOTH STUCCO FINISH @ C.M.U. WALLS
- TYPICAL 7/8" SMOOTH STUCCO FINISH @ FRAME WALLS OVER EXPANDED METAL OR FIBERGLASS LATH, OVER #15 BUILDING PAPER, OVER TYVEK HOMEWRAP (OR EQUAL).

CONTROL JOINTS

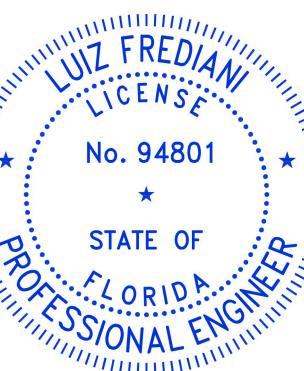
- CONTROL JOINTS IN STUCCO SHALL NOT EXCEED 9'-0" IN LENGTH.
- STUCCO AREAS ARE BETWEEN CONTROLS JOINTS SHALL NOT EXCEED 144 SQ. FT.



OVERLOOK RESIDENCE
 224 OVERLOOK RD
 WINTER PARK

OWNER/ADDRESS

SIGNED:



Revisions

Description	Date

DATE:	2026
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Sheet Title:	

TRUSS SET
 NOT FOR CONSTRUCTION

A8

Description	Date

DATE:	2026
Designed by:	FPS
SCALE:	AS INDICATED
Sheet Title:	

ELEVATION NOTES

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2. TYPICAL 7/8" SMOOTH STUCCO FINISH @ FRAME WALL
3. ARCHITECTURAL METAL STANDING-SEAM AND ASPHALT SHINGLE ROOF INSTALLED PER MANUFACTURER SPECIFICATION.
4. NO ROOF VENTS REQUIRED, SPRAY FOAM INSULATION TO BE USED PER ENERGY CALCULATIONS.
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6. 6" WOOD SIDING WHERE INDICATED, STYLE AND COLOR PER CONTRACTOR AND OWNER.
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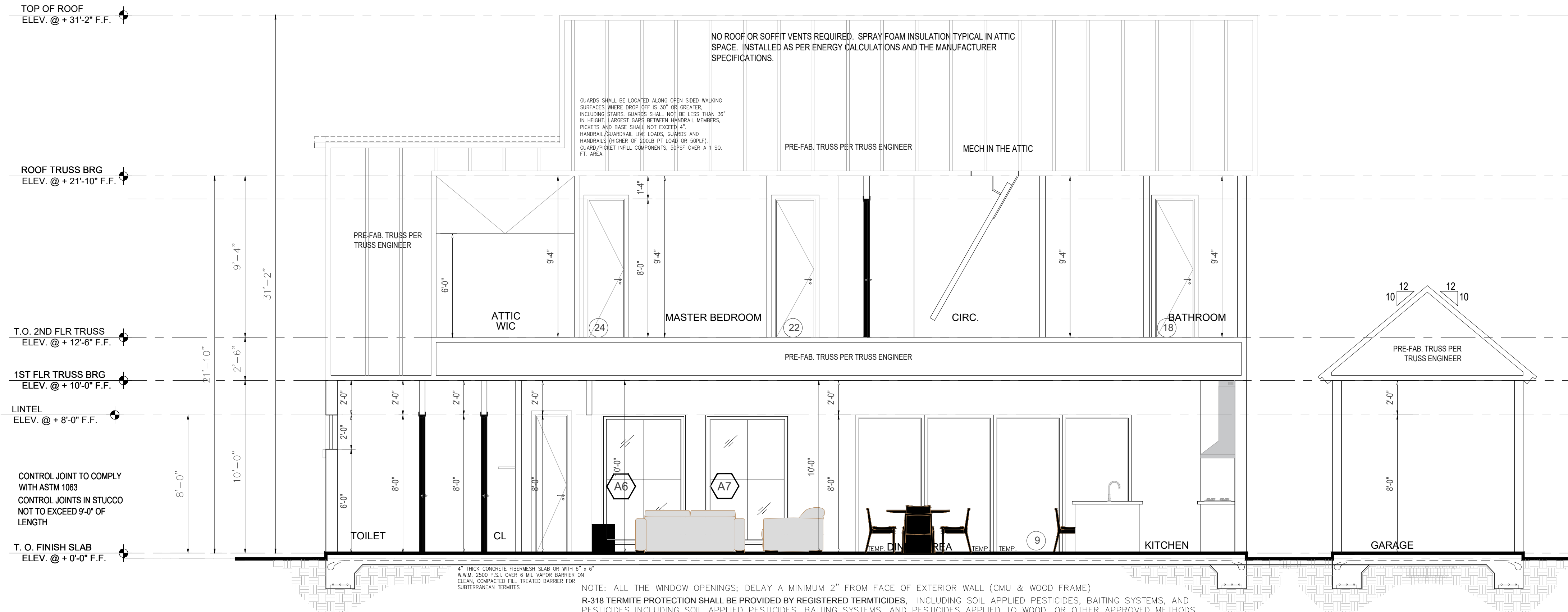
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CONTROL JOINTS

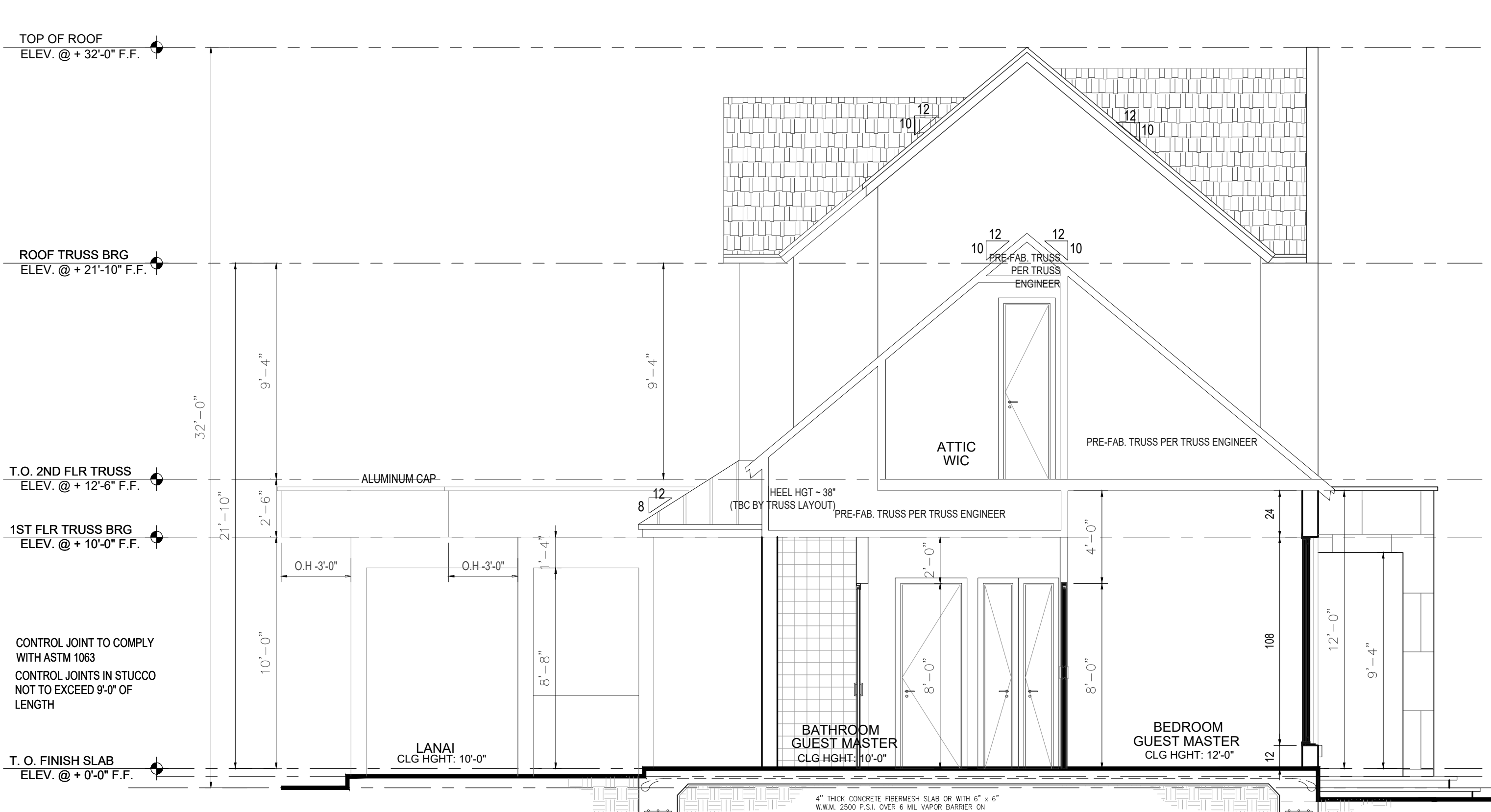
- CONTROL JOINTS IN STUCCO SHALL NOT EXCEED 9'-0" IN LENGTH.
- STUCCO AREAS ARE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 144 SQ. FT.



