



Planning & Zoning Board Regular Meeting

Agenda

August 1, 2023 @ 6:00 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/bpm and include virtual meeting instructions.

assistance & appeals

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

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

please note

Times are projected and subject to change.

-
1. **Call to Order**
 2. **Consent Agenda**
 - a. [Approval of the July 13, 2023 Meeting Minutes.](#) 1 minute
 3. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 4. **Public Hearings**
(Public participation and comment on these matters must be in-person.)
 - a. [SPR #23-09. Request of Max Eliscu.](#) 10 minutes
Request of Max Eliscu for approval to construct a new, single-story, 748 square-foot cabana and a new, two-story, 1,001 square-foot addition to the existing single-family home located at 802 Georgia Avenue on Lake Osceola, zoned R-1AAA.
 - b. [Request of Metro Winter Park, LLC: To amend the Comprehensive Plan Future Land Use designation from Institutional to Medium Density Residential to be consistent with the R-3 zoning of the properties and for Conditional Use approval for a two-story, 58-unit multi-family project on the properties at 821 & 831 W. Swoope Ave. and 800, 810 & 830 W. Webster Ave.](#) 60 minutes
 - c. [ZTA #23-07 Request of the City of Winter Park: Ordinance to amend Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-71 "General provisions for residential zoning districts", to revise subsection \(f\) regarding the parking of boats, trailers and recreation vehicles to include limousines over 25 feet.](#) 20 minutes
 5. **Action Items**
 6. **Non-Action Items**
 7. **Staff Updates**
 8. **Board Comments**
 9. **Upcoming Agenda Items**
 10. **Adjournment**



Planning & Zoning Board

agenda item

item type	Consent Agenda	meeting date	August 1, 2023
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the July 13, 2023 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[PZ July 13th 2023 Draft Meeting Minutes.pdf](#)



Planning & Zoning Board Regular Meeting Minutes

July 13, 2023 at 6:00 p.m.

City Hall | Commission Chambers
401 S. Park Ave. | Winter Park, Florida

Present

Present: Jim Fitch, David Bornstein, Vashon Sarkisian, Michael Spencer, and Warren Lindsey. Absent: Melissa Vickers and Alex Stringfellow. Also Present: City Attorney Dan Langley. Staff: Director of Planning & Zoning Jeff Briggs, Assistant Director of Planning & Zoning Allison McGillis, Senior Planner/Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corinna Lundgren, and Recording Secretary Kim Breland.

(1) Call to Order

Chairman David Bornstein called the meeting to order at 6:00 p.m.

(2) Consent Agenda

Approval of Minutes:

Motion made by Warren Lindsey, seconded by Jim Fitch to approve the June 6, 2023 meeting minutes.

Motion carried unanimously with a 5-0 vote. (Melissa Vickers and Alex Stringfellow were not present for the meeting.)

(3) Public Comments (for items not on Agenda)

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

(4) Public Hearings

- SPR #23-06. Request of Charles Clayton for: Approval to construct a new, three-foot solid wall along the eastern property line to the lakefront at the single-family home located at 1211 College Point on Lake Virginia, zoned R-1AAA.

Mrs. McGillis provided the Board a brief summary of the request. She presented to the Board an area map and aerial view of the property. She noted that the application was unlike the Board's usual lakefront reviews as it was only for a wall and did not involve any buildings or structures. She explained that the applicant needed a variance for the wall to run all the way to the lakefront. She then provided the Board with the applicant's site plan and an example of the stone material to be used for the wall. Mrs. McGillis went on to explain that the applicant wanted some privacy from the park that is adjacent their property due to having issues with their dogs fighting through the existing metal fence with the dogs at the park. She noted that the wall was proposed to be three feet in height, will be placed along the interior of the existing metal fence that goes to the lakefront, will not block any lake views or impact any of the lakefront criteria, and will be better for stormwater retention for the applicant's property and the park. She added that staff had received an email from the applicant's neighbor to the west who was in favor of the request.

Staff recommendation was for approval.

The Board inquired as to whether or not the proposed height of the wall was by the applicant's choice or due to a code restriction.

The applicant's representative, Attorney Becky Wilson of 215 N. Eola Drive, Orlando, FL 32801 addressed the Board. Attorney Wilson let the Board know that the intent of the request was not to block anyone's view but to gain privacy.

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

Motion made by Warren Lindsey, seconded by Michael Spencer, for approval to construct a new, three foot solid wall along the eastern property line to the lakefront at the single-family home located at 1211 College Point on Lake Virginia, zoned R-1AAA.

Motion carried unanimously with a 5-0 vote. (Melissa Vickers and Alex Stringfellow were not present for the meeting.)

- SPR #23-07. Request of Urban Perch Homes for: Approval to construct a new, two-story, 5,980 square-foot, single-family home located at 1292 Howell Branch Road on Lake Temple, zoned R-3.

Mr. Harbilas provided the Board a brief summary of the request. He presented to the Board an area map and aerial view of the property. He noted that this property along with its neighboring property at 1296 Howell Branch Road were originally part of one large parcel and was originally intended for a memory care facility but the application was changed to create four single-family lots approved in 2019. He also noted that the subdivision and lot configuration have already been approved but the plans for the homes will have to be reviewed and approved by the Planning & Zoning Board prior to build out. Mr. Harbilas went on to explain that the lots would be accessed by a private drive and that the homes are required to meet R-1 zoning. He added that a large oak tree was removed from the site without permit during the clearing process so the Code Board established a required condition for the applicant that includes mitigation with five new live oak trees and a monetary penalty. He then briefly discussed the lots and their site plans, setbacks, requested variances, and elevations.

Staff recommendation was for approval with the following conditions:

- Keep the existing tree buffer along the lakefront for the duration of home construction.
- Plant one Live Oak tree, measuring at least 5-inch diameter in size, in accordance with the tree mitigation condition from the Code Board.

The Board inquired about the following:

- clarification regarding the stop light on Howell Branch Road,
- what exists across the street from the applicant's property,
- the location of the requested variance,
- the previous approvals for the project,
- clarification on the Planning & Zoning Board's purview regarding the request,
- the requested setback variance,
- and why the oak tree was removed without permit.

The owner of the lots, Brooke Rose of 1759 Alabama Drive, Winter Park, FL 32789 addressed the Board. Mr. Rose explained to the Board that a previous subcontractor for the project had removed the oak tree by mistake.

The applicant's architect, John Drake with Green Apple Architecture at 174 Comstock Avenue, Winter Park, FL 32789 addressed the Board. Mr. Drake noted that the lots were of an irregular shape which considerably narrows down the buildable envelope. He added that the R-1 zoning on the lots called for significant restrictions.

The Board asked the applicant if the oak tree that was removed had been fenced off prior to removal. The applicant, Eric Rey of 333 Henkel Circle, Winter Park, FL 32789 responded to the Board explaining that the oak tree had been behind a silt fence but a worker still removed the tree by mistake.

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

Motion made by Michael Spencer, seconded by Vashon Sarkisian, for approval to construct a new, two-story, 5,980 square-foot, single-family home located at 1292 Howell Branch Road on Lake Temple, zoned R-3, with the following conditions:

- Keep the existing tree buffer along the lakefront for the duration of home construction.
- Plant one Live Oak tree, measuring at least 5-inch diameter in size, in accordance with the tree mitigation condition from the Code Board.

Motion carried with a 5-0 vote. (Melissa Vickers and Alex Stringfellow were not present for the meeting.)

- **SPR #23-08.** Request of Urban Perch Homes for: Approval to construct a new, two-story, 4,987 square-foot, single-family home located at 1296 Howell Branch Road on Lake Temple, zoned R-3.

Mr. Harbilas provided the Board a brief summary of the request. He presented to the Board an area map, aerial view, and site plan for the property. He noted that the lot was weirdly shaped but the applicant was still able to meet all of the zoning criteria and all of the setbacks including the 50-foot setback from the lake.

Staff recommendation was for approval with the following conditions:

- Keep the existing tree buffer along the lakefront for the duration of home construction.
- Plant one Live Oak tree, measuring at least 5-inch diameter in size, in accordance with the tree mitigation condition from the Code Board.

The Board asked for clarification on the number of oak trees required to be replaced.