1 BUILDING SECTION
A10 SCALE: 1/4" = 1'-0"

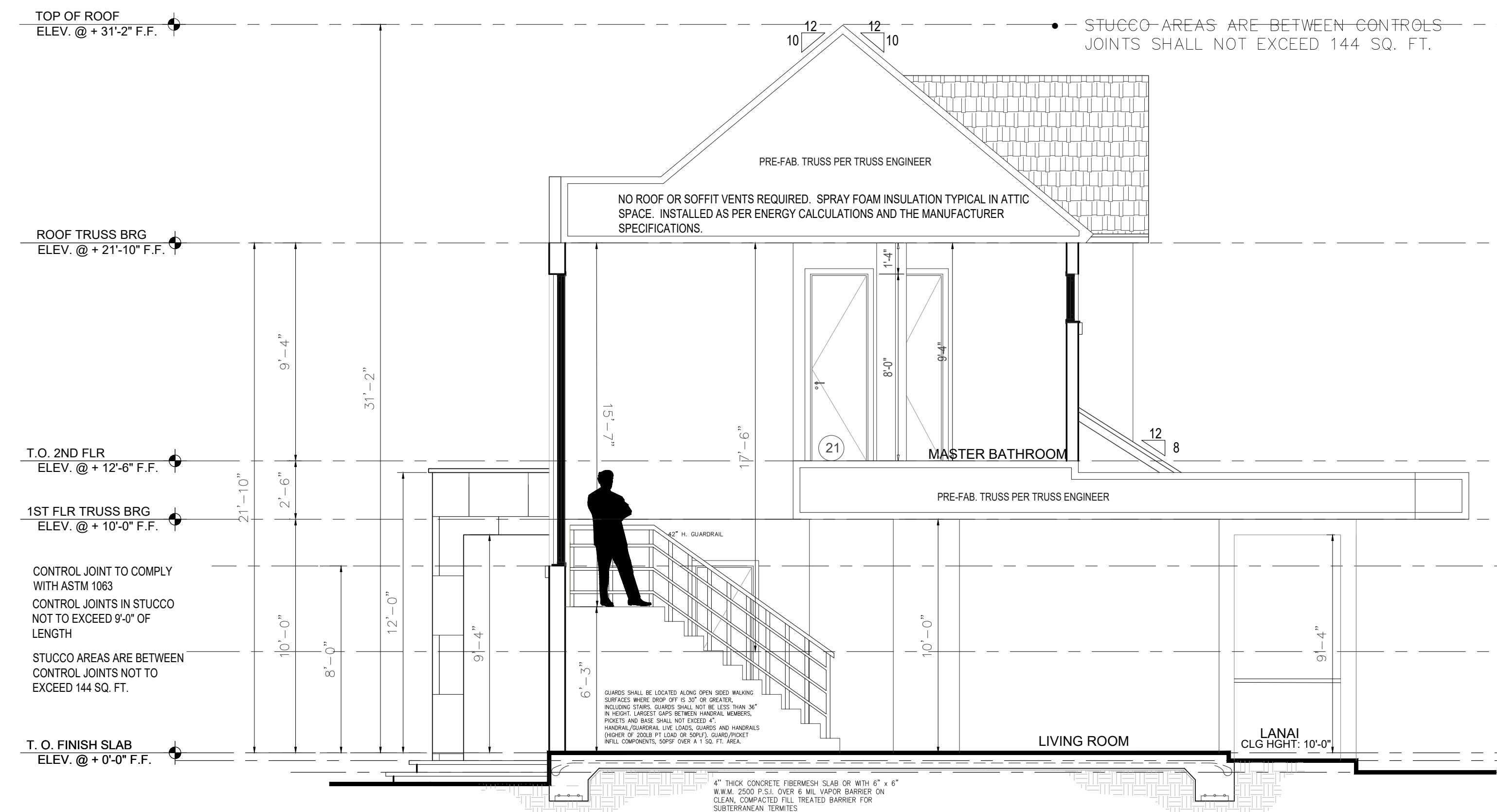
NOTE: ALL THE WINDOW OPENINGS; DELAY A MINIMUM 2" FROM FACE OF EXTERIOR WALL (CMU & WOOD FRAME) R-310 TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITOIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITOIDES). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTION TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED 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 WITH RULES AND LAWS ESTABLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE: INTERIOR METAL HANDRAILS AND GUARDS FOR ONE-AND TWO FAMILY DWELLINGS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN) IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7. GLASS HANDRAIL ASSEMBLIES AND GUARDS SHALL ALSO COMPLY WITH SECTION 2407.



2 BUILDING SECTION
A10 SCALE: 1/4" = 1'-0"

NOTE: INTERIOR METAL HANDRAILS AND GUARDS FOR ONE-AND TWO FAMILY DWELLINGS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN) IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7. GLASS HANDRAIL ASSEMBLIES AND GUARDS SHALL ALSO COMPLY WITH SECTION 2407.