The Board heard public comment from the following residents:

Adelbert Sanchez of 2525 Temple Drive, Winter Park, FL 32789 addressed the Board. Mr. Sanchez spoke on concerns with possible stormwater flow blockages to the dry pond adjacent to the property.

Danny Gay of 2505 Temple Drive, Winter Park, FL 32789 addressed the Board. Mr. Gay spoke on concerns with the location of the proposed homes and how it might affect the flow of stormwater. He also wanted to know if the height of the proposed privacy wall could be increased.

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

The owner of the lots, Brooke Rose of 1759 Alabama Drive, Winter Park, FL 32789 addressed the Board. Mr. Rose explained that the privacy wall would be around eight feet in height and a lot of greenery would be installed. He also explained that they have already had engineers review the stormwater retention and it would be very difficult to change the current plans.

The Board inquired with staff about the required retention for the lots, whether or not the existing lake or its overflow will be filled or altered, and the location of the eight-foot wall.

The Board asked the public commenters if they still had concerns at that time and they expressed that they still had concerns regarding drainage, the possible effects to the area's canal wall, and the buffer around the wetland.

The Board inquired as to what material would be used for the eight-foot wall.

Motion made by Vashon Sarkisian, seconded by Michael Spencer, for approval to construct a new, two-story, 4,987 square-foot, single-family home located at 1296 Howell Branch Road on Lake Temple, zoned R-3, with the following conditions:

- **Keep the existing tree buffer along the lakefront for the duration of home construction.**
- **Plant one Live Oak tree, measuring at least 5-inch diameter in size, in accordance with the tree mitigation condition from the Code Board.**

Motion carried unanimously with a 5-0 vote. (Melissa Vickers and Alex Stringfellow were not present for the meeting.)

- **SUB #23-01:** Request of the City of Winter Park for: Subdivision approval to split off a portion of the city-owned "Tree Farm" property to create six single family building lots at the end of Durham Avenue.

Mr. Briggs provided the Board a brief summary of the request. He presented to the Board an area map and aerial view of the property. He noted that the 17 acre tree farm had been used by the City of Winter Park to grow trees decades ago so they could be planted throughout the city. Once it became more cost effective to buy containerized trees the property became more of an agricultural site and its current use is mainly for hurricane and storm debris storage. Mr. Briggs then provided the Board with a brief background of the request noting that the intent of the request was to have the proceeds from the lot sales used toward new park acquisitions and improvements for the City. He then went on to discuss various concerns that had been brought up by the public regarding the request, which included possible future redevelopment of the entire lot, whether or not the six lots would be sold to one developer, and whether or not the homes would be attainable houses. He expressed to the Board that their role was to determine if the request conformed to the subdivision

and zoning codes in terms of the layout and lot sizes. He noted that the request met subdivision and zoning code requirements and that no variances were requested.

Staff recommendation was for approval.

The Board asked about the existing access to the tree farm, if the neighborhood was on a sewer system, if the area had been considered to be used as a park, if the entire property was fenced, and if there were any private property signs posted.

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

Debra Cunningham of 1112 Turner Road, Winter Park, FL 32789; Montje Plank of 1112 Turner Road, Winter Park, FL 32789; Barclay Ivanek of 1923 Dalmen Avenue, Winter Park, FL 32789; Tinker Marsh of 1106 Turner Road, Winter Park, FL 32789; Richard Bazzo of 1943 Durham Avenue, Winter Park, FL 32789; and Mikko Huttunen of 1010 Turner Road, Winter Park, FL 32789.

The Board heard public comment from the following resident in favor of the request:

Jennifer Capelle of 1942 Durham Avenue, Winter Park, FL 32789. Ms. Capelle asked if some of the homes could be relocated in order to save a shed that currently exists overlapping on her property and the tree farm property.

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

Mr. Briggs noted that a possible license agreement could be written up to address the shed concern expressed by Ms. Capelle.

The Board inquired as to the next steps that would be taken at the City Commission hearing on July 26, 2023 regarding the request if approved by the Board. The Board then asked if the request was considered a subdivision to which the City's Attorney Dan Langley responded that it will ultimately be a subdivision but must meet the subdivision code requirements.

Mr. Briggs expressed to the Board that the request would be a preliminary plat approval before it goes to the City Commission. He added that if it were to be approved by the City Commission it would go back to the Planning & Zoning Board for final plat approval.

The Board expressed that they wanted to see park space included in the request and have an opportunity for the public to attend a community meeting or workshop to have their concerns heard and addressed. The Board overall felt that there was a discernable lack of information and there needed to be greater development of the project as there were lots of opportunities for other options that would take the City's and the residents' needs into account.

Motion made by Warren Lindsey, seconded by Jim Fitch, to table the subdivision approval to split off a portion of the city-owned "Tree Farm" property to create six single family building lots at the end of Durham Avenue subject to the Board's request that the City advertise and have a community meeting or workshop to consider all of the factors to include creating a park and separating the lots.

Motion carried unanimously with a 5-0 vote. (Melissa Vickers and Alex Stringfellow were not present for the meeting.)

(5) Action Items

No action items.

(6) Non-Action Items

No non-action items.

(7) Staff Updates

No staff updates.

(8) Board Comments

No Board comments.

(9) Upcoming Agenda Items

There was no discussion on upcoming agenda items.

(11) Adjournment

Meeting adjourned at 7:48 p.m.

/s/ Recording Secretary Mary Bush



Planning & Zoning Board

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date August 1, 2023
prepared by Nicholas Lewis	approved by John Harbilas, Allison McGillis
board approval Completed	
strategic objective	

subject

SPR #23-09. Request of Max Eliscu.

item list

Request of Max Eliscu for approval to construct a new, single-story, 748 square-foot cabana and a new, two-story, 1,001 square-foot addition to the existing single-family home located at 802 Georgia Avenue on Lake Osceola, zoned R-1AAA.

motion / recommendation

Staff recommendation is for approval of the request.

background

The homeowner, Max Eliscu, is requesting approval to construct a new, single-story, 748 square-foot cabana and a new, two-story, 1,001 square-foot addition to the existing single-family home at 802 Georgia Avenue on Lake Osceola. The property is zoned R-1AAA and the unsubmerged portion of the property is 135,660 square feet in size. The proposed impervious lot coverage of 37,387 square feet is 27.5% of the total lot, under the maximum 50% as the code allows and less than the existing impervious surface area on the lot. This is in large part due to the addition's placement on existing impervious area and the removal of a majority of the existing pool deck. The maximum Floor Area Ratio (FAR) for properties greater than 12,500 square feet in size is 35% of the lot area or 5,000 square feet, whichever is greater. With the new addition and cabana, the applicant is proposing a 15,051 square-foot home which equates to a FAR of 11%, well under this requirement.

Because of the principal structure's age and location, the applicant is seeking a slight encroachment into the side setback for the addition. The required side setbacks for this property would be 30-feet to the first-floor and 40-feet to the second-story. The house was constructed in 1930 and although not on the City's Register of Historic Places, the applicant is seeking a matching architectural style to keep the home's historic aesthetic.

The existing first- and second-floors are nonconforming with modern code requirements. Without the variance, the addition would not be possible.

Lakefront Review Criteria:

Tree Preservation

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible. There are no trees being removed as part of this request. Therefore, the application meets this requirement.

View from the Lake

The code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of 3-feet in height. This plan complies with this provision. The proposal includes no wall or deck component greater than 3-feet in height. The existing wall on the property is 2-feet in height also satisfying this requirement.

View of Neighbors

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

Both the addition and the cabana are behind the adjacent neighbors. In addition, as part of the conditions of approval for the home being constructed at 570 Seminole Drive (the property to the north), a significant landscape buffer between these two parcels was required. There is also a significant existing landscape buffer along the southern lot line and a City street and easement between the subject property and the neighboring lakefront property to the south. Staff believes that the request will not infringe on the views of either neighbor and therefore satisfies this requirement.

Stormwater Retention

The code requires the retention of stormwater. The amount of impervious surface on the lot determines the needed depth/size of the retention. In this case, the proposed impervious surface area is actually less than the existing impervious area. In addition to the existing retention, the applicant is proposing a large swale along the lakefront providing almost double the required stormwater retention.

Summary

Overall, the plans meet the intent of the lakefront review criteria. The proposed cabana meets all single-family code requirements. The addition also meets all single-family code requirements, except the side setback. The applicant's desire is to keep the nature of the existing historic structure, as opposed to demolition and the construction of a significantly larger structure. The fact that there is a significant landscape buffer along the north side and that the addition does not extend beyond what will be the neighboring home, staff believes that the variance should be granted as part of this request.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[802 Georgia Ave - Area Map.jpg](#)

ATTACHMENTS:

[802 Georgia Ave - Aerial Map.jpg](#)

ATTACHMENTS:

[802 Georgia Ave - Plan Set.pdf](#)

ATTACHMENTS:

[802 Georgia Ave - Grade Plan.pdf](#)

ATTACHMENTS:

[802 Georgia Ave - 3D Renderings.pdf](#)



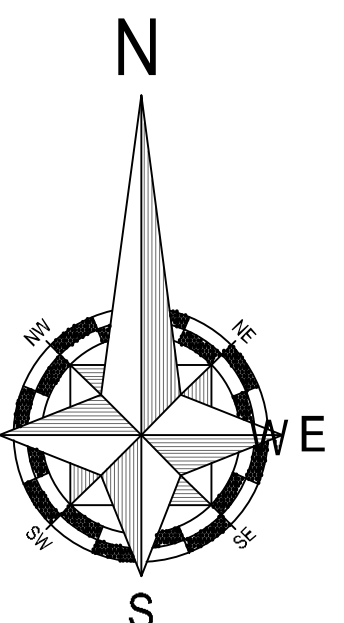


THE ELISCU RESIDENCE
802 GEORGIA AVE. WINTER PARK, FL. 32789

LOTS 480 AND 481, TOWN OF WINTER PARK,
ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 3, PAGE 220, OF
THE PUBLIC RECORDS OF ORANGE COUNTY,
FLORIDA. .

CURRENTLY THERE IS AN EXISTING COVERED PORCH ON THE SIDE (NON FUNCTIONAL) AND NEED THIS AREA TO PROTECT THE OTHER TREES AND ORIGINAL ARCHITECTURE OF THE HOME.

A diagram showing a stepped profile. The profile consists of a lower rectangular section on the left and a taller rectangular section on the right. A diagonal line is drawn from the top-right corner of the lower section to the top-right corner of the taller section. The area under the profile is filled with diagonal hatching.



FAR	
SQ. FT. TABULATIONS:	SQ. FT.
LOT AREA:	±135,660
TOTAL UNDER ROOF:	15,051
FAR:	11.1%

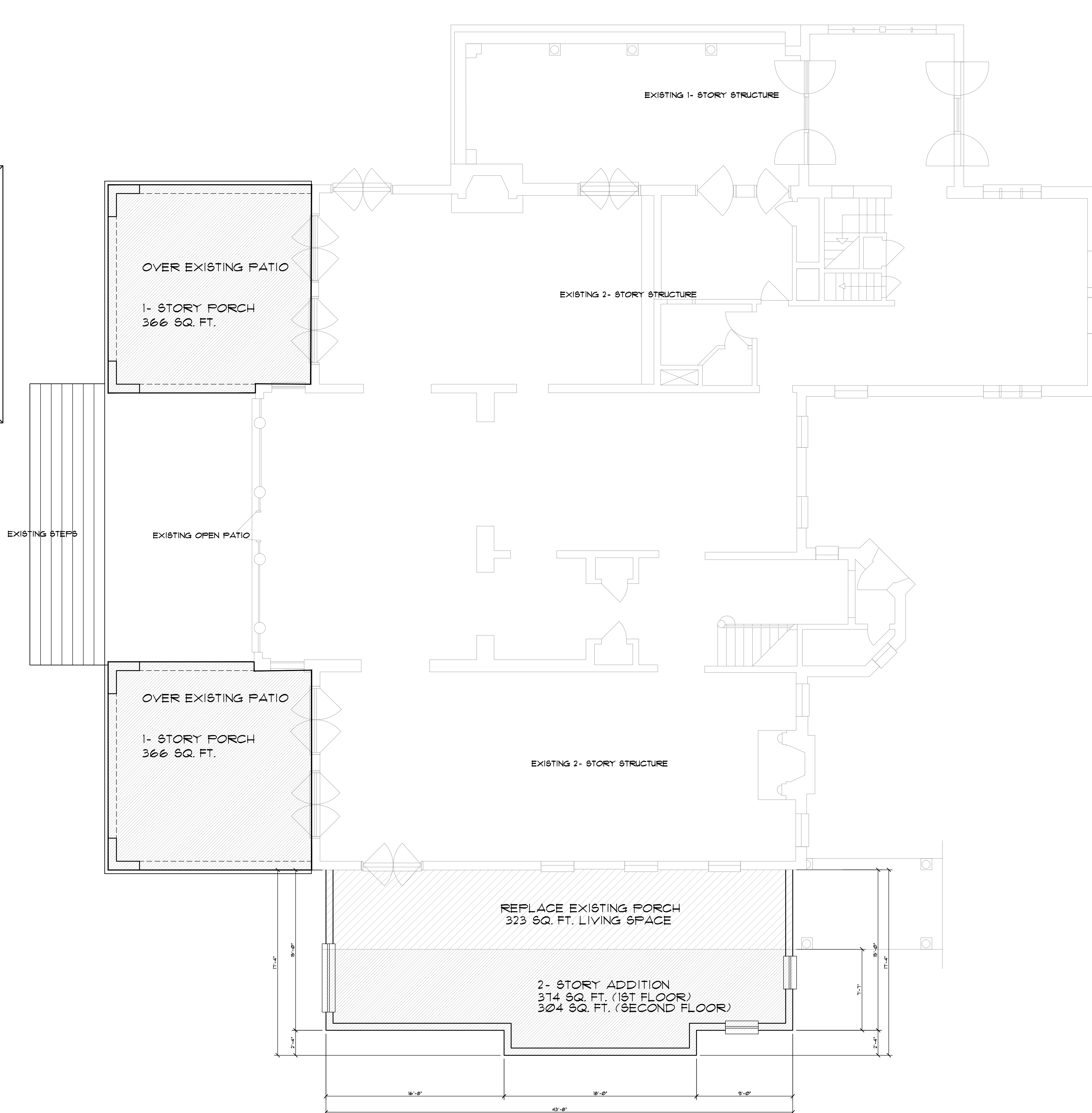
SEE HARDSCAPE / DRAINAGE PLAN
BY OTHERS FOR MORE INFORMATION

NO VARIANCES REQUIRED FOR THE CABANA / POOL

SEAL

Daniel Souter, P.E.
 P.E. #63901

SITE PLAN



FLOOR PLAN
CONCEPT

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and shall notify in writing "KAR ARCHITECTS," of any variation from the dimensions, conditions and specifications appearing on these plans.

Daniel Souter, P.E.
P.E. #63901

ARACE DESIGNS
ARACE DESIGNS, LLC
(407) 774-2468

KAR ARCHITECTS
DESIGN & CONSTRUCTION

Rizk Plaza Bumihana, Lebanon M: +961 3 710 711 P: +961 4 964 383
E-mail: krizk@karde.com @ kar.architects www.karde.com