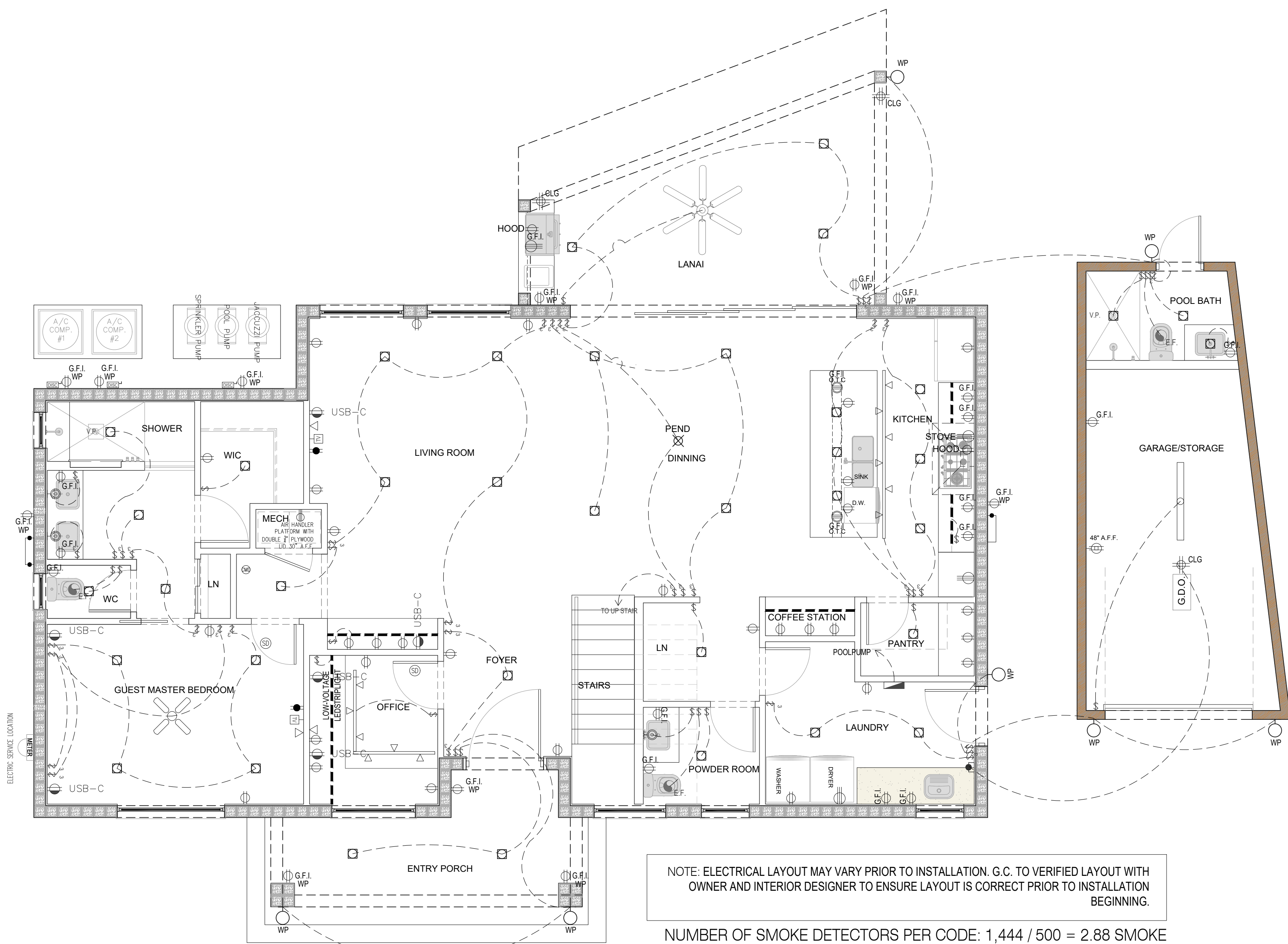
2 BUILDING SECTION
A10 SCALE: 1/4" = 1'-0"

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ELECTRICAL SYMBOLS LEGEND

	ELECTRIC METER
	ELECTRIC PANEL
	ELECTRICAL - A/C DISCONNECT
	DUPLEX OUTLET
	FLOOR OUTLET LOCATE PER OWNERS / BUILDER
	DUPLEX OUTLET - HALF SWITCHED
	WEATHER PROOF DUPLEX OUTLET
	G.F.I. DUPLEX OUTLET
	DUPLEX OUTLET - USB
	220 VOLT
	TELEVISION JACK
	CAT 6 NETWORK
	CENTRAL VACUUM HOSE OUTLET
	WALL SWITCH
	3-WAY WALL SWITCH
	4-WAY WALL SWITCH
	DIMMER WALL SWITCH
	FLOOR BUTTON SWITCH
	PUSH BUTTON WALL SWITCH
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	WALL MOUNTED SCONCE FIXTURE
	JUNCTION BOX
	TRACK LIGHTING
	HANGING LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	RECESSED HIGHLIGHTING LIGHT FIXTURE
	VAPOR RESISTANT RECESSED LIGHT FIXTURE
	EXTERIOR RECESSED LIGHT FIXTURE
	4' LONG FLUORESCENT LIGHT FIXTURE
	52" CEILING FAN WITH LIGHT
	FLOOD LIGHT
	THERMOSTAT
	FIRE ALARM CONTROL PANEL
	SMOKE DETECTOR
	SMOKE & CARBON MONOXIDE DETECTOR
	EXHAUST FAN CFM MIN 80
	CEILING OUTLET
	NEMA 14-50 (220V) ELECT CAR CHARGER OUTLET
	GARAGE DOOR POWER BUTTON
	DOORBELL BUTTON
	LED GARAGE, DEFORMABLE TRIPLE LIGHT
	DOORBELL CHIME
	SECURITY CAMERA LOCATION
	INSTA-HOT EXTERIOR WATER HEATER

THIS DIAGRAMMATIC PLAN IS INTENDED TO SHOW LIGHTING AND CONVENIENCE OUTLETS ONLY. FPS WILL BEAR NO RESPONSIBILITY FOR ITS ACCURACY. IT IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THE REQUIREMENTS AND LOCATIONS OF ALL ELECTRICAL EQUIPMENT AND PROVIDE AND INSTALL COMPLETE ELECTRICAL SERVICES AS REQUIRED. ELECTRICAL CONTRACTOR TO SUBMIT PLAN AND PULL PERMIT.



NOTE: ELECTRICAL LAYOUT MAY VARY PRIOR TO INSTALLATION. G.C. TO VERIFIED LAYOUT WITH OWNER AND INTERIOR DESIGNER TO ENSURE LAYOUT IS CORRECT PRIOR TO INSTALLATION BEGINNING.

NUMBER OF SMOKE DETECTORS PER CODE: $1,444 / 500 = 2.88$ SMOKE DETECTORS REQUIRED - 3 PROVIDED

1 ELECTRICAL 1ST FLOOR PLAN
A1 SCALE 1/4" = 1'

FIRE-SMOKE ALARM SYSTEM ELECTRICAL NOTES

NFPA 72 29.5.1.3.1
All points on the ceiling shall have a smoke alarm within a distance of 30 ft (9.1 m) travel distance or shall have an equivalent of one smoke alarm per 500 ft² (46 m²) of floor area.

- 29.5.1.1** - Where required by other governing laws, codes, or standards for a specific type of occupancy, approved single and multiple-station smoke alarms shall be installed as follows:
 (2) In all sleeping rooms and guest rooms
 (2) Outside of each separate dwelling unit sleeping area, within 21 ft. of any door to a sleeping room, with the distance measured along a path of travel
 (3) On every level of a dwelling unit, including basements
 (4) On every level of a residential board and care occupancy (small facility), including basements and excluding crawl spaces and unfinished attics
 (5) In the living area(s) of a guest suite
 (6) In the living area(s) of a residential board and care occupancy (small facility)

29.5.1.2 - Where the area addressed in 29.5.1.1(2) is separated from the adjacent living areas by a door, a smoke alarm shall be installed in the area between the door and the sleeping rooms, and additional alarms shall be installed on the living area side of the door as specified by 29.5.1.1 and 29.5.1.3.

29.5.1.3 - In addition to the requirements of 29.5.1.1(1) through (3), where the interior floor area for a given level of a dwelling unit, excluding garage areas, is greater than 1000 ft² smoke alarms shall be installed per 29.5.1.3.1 and 29.5.1.3.2.

29.5.1.3.1 - All points on the ceiling shall have a smoke alarm within a distance of 30 ft. travel distance or shall have an equivalent of one smoke alarm per 500 ft² of floor area. One smoke alarm per 500 ft² is evaluated by dividing the total interior square footage of floor area per level by 500 ft²

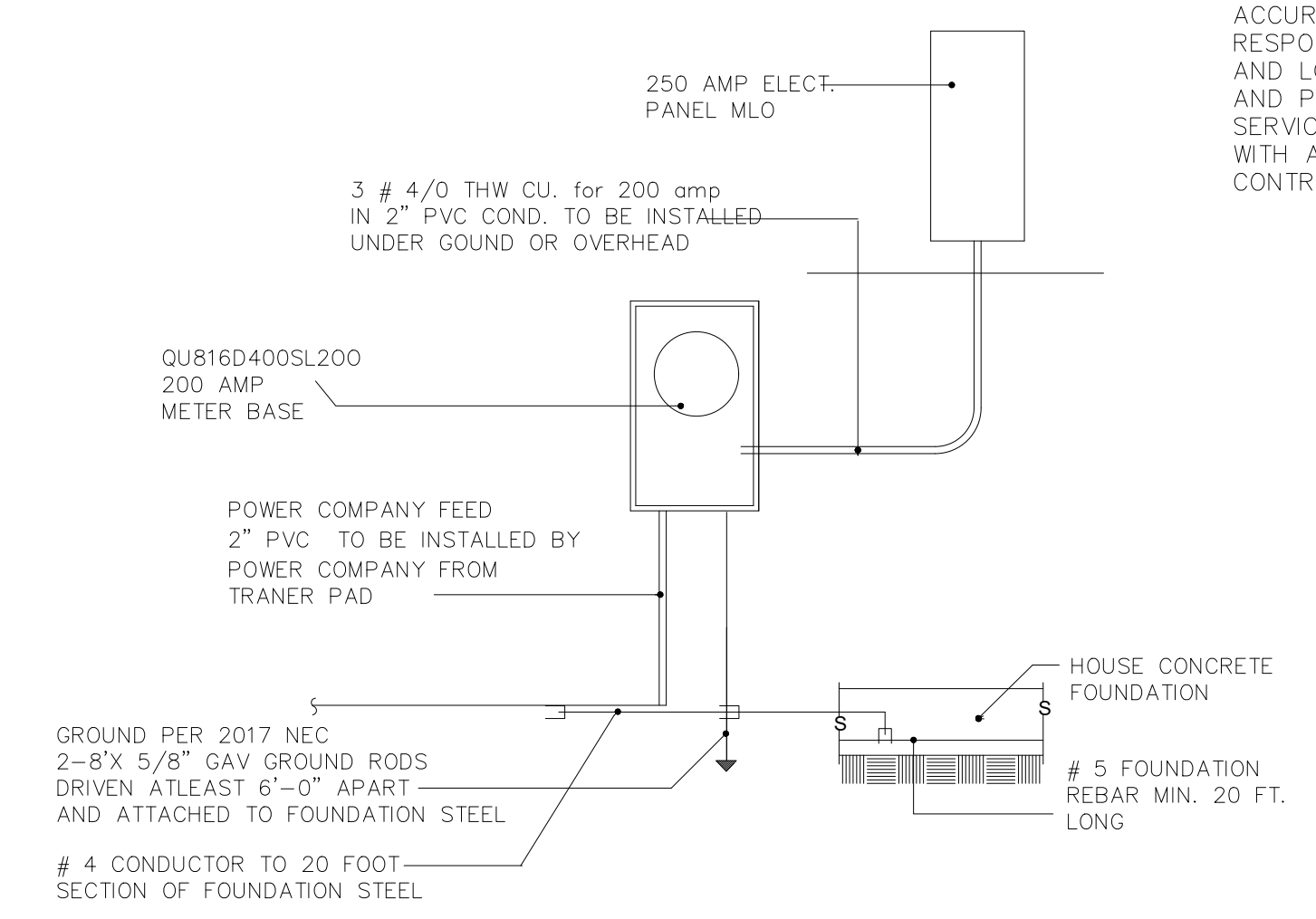
29.5.1.3.2 - Where dwelling units include great rooms or vaulted/cathedral ceilings extending over multiple floors, smoke alarms located on the upper floor that are intended to protect the aforementioned area shall be permitted to be considered as part of the lower floor(s) protection scheme used to meet the requirements of 29.5.1.3.1.

29.5.2.1.1 - Smoke and Heat Alarms. Unless exempted by applicable laws, codes, or standards, smoke or heat alarms used to provide a fire-warning function, and when two or more alarms are installed within a dwelling unit, suite of rooms, or similar area, shall be arranged so that the operation of any smoke or heat alarm causes all alarms within these locations to sound.

NOTE: A SUPERVISED FIRE ALARM SYSTEM IS REQUIRED TO BE INSTALLED PER NFPA 72.29.8.2 - A SEPARATE FIRE ALARM PERMIT IS REQUIRED. THE SYSTEM DESIGN, PERMIT APPLICATION AND INSTALLATION IS THE RESPONSIBILITY OF THE FIRE ALARM SYSTEM COMPANY. FPS WILL BEAR NO RESPONSIBILITY FOR ITS ACCURACY.

SECURITY SYSTEM

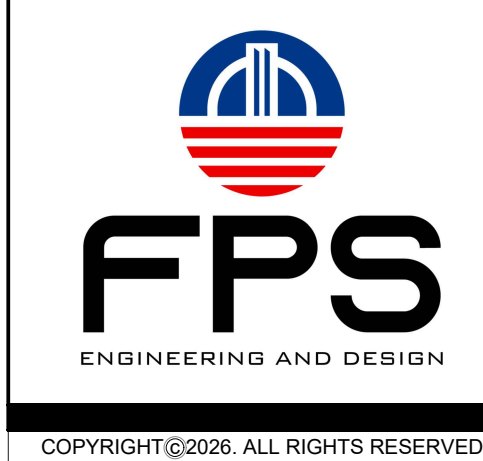
ELECTRICAL CONTRACTOR AND/OR SECURITY SYSTEMS CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL WILL BE EQUIPPED WITH AN EXIT ALARM THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DECIBELS AT 10 FEET, PER THE REQUIREMENTS DESCRIBED IN FLORIDA STATUTES SECTIONS 515.21 - 515.37, THE RESIDENTIAL SWIMMING POOL SAFETY ACT.



250 AMP. ELECTRICAL RISER DIAGRAM / FOR REFERENCE ONLY
N.T.S.
NOTE: DESIGN WITH AN ELECTRICAL RISER DIAGRAM AND LOAD CALCULATIONS IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR, AND SHALL VERIFY PANEL AMPERAGE IS CORRECT PRIOR TO COMMENCING ANY ELECTRICAL WORK.

- DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT AND MANUFACTURER'S SPECIFICATIONS FOR CORRECT INSTALLATION. ERECT
- ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND ACCEPTABLE WORKING INSTALLATION. ALL INSTALLATIONS ARE TO BE CHECKED AS WORKING PRIOR TO OCCUPANCY CERTIFICATION.
- ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND WITH ALL LOCAL ORDINANCES HAVING JURISDICTION, PER 2023 NEC EDITION.
- VERIFY LOCATION OF ALL OUTLETS, SWITCHES, COAX CABLE, CAT 6 DATA, FIXTURES, ETC., WITH OWNER PRIOR TO ANY INSTALLATION.
- ALL SECURITY SYSTEMS SHALL HAVE 3 PADS. VERIFY OWNER/CONTRACTOR AGREEMENT AND LOCATIONS OF PADS PRIOR TO ANY INSTALLATION.
- ALL WORK TO BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR.
- ALL MATERIAL SHALL BE NEW AND BEAR THE UNDERWRITERS LABEL (U.L.) WHERE APPLICABLE.
- THE ELECTRICAL, TELEPHONE, DATA AND CABLE TELEVISION INSTALLATIONS SHALL MEET ALL REQUIREMENTS BY THE LOCAL UTILITY COMPANIES.
- THE ELECTRICAL SYSTEM SHALL BE COMPLETELY AND EFFECTIVELY GROUNDED AS REQUIRED IN ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE (NEC).
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- UNLESS OTHERWISE INDICATED, ALL S. CABLE, DATA, AND TELEPHONE OUTLETS TO BE 18" A.F.F.
- SMOKE DETECTORS ARE INTERCONNECTED AND TO HAVE BATTERY BACKUP, INSTALLED PER NFPA 72.29.8.3.4
- ALL NON-GFI OUTLETS TO BE ON ARC-FAULT INTERRUPTERS
- GFI OUTLETS LOCATED IN GARAGES, KITCHENS, AND BATHROOMS, SHALL BE TAMPER-PROOF.
- ALL DETECTORS SHALL BE SMOKE/CARBON MONOXIDE COMBO, AND SHALL BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP, AND SHALL BE INSTALLED PER NFPA 72.29.8.3.4 - IN NO CASE SHALL MORE THAN 18 INITIATING DEVICES BE INTERCONNECTED OF WHICH 12 CAN BE SMOKE ALARMS WHERE THE INTERCONNECTING MEANS IS NOT SUPERVISED. PER NFPA 72.29.8.2 HOMES WITH A LARGE NUMBER OF BEDROOMS WHERE MORE THAN 12 SMOKE ALARMS OR CARBON MONOXIDE ALARM COMBINATION, WILL REQUIRE A SEPARATE PERMIT FOR A FIRE ALARM SYSTEM.
- ELECTRICAL METER AN PANEL LOCATION MAY VARY AS PER SERVICE ENTRANCE LOCATION.
- ALL WIRING TO BE COPPER.
- IF CHOSEN BY OWNER, CONTRACTOR TO VERIFY LOCATION OF E.C.P. 240V ELECTRIC CHARGING PORT WITH OWNER PRIOR TO INSTALLATION. ELECTRIC CAR CHARGING STATION TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. VERIFY CHARGING STATION SPECIFICATIONS MATCH OWNERS VEHICLES.