JOB NUMBER

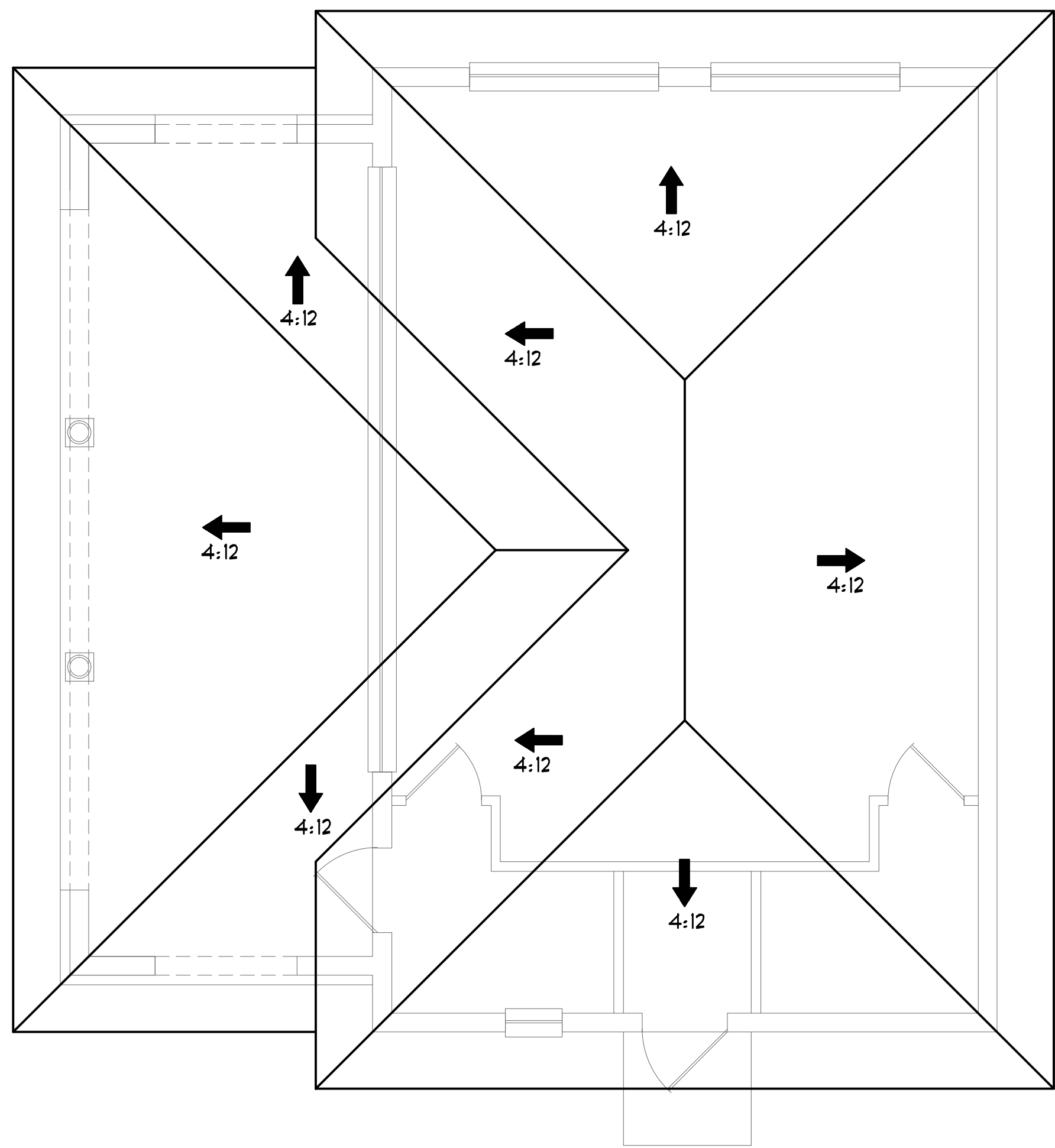
DATE
6/28/22
DRAWN
D.A.A.
SHEET
2

MAIN HOUSE PLANS

alba
ENGINEERING

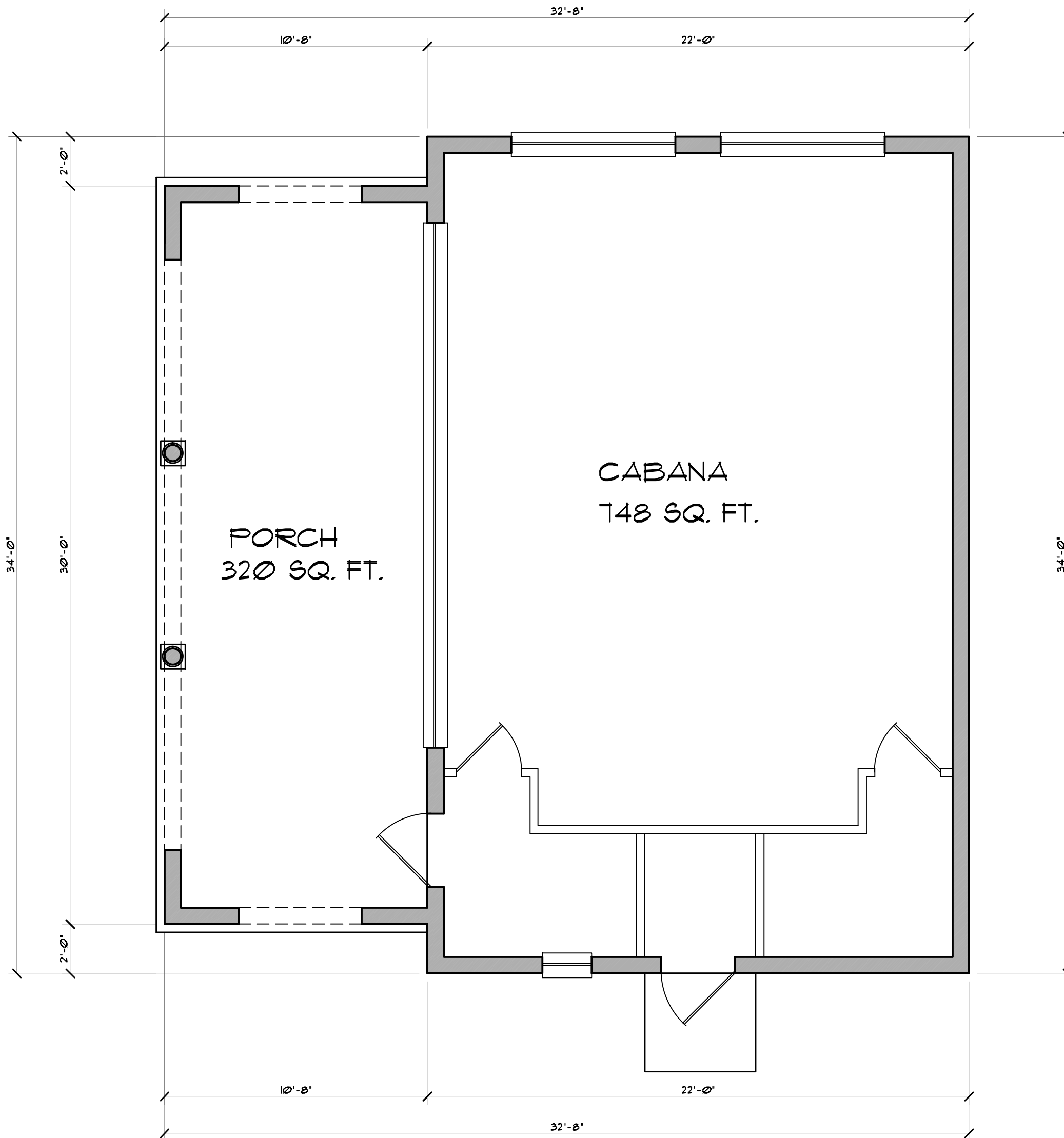
C.A. #30506
DANIEL SOUTER, P.E.
P.E.# 63901
P.O. BOX 547774
ORLANDO, FL 32854
PHONE: (407) 421-4966

THE ELISCU RESIDENCE
802 GEORGIA AVE. WINTER PARK, FL.



ROOF PLAN ELEVATION
1/4" = 1'-0"

MATCH EXISTING OVERHANG: 2'-0"
MATCH EXISTING ROOF PITCH: 4:12



FRONT ELEVATION
1/4" = 1'-0"

NOTE:
CONTRACTOR TO VERIFY & MATCH ALL:
MOLDINGS, FASCIA, ORNAMENTS
AND DECORATIVE DETAILS,
W/ OWNER PRIOR TO CONSTRUCTION.

AT ROOF: (MATCH EXISTING)
BARREL TILE OVER
WATERPROOF MEMBRANE OVER
5/8" PLYWOOD (ZIP SHEATHING) OVER
CONVENTIONAL FRAMING
@ 24" O.C.

AT BLOCK WALL: (MATCH EXISTING)
TEXTURED FINISH OVER CMU BLOCK WALL

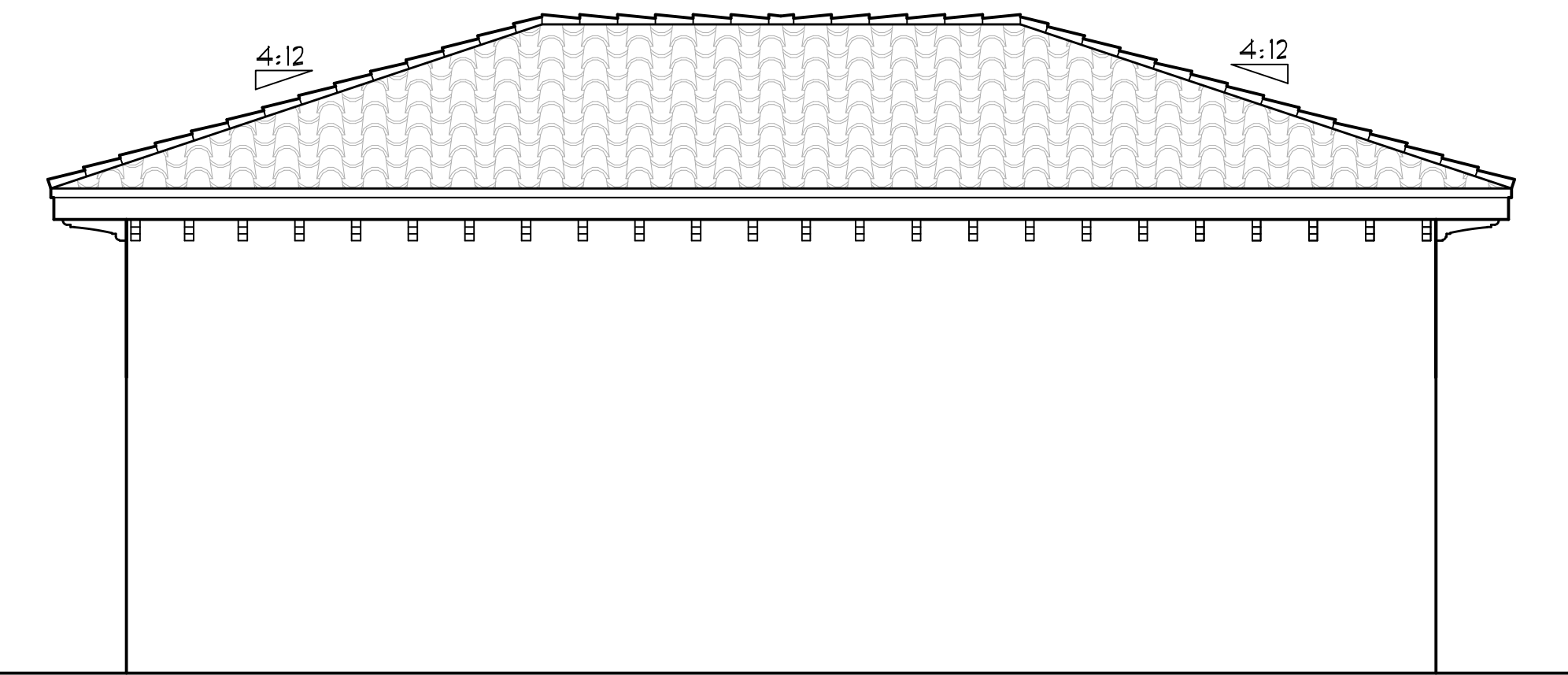
AT FRAME WALL: (MATCH EXISTING)
1/8" STUCCO OVER
GALV. METAL LATH OVER #15LB FELT OVER
HOUSE WRAP OVER
1/16" O.S.B. (OR ZIP SHEATHING) (MIN.)
OVER 2X FRAMING @ 16" O.C.

AT FASCIA: (MATCH EXISTING)

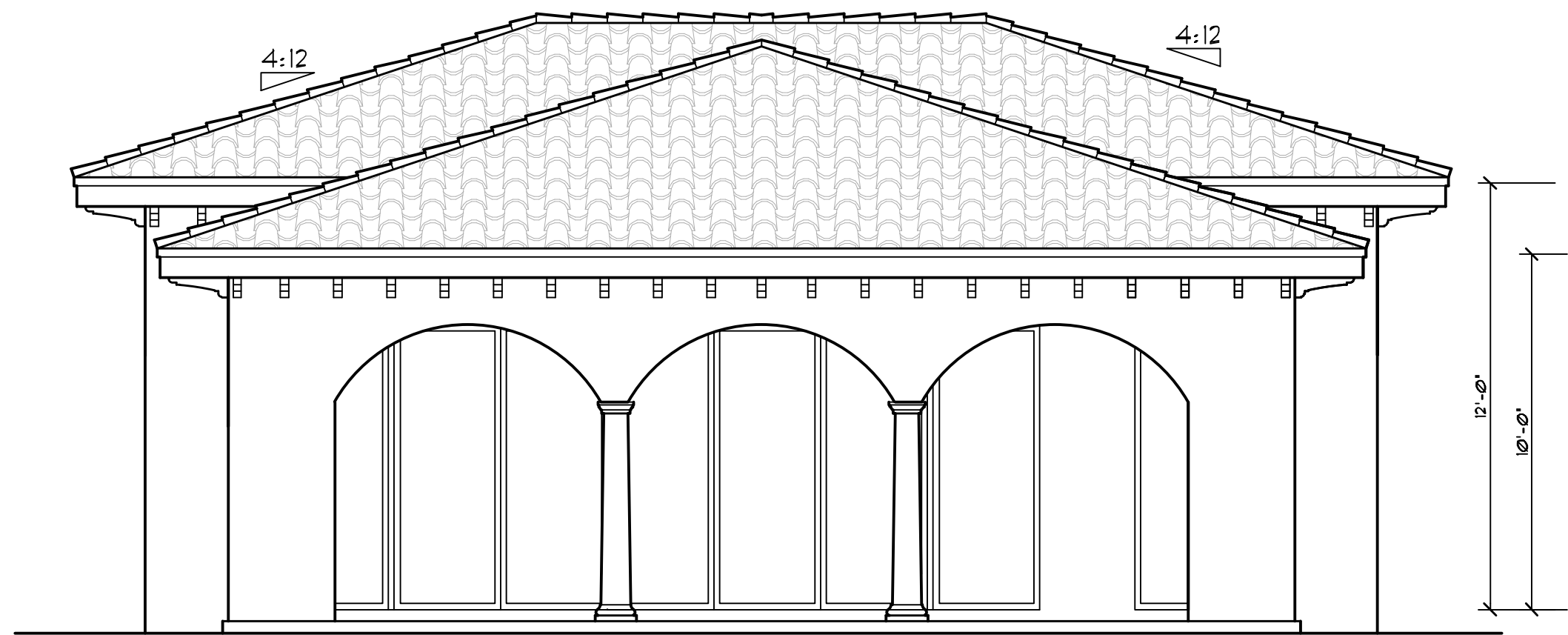
AT SILLIS: (MATCH EXISTING)

AT SOFFIT: (MATCH EXISTING)