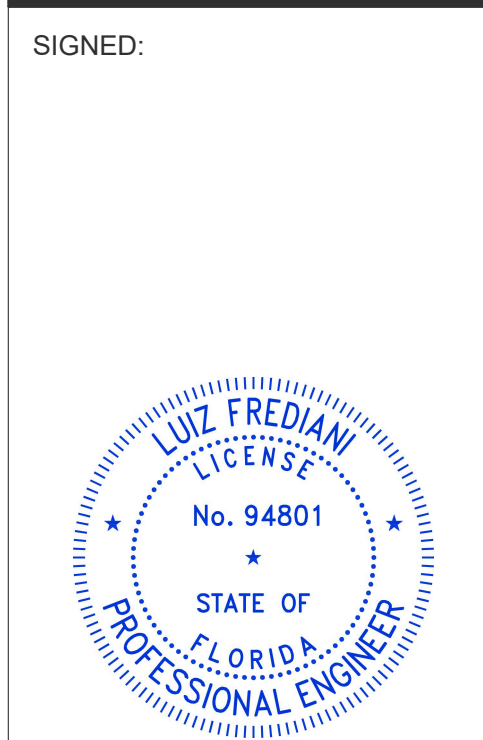
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OWNER ADDRESS
OVERLOOK RESIDENCE
 224 OVERLOOK RD
 WINTER PARK

OWNER ADDRESS



Revisions

Description	Date

DATE: 2026
 Designed by: FPS
 SCALE: AS INDICATED
 Sheet Title:

Description	Date

TRUSS BY OTHERS

TRUSSE DIRECT - JOB # TD26-1138 - DATE: 2/20/26

GENERAL CONTRACTOR TO VERIFY THE TRUSS LAYOUT PLAN TO BE PROVIDED BY TRUSS COMPANY WITH THE DELIVERY OF TRUSSES MATCHES THE TRUSS FRAMING PLAN SHOWN ON THIS SHEET AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD, PRIOR TO BEGINNING OF WORK.

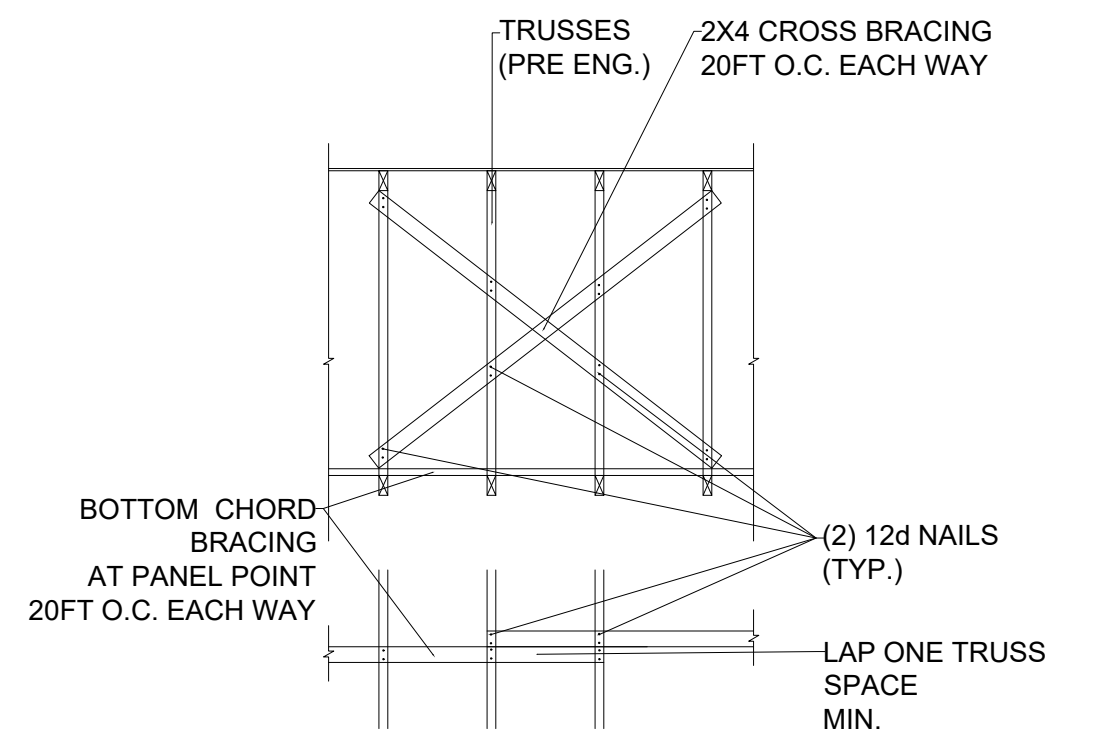
DRAFT STOPPING:
PROVIDE DRAFT STOPPING ACCORDINGLY TO FBC-R302.12 IN COMBUSTIBLE CONSTRUCTION WHERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR - CEILING ASSEMBLY. DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000-SQUARE FOOT. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATED EQUAL AREAS.

CALLOUT	CONNECTOR	ALLOWABLE UPLIFT LOAD
TC-1	META16	1450 LB
TC-2	META16 @ 4'-0" O.C.	1450 LB
TC-3	MTS12	1000 LB
TC-4	LSTA16 @ 4'-0" O.C.	1110 LB
TC-5	H2.5A	600 LB
TC-6	VCT-R	370 LB
TC-7	MGT	3965 LB
TC-8	HTS20	1320 LB
TC-9	HTT4	4235 LB
TC-10	HTT5	5090 LB
TC-11	(2) META16	1 PLY 1985 LB, 2PLY +1900 LB
TC-12	(2) HETA16	1 PLY 2035 LB, 2 PLY +2500 LB
TC-13	DETAL20	1 PLY ONLY 2480 LB
TC-14	HTSM16	1110 LB
TC-15	MSTAM24	1375 LB