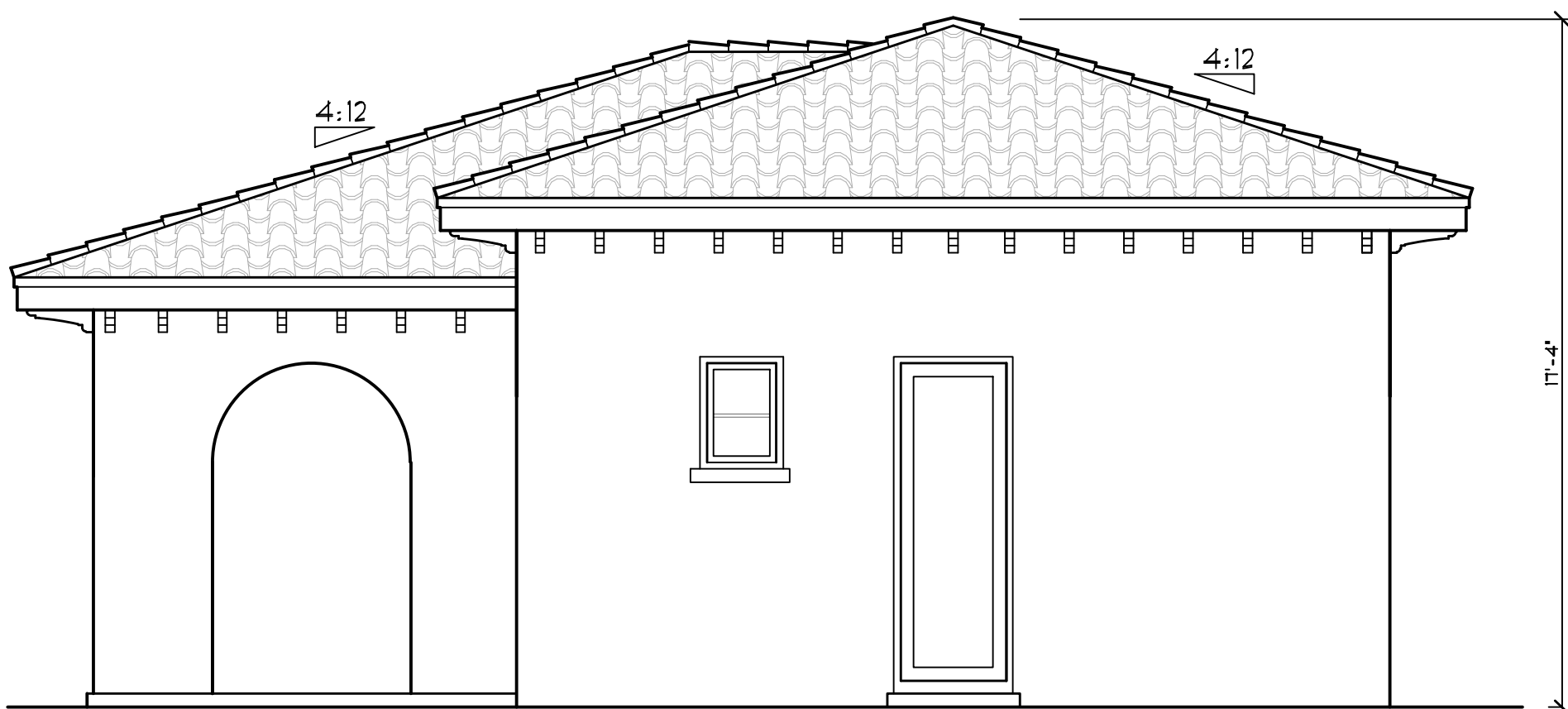
MATCH RAFTER DETAILS (FIELD VERIFY)



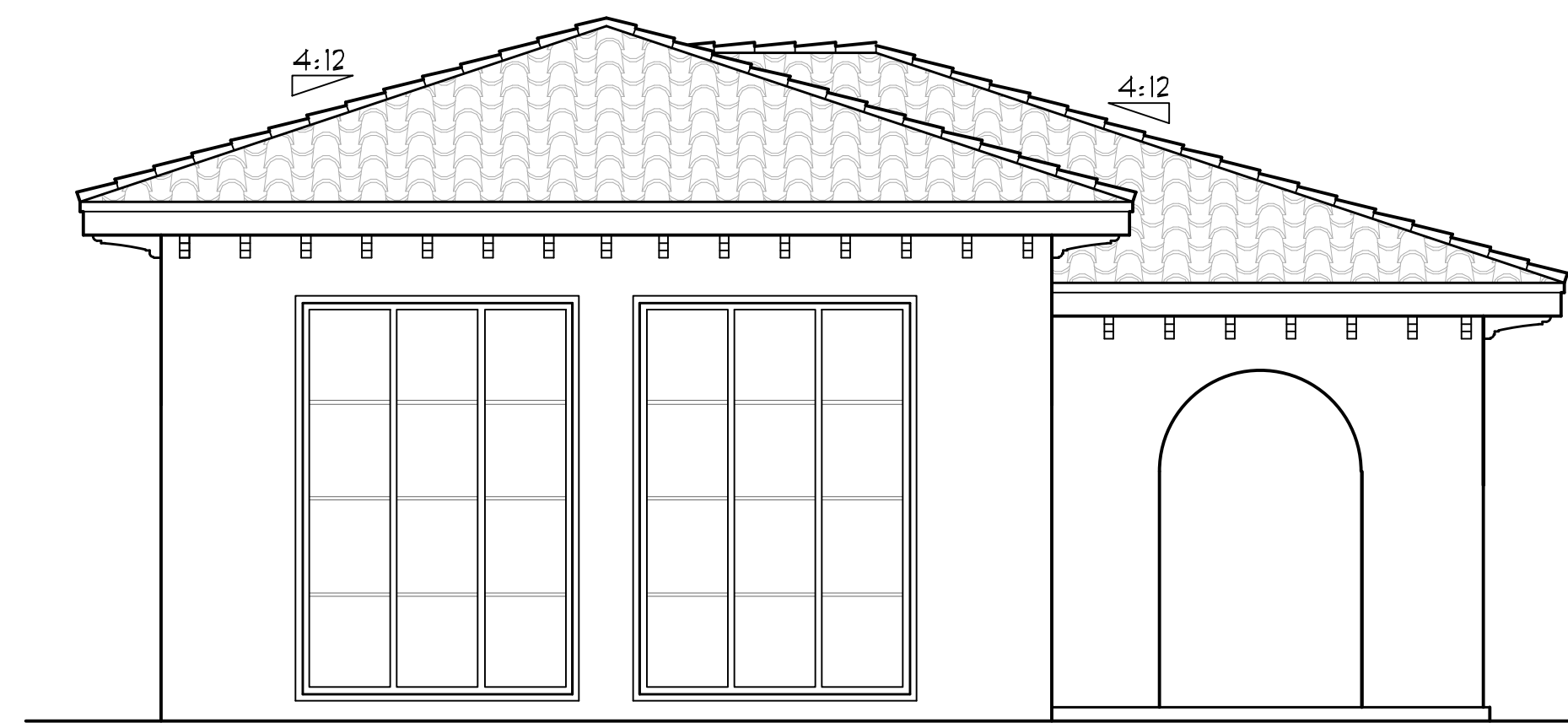
STREET SIDE ELEVATION
1/4" = 1'-0"



POOL SIDE ELEVATION
1/4" = 1'-0"

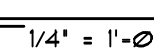
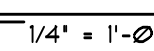


FRONT ELEVATION
1/4" = 1'-0"



REAR (LAKE SIDE) ELEVATION
1/4" = 1'-0"

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE
OVER SCALE DIMENSIONS. Contractors shall verify
and be responsible for dimensions and conditions
of the job and shall notify in writing
"KAR ARCHITECTS," of any
variation from the dimensions, conditions and
specifications appearing on these plans.


$$V_4' = \Gamma \cdot \Phi$$


SEARCH

Daniel Souter, P.E.
P.E. #63901

JOB NUMBER

DATE
6/28/22

DRAWN
D.A.A.