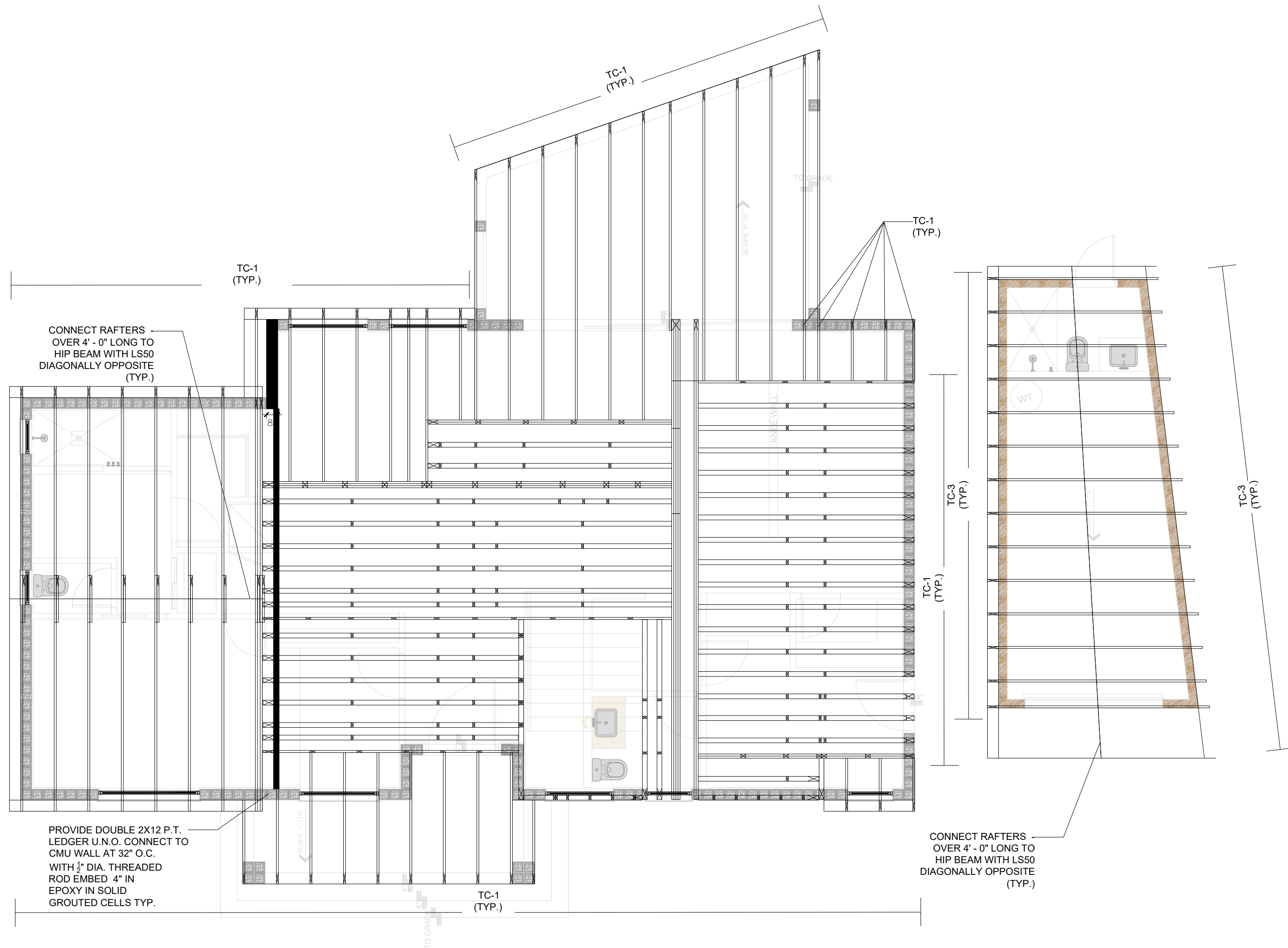
META16 CONNECTORS MAY BE REPLACED WITH HETA16 (1810LB)
ALL FRAMING TO CMU WALL CONNECTIONS, META16 (TC-1) U.N.O.
ALL FRAME TO WOOD FRAME WALL CONNECTIONS, MTS12 (TC3) U.N.O.

NOTES

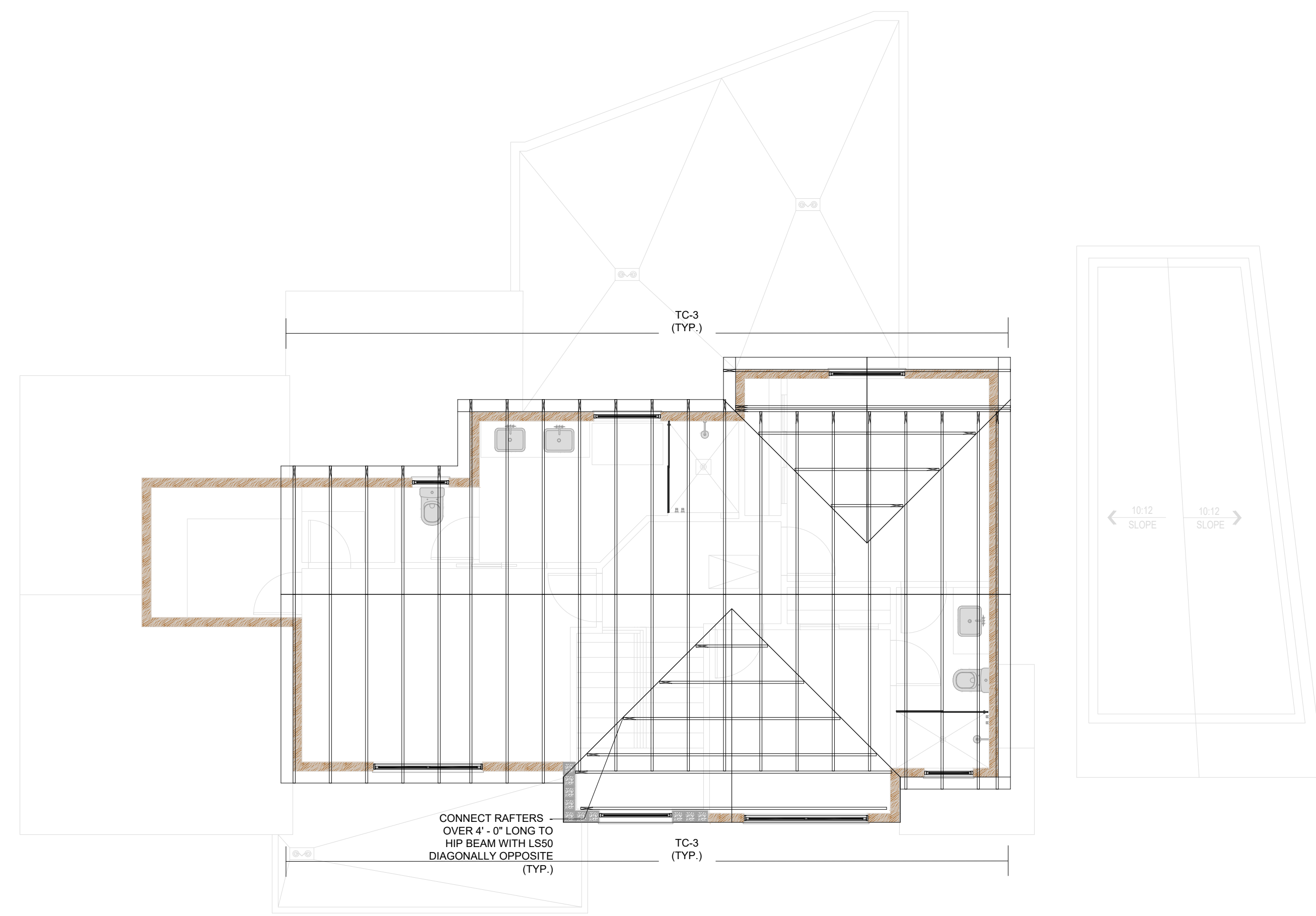
- TOP OF WALL ELEVATION / FRAME BEARING ELEVATION - SEE ELEVATION SHEETS.
- SEE GENERAL STRUCTURAL NOTES FOR ROOF SHEATHING.
- AT ALL 2, 3, ETC. PLY FRAME LOCATIONS, PROVIDE 2, 3M ETC. WALL STUDS TO MATCH, UNLESS 4X6 ETC. IS ALREADY PROVIDED IN PLAN.