SHEET
4

1

MAIN HOUSE ELEVATION

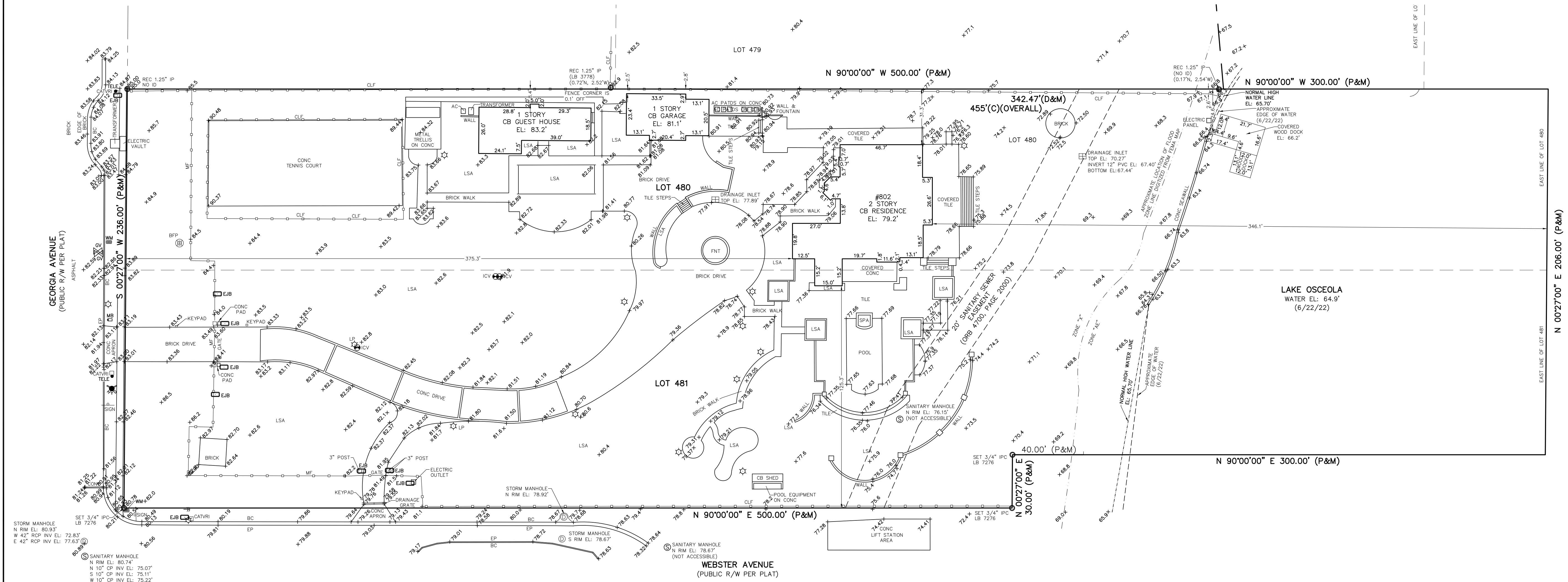
SEARCH



	2000	2001	2002	2003
1. <i>Chlamydia trachomatis</i>	100	100	100	100
2. <i>Neisseria meningitidis</i>	100	100	100	100
3. <i>Streptococcus pneumoniae</i>	100	100	100	100
4. <i>Haemophilus influenzae</i>	100	100	100	100
5. <i>Legionella pneumophila</i>	100	100	100	100
6. <i>Yersinia enterocolitica</i>	100	100	100	100
7. <i>Salmonella enteritidis</i>	100	100	100	100
8. <i>Escherichia coli</i>	100	100	100	100
9. <i>Staphylococcus aureus</i>	100	100	100	100
10. <i>Pseudomonas aeruginosa</i>	100	100	100	100
11. <i>Acinetobacter baumannii</i>	100	100	100	100
12. <i>Klebsiella pneumoniae</i>	100	100	100	100
13. <i>Moraxella catarrhalis</i>	100	100	100	100
14. <i>Streptococcus pyogenes</i>	100	100	100	100
15. <i>Streptococcus pneumoniae</i>	100	100	100	100
16. <i>Streptococcus pneumoniae</i>	100	100	100	100
17. <i>Streptococcus pneumoniae</i>	100	100	100	100
18. <i>Streptococcus pneumoniae</i>	100	100	100	100
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20. <i>Streptococcus pneumoniae</i>	100	100	100	100
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22. <i>Streptococcus pneumoniae</i>	100	100	100	100
23. <i>Streptococcus pneumoniae</i>	100	100	100	100
24. <i>Streptococcus pneumoniae</i>	100	100	100	100
25. <i>Streptococcus pneumoniae</i>	100	100	100	100
26. <i>Streptococcus pneumoniae</i>	100	100	100	100
27. <i>Streptococcus pneumoniae</i>	100	100	100	100
28. <i>Streptococcus pneumoniae</i>	100	100	100	100
29. <i>Streptococcus pneumoniae</i>	100	100	100	100
30. <i>Streptococcus pneumoniae</i>	100	100	100	100
31. <i>Streptococcus pneumoniae</i>	100	100	100	100
32. <i>Streptococcus pneumoniae</i>	100	100	100	100
33. <i>Streptococcus pneumoniae</i>	100	100	100	100
34. <i>Streptococcus pneumoniae</i>	100	100	100	100
35. <i>Streptococcus pneumoniae</i>	100	100	100	100
36. <i>Streptococcus pneumoniae</i>	100	100	100	100
37. <i>Streptococcus pneumoniae</i>	100	100	100	100
38. <i>Streptococcus pneumoniae</i>	100	100	100	100
39. <i>Streptococcus pneumoniae</i>	100	100	100	100
40. <i>Streptococcus pneumoniae</i>	100	100	100	100
41. <i>Streptococcus pneumoniae</i>	100	100	100	100
42. <i>Streptococcus pneumoniae</i>	100	100	100	100
43. <i>Streptococcus pneumoniae</i>	100	100	100	100
44. <i>Streptococcus pneumoniae</i>	100	100	100	100
45. <i>Streptococcus pneumoniae</i>	100	100	100	100
46. <i>Streptococcus pneumoniae</i>	100	100	100	100
47. <i>Streptococcus pneumoniae</i>	100	100	100	100
48. <i>Streptococcus pneumoniae</i>	100	100	100	100
49. <i>Streptococcus pneumoniae</i>	100	100	100	100
50. <i>Streptococcus pneumoniae</i>	100	100	100	100
51. <i>Streptococcus pneumoniae</i>	100	100	100	100
52. <i>Streptococcus pneumoniae</i>	100	100	100	100
53. <i>Streptococcus pneumoniae</i>	100	100	100	100
54. <i>Streptococcus pneumoniae</i>	100	100	100	100
55. <i>Streptococcus pneumoniae</i>	100	100	100	100
56. <i>Streptococcus pneumoniae</i>	100	100	100	100
57. <i>Streptococcus pneumoniae</i>	100	100	100	100
58. <i>Streptococcus pneumoniae</i>	100	100	100	100
59. <i>Streptococcus pneumoniae</i>	100	100	100	100
60. <i>Streptococcus pneumoniae</i>	100	100	100	100
61. <i>Streptococcus pneumoniae</i>	100	100	100	100
62. <i>Streptococcus pneumoniae</i>	100	100	100	100
63. <i>Streptococcus pneumoniae</i>	100	100	100	100
64. <i>Streptococcus pneumoniae</i>	100	100	100	100

Daniel Souter, P.E.
P.E. #63901

LOTS 480 AND 481, TOWN OF WINTER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 220, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



AC	AIR CONDITIONER
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
CB	CABLE TELEVISION BOX
CANTR	CANISTER
CB	CONCRETE BLOCK
CLF	CHAIN LINK FENCE
CONC	CONCRETE
EJ	GLAY PIPE
EJB	ELECTRIC BOX
EL	ELEVATION
EP	EDGE OF PAVEMENT
FNT	FOUNTAIN
HYD	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
ID	IDENTIFICATION
INV	INVERT
IR	IRON PIPE
IPC	IRON PIPE & CAP
IR	IRON ROD
LB	LICENSED BUSINESS
M	MAIL
MB	MAILBOX
MF	METAL FENCE
LF	LICENSED BUSINESS
LP	LIGHT POLE
LSA	LANDSCAPE AREA
ORB	OFFICIAL RECORDS BOOK
P	PLAT
PVC	POLY VINYL CHLORIDE PIPE
RCP	ROUND CONCRETE FENCE
REC	RECOVERED
TELE	TELEPHONE RISER
WN	WATER METER
WV	WATER VALVE
X00.00	SPOT ELEVATION

1. The lands shown herein lie within Section 05, Township 22 S., Range 30 E., Orange County, Florida.
2. This survey represents a survey made on the ground under the supervision of the signing surveyor, unless otherwise noted.
3. Underground improvements or underground foundations have not been located except as noted.
4. This survey does not reflect or determine ownership.
5. All easements of which the surveyor has knowledge of, or has been furnished, have been noted on this map.
6. No title data has been provided to this surveyor unless otherwise noted.
7. Bearings shown herein are assumed relative to the north property line of lot 481. Bearing being N90°00'00"E (ASSUMED)
8. According to the Federal Insurance Rate Map, this property lies in Zones "AE" and "X", Community Panel number 12095C0255 F, Dated: 9/25/2009.
9. Elevations shown herein are based on City of Orlando benchmarks related to North American Vertical Datum 1988 (NAVD 88).