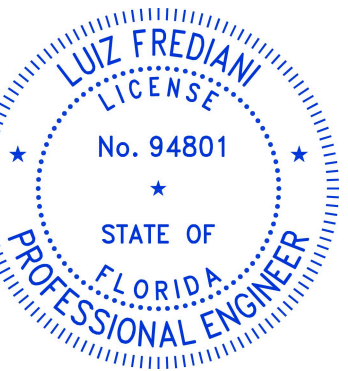
3 TRUSS BRACING DETAIL
S6 SCALE N.T.S.



1 FLOOR TRUSSES
S6 SCALE 3/16" = 1'-0"



2 ROOF TRUSSES
S6 SCALE 3/16" = 1'-0"



Description	Date

DATE:	2026
Designed by:	FPS
SCALE:	AS INDICATED
Sheet Title:	

S-7.1

FRONT ELEVATION REAR ELEVATION RIGHT FRONT LEFT REAR

LOADING CRITERIA

	ROOF	FLOOR
TOP CHORD		
LIVE LOAD	20 p.s.f.	40 p.s.
DEAD LOAD	10 p.s.f.	10 p.s.
BOTTOM CHORD		
LIVE LOAD	0 p.s.f.	0 p.s.
DEAD LOAD	10 p.s.f.	5 p.s.
TOTAL LOAD	40 p.s.f.	55 p.s.
DURATION FACTOR	1.00	1.00
BUILDING CODE	FBC 8th Ed. 2023 Res.	

WIND CRITERIA

WIND STANDARD	ASCE 7-22
WIND LOAD TYPE	MWFRS
SPEED	140 m.p.h.
ENCLOSURE	Closed
CATEGORY	Residential - CAT II
EXPOSURE	B

NOTE

IT IS THE RESPONSIBILITY OF THE BUILDING DESIGNER OR ARCHITECT TO PROVIDE AN APPROPRIATE CONNECTION FOR TRUSSES TO SUPPORTING STRUCTURE PER REACTIONS SHOWN ON TRUSS ENGINEERING. SPECIAL CONSIDERATIONS FOR MECHANICAL EQUIPMENT AND/OR PLUMBING (AND THEIR CONNECTIONS) IN TRUSS SPACE MUST BE DIAGRAMMED BY BUILDER ON APPROVED TRUSS LAYOUT PRIOR TO FABRICATION. THIS COMPANY IS A TRUSS MANUFACTURER WHOSE RESPONSIBILITIES ARE LIMITED TO THOSE DESCRIBED IN WTC 1-1995 DESIGN RESPONSIBILITIES. ACCORDINGLY, IT DISCLAIMS ANY RESPONSIBILITY AND/OR LIABILITY FOR THE CONSTRUCTION DESIGN, DRAWINGS, DOCUMENTS INCLUDING THE INSTALLATION AND BRACING OF TRUSSES MANUFACTURED BY THIS COMPANY.

WARNING

CONVENTIONAL FRAMING, ERECTION AND/OR PERMANENT BRACING IS NOT THE RESPONSIBILITY OF THE TRUSS DESIGNER, PLATE MANUFACTURER, OR TRUSS MANUFACTURER. PERSONS ERECTING TRUSSES ARE CAUTIONED TO SEEK PROFESSIONAL ADVICE REGARDING ERECTION BRACING WHICH IS ALWAYS REQUIRED TO PREVENT TOPPLING AND DOMINOING DURING ERECTION. AND PERMANENT BRACING WHICH MAY BE REQUIRED IN SPECIFIC APPLICATIONS. SEE "BRACING WOOD TRUSSES COMMENTARY AND RECOMMENDATIONS" (BCSI 1-03 FOR FURTHER INFORMATION.

TRUSSES SHALL BE INSTALLED IN A STRAIGHT AND PLUMB POSITION, WHERE NO SHEATHING IS APPLIED DIRECTLY TO TOP AND/OR BOTTOM CHORDS, THEY SHALL BE BRACED AS SPECIFIED ON THE ENGINEERED DESIGN. TRUSSES SHALL BE HANDLED WITH REASONABLE CARE DURING ERECTION TO PREVENT DAMAGE OR PERSONAL INJURY.

ATTENTION

*APPROVAL OF THIS TRUSS LAYOUT IS NECESSARY BEFORE FABRICATION CAN BEGIN. VERIFY SPANS, PITCHES, OVERHANGS, ELEVATIONS, & BEARING CONDITIONS. ACCEPTANCE OF THIS LAYOUT ASSUMES TOTAL RESPONSIBILITY. THE TRUSSES WILL BE BUILT IN ACCORDANCE WITH THIS LAYOUT.

APPROVED BY: _____
DATE: _____



CUSTOMER
PRIME PROPERTY CONSTRUCT

CONTRACTOR

JOB DESCRIPTION

241 Overlook St

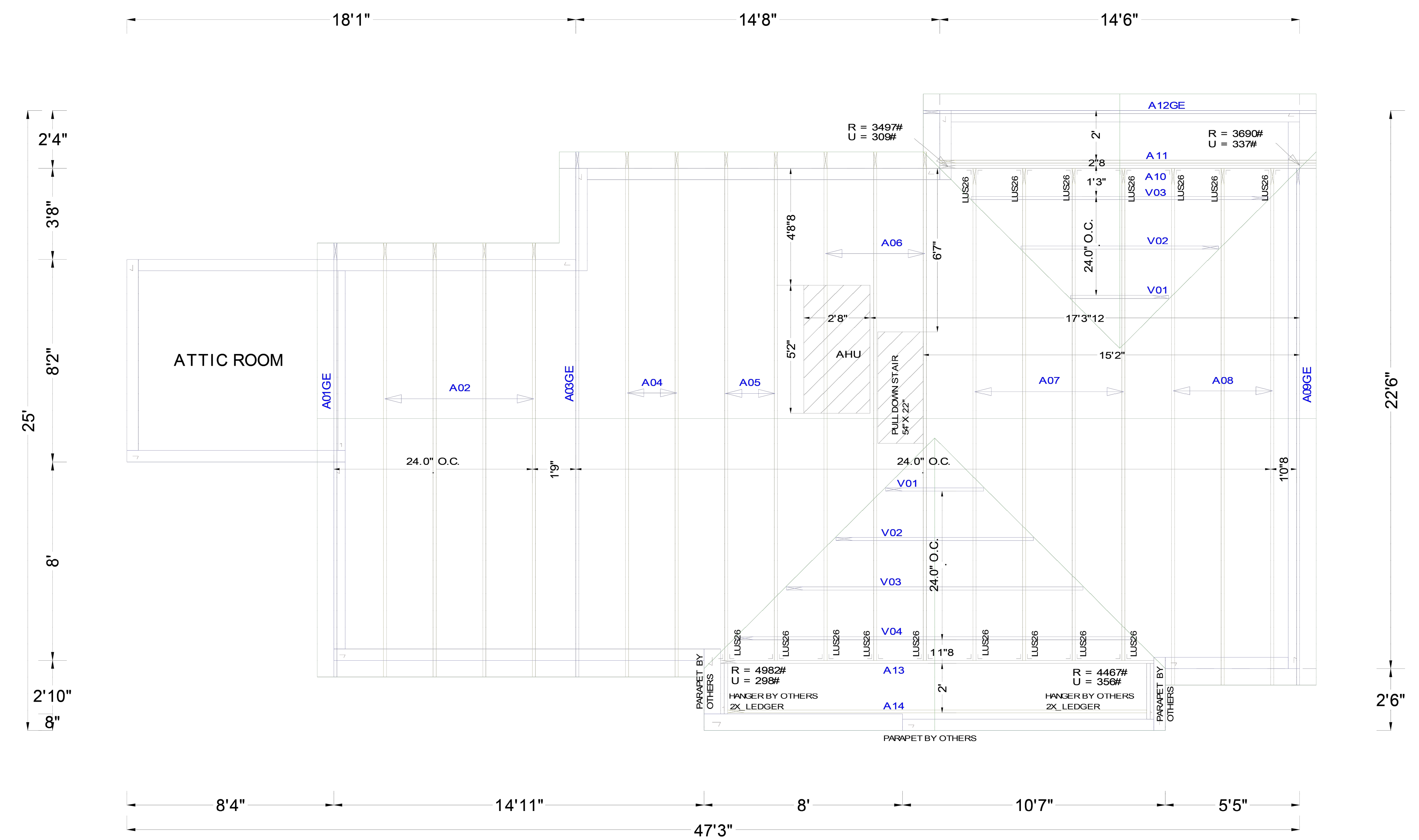
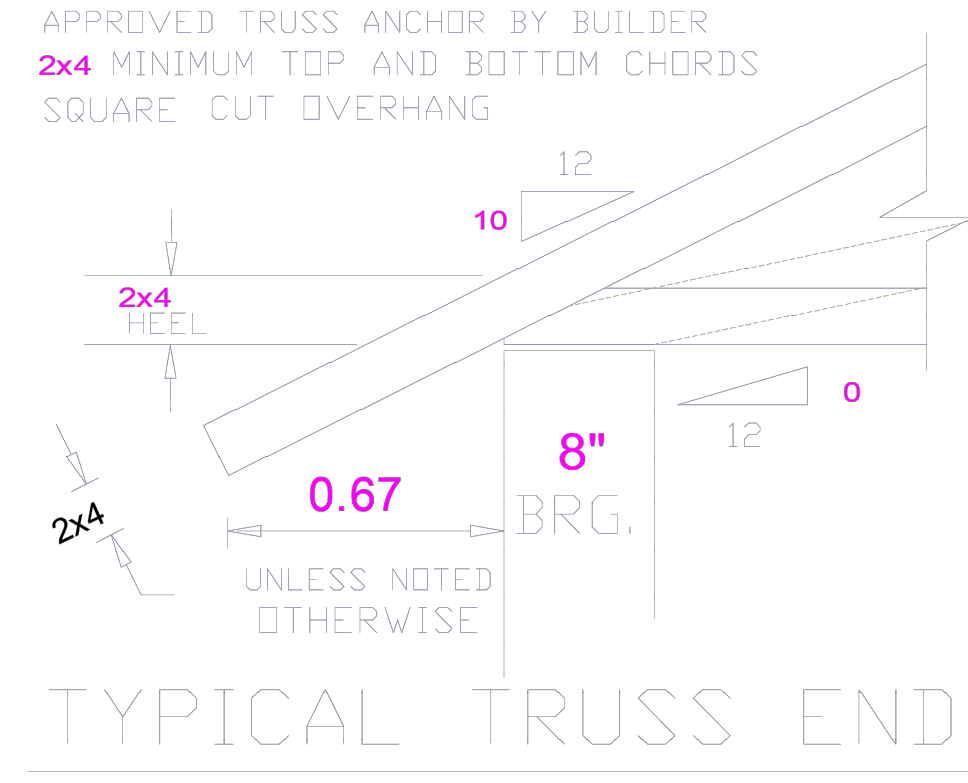
JOB ADDRESS

241 Overlook St, Winter Park, FL 32789

SCALE	DATE	DRAWN BY	JOB NUMBER
NTS	22/0/2026	SL	TD26-1138

Bearing Legend	
	21'10"00 ELEVATION
	22'01"08 ELEVATION 2 PLY

HANGER CHART	
(16)	LUS26





PLAN SNAPSHOT REPORT BOA-2026-0004 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments	Project:	App Date: 03/23/2026
Work Class: Board of Adjustments/Variance Application	District: Winter Park	Exp Date: NOT AVAILABLE
Status: Submitted - Online	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Lewis, Nick	Approval Expire Date:

Description: We are asking Variance for pool / deck setback as per attached plan.

Parcel: 302205850608020	Main	Address: 224 Overlook Rd Winter Park, FL 32789-4040	Main	Zone:
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Applicant Prime Property Construction LLC Cristiano M Pedrosa 13355 McMillan Drive Orlando, FL 32827 Home: (689) 266-7540 Business: (863) 521-2483 Mobile: (689) 266-7570	Alternate Contact Michele Putini Mobile: (954) 706-8606	Owner Cristiano Pedrosa Mobile: (689) 266-7570
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Plan Custom Fields

Is the property on waterfront?	No	Section	58-71(j)	Subsection	
Zoning	R-1A	Is this property on historic registry or district?	No	Describe variance	Pool setback requires the pool and deck to be 10ft from the lot limit. Due to lot peculiar condition, we request it to be 5 ft for pool deck and 6'-1" (the smallest distance) for pool.
How long have you owned the property?	less than 6 months	How long have you occupied the property?	House demolished. It s never been occupied.	Special Condition	Lot has a trapezoidal shape, with a short depth and existing front setback condition that does not give us much space for an outdoor area if we consider the section 58-51(j), that requires a 10 ft for pool setbacks from the limit of the lot. All other requirements were achieved, and in doing so, we barely space for an outdoor area.
Rights/Priv	The peculiar shape of the sith and the existing front setback are pushing the proposed house towards the back of the property. Other parcels are more rectangular shape allowing a better use of the lot.	Hardship	If we follow the section 58-51(j), that requires a 10 ft for pool setbacks from the limit of the lot the proposed new pool would be out of standard, beyond small and hard to get it fabricated. Also, within the same limit, we would have to have the pool deck. Allowing the pool deck to be 5ft away from the lot limit and the pool to be at 6'-1" (on its nearest portion) to the lot		limit, we would be able to have a small pool/spa in the property.

PLAN SNAPSHOT REPORT (BOA-2026-0004)

Limited Variance Due to lot condition, I don't think a limited variance would apply. But of course, any help is welcomed. The pool is an independent area in the house that does not fit anywhere in the lot other than the rear. The house is currently meeting all its setback limits, and a parking garage is being proposed as a detached building.

Attachment File Name	Added On	Added By	Attachment Group	Notes
25-101 - PPCONSTRUCT - 224 OVERLOOK RD WINTER PARK - CIVIL R2 S&S.pdf	03/23/2026 17:03	Pedrosa, Cristiano		Site Plan
Survey 224 Overlook.pdf	03/23/2026 17:03	Pedrosa, Cristiano		Survey
variance-submittal-checklist.pdf	03/23/2026 17:03	Pedrosa, Cristiano		Signed Checklist
Signature_Cristiano_Pedrosa_3/23/2026.jpg	03/23/2026 17:03	Pedrosa, Cristiano		Uploaded via CSS
224 Overlook Rd - Arch Set.pdf	03/27/2026 9:29	Lewis, Nick	Available Online	Architectural Plan Set
224 Overlook Rd - Civil Site Plan.pdf	03/27/2026 9:29	Lewis, Nick	Available Online	Civil Site Plan

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00071478	Residential Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00071478		\$200.00	\$200.00
Grand Total for Plan		\$200.00	\$200.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Board of Adjustments Review v.1	Approved	03/23/2026	03/25/2026	03/25/2026	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Review	Planning and Zoning	Lewis, Nick	Approved	03/23/2026	03/25/2026	03/25/2026

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		03/25/2026 13:36	03/25/2026 13:36
Board of Adjustments Review v.1	Receive Submittal	03/23/2026 0:00	03/25/2026 13:35
Issue Invoice v.1	Generic Action		03/25/2026 13:36
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		