BOUNDARY & TOPOGRAPHIC
SURVEY
OF
002 GEORGIA AVE, WINTER PARK, FL 32789
FOR
CLIENT

Henrich-Luke-Swaggerty-Menard
Professional Surveyors & Mappers
Licensed Business No. 7276

302 Live Oaks Boulevard
Casselberry, Florida 32707
Survey@HLSM.US P. (407) 647-7346

REVISIONS	
Rev. _____	Date: _____
Rev. _____	Date: _____
Rev. _____	Date: _____
Rev. _____	Date: _____

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Job No: M-269

Field Date: 6/22/22

Drawn By: JUR

Field By: ME/CU/JR/DL

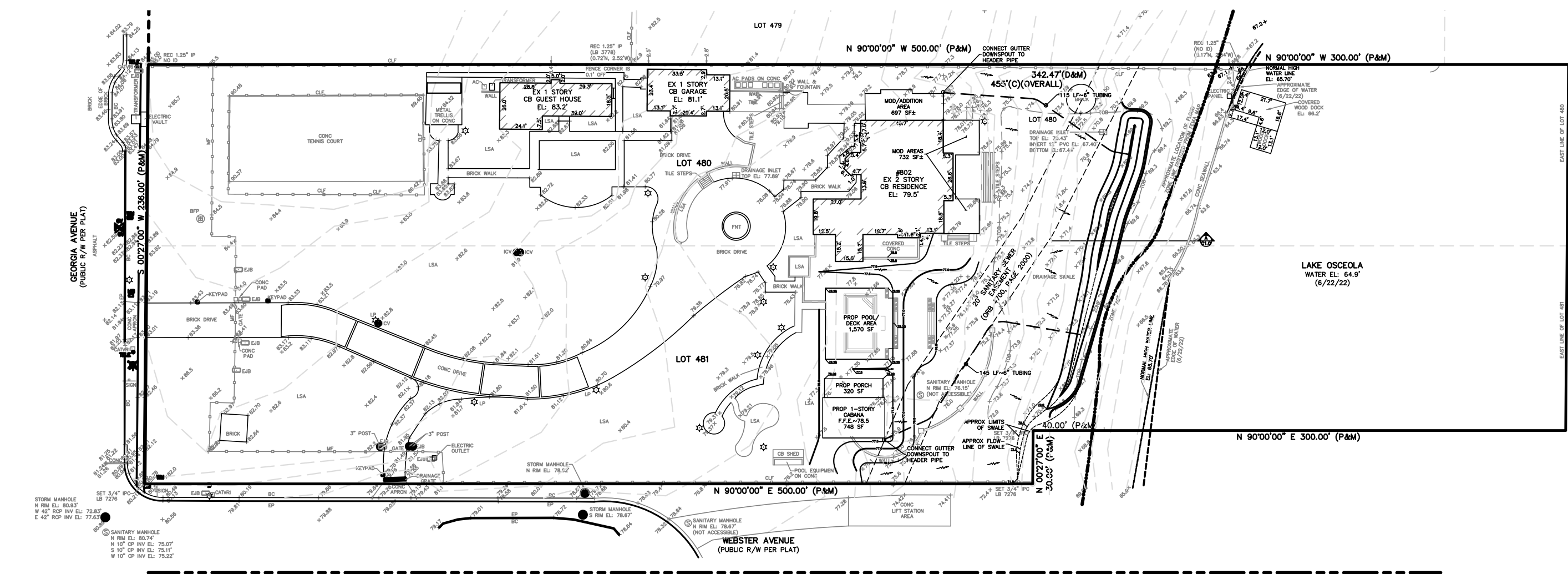
Scale: 1"=30'

No. LS5625

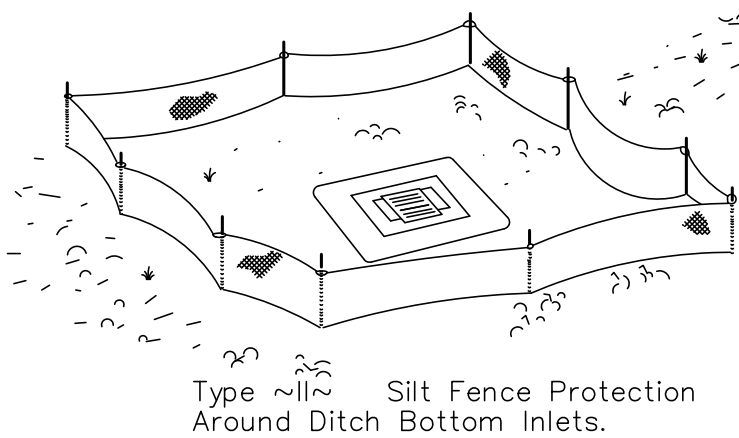
Wm. F. Menard

Florida Surveyor & Mapper

William F. Menard
Professional Surveyor & Mapper
Florida Registration #5625



OVERALL SITE PLAN
SCALE: 1"=100'



Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

Post (Options: 2" x 4" O, 2 1/2' Min. Dia. Wood; Steel 1.33 Lbs/Ft. Min.)

Optional Post Positions

Principle Post Position (Cont'd 20' Toward Flow)

ELEVATION

SECTION

Note: Spacing for Type ~~~ Fence to be in accordance with Chart ~, Sheet 1 of 3 and ditch installations at drainage structures Sheet 2 of 3.

TYPE ~III~ SILT FENCE SILT BARRIER DETAIL

N.T.S.

GENERAL NOTES

- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS, SPECIFICATIONS, REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- FOR BENCHMARKS, CONTACT: HLSM, LLC, (407) 647-7346.
- ALL HANDICAP SPACE STRIPING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE 2009 FHWA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND CITY OF WINTER PARK LAND DEVELOPMENT CODE. ALL STOP BARS SHALL BE THERMOPLASTIC.
- ALL WORK SHALL CONFORM TO THE CITY OF WINTER PARK SPECIFICATIONS AND REGULATIONS.
- THE SITE DIMENSIONS SHOWN ARE FOR CONSTRUCTION OF SITE IMPROVEMENTS ONLY. REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION OF BUILDING. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT/FACE OF CURB UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE FOUND BETWEEN THESE PLANS, THE ARCHITECTURAL PLANS AND/OR FIELD CONDITIONS.
- ALL PRIVATE AND PUBLIC PROPERTY DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-DEVELOPMENT CONDITIONS.
- ALL DISTURBED AREAS SHALL BE REGRADED AND SODDED, UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLANS.
- DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ONTO THE SITE IN SUCH QUANTITIES AS DEEMED HAZARDOUS BY THE FIRE OFFICIAL, ACCESS ROADS AND A SUITABLE TEMPORARY SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC EXCEPT PARKING SPACES WHICH MAY BE FDOT TRAFFIC RATED PAINT. MINIMUM LINE WIDTH SHALL BE 6".
- WOOD IN CONTACT WITH GROUND OR BELOW GROUND LEVEL WHICH SUPPORTS PERMANENT STRUCTURES SHALL BE APPROVED PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE. EXCEPTIONS:
- NATURALLY DURABLE WOOD MAY BE USED IN CONTACT WITH THE GROUND FOR SUPPORT OF STRUCTURES OTHER THAN BUILDINGS AND WALKING SURFACES.
- SEE BUILDING PLANS FOR STRUCTURAL SPECIFICATIONS AND DETAILS.
- BACKGROUND/EXISTING CONDITION INFORMATION PRESENTED WAS TAKEN FROM TOPOGRAPHIC SURVEY PROVIDED BY THE CLIENT AND BEING UTILIZED IN THIS DRAWING FOR INFORMATION PURPOSES ONLY. BRAVO ENGINEERING, LLC IS NOT LIABLE FOR ANY INACCURACY OF THE INFORMATION.
- CONTRACTOR SHALL FIELD STAKE ALL BUILDING CORNERS & CENTERLINE GEOMETRY TO ENSURE PROPOSED DIMENSIONS FIT EXISTING CONDITIONS. CONTRACTOR SHALL NOTIFY BRAVO ENGINEERING, LLC IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND PLANS BEFORE PROCEEDING WITH CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, AND HE SHALL BE RESPONSIBLE FOR ANY DAMAGE DUE TO HIS OPERATIONS. CONTRACTOR IS TO COORDINATE ALL UTILITY CONNECTIONS WITH THE OWNERS AND/OR THE LOCAL AUTHORITIES PRIOR TO INSTALLATION.
- CONTRACTOR SHALL REFER TO MANUFACTURER'S PLANS AND SPECS FOR ACTUAL LOCATION OF ALL UTILITY CONNECTION POINTS, TO INCLUDE: GAS, SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS, COORDINATE WITH UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.
- HANDICAPPED RAMPS SHALL MEET ADA AND FLORIDA STANDARDS.
- INGRESS AND EGRESS TO SITE DURING CONSTRUCTION IS ALLOWED ONLY THROUGH APPROVED SITE DRIVEWAYS.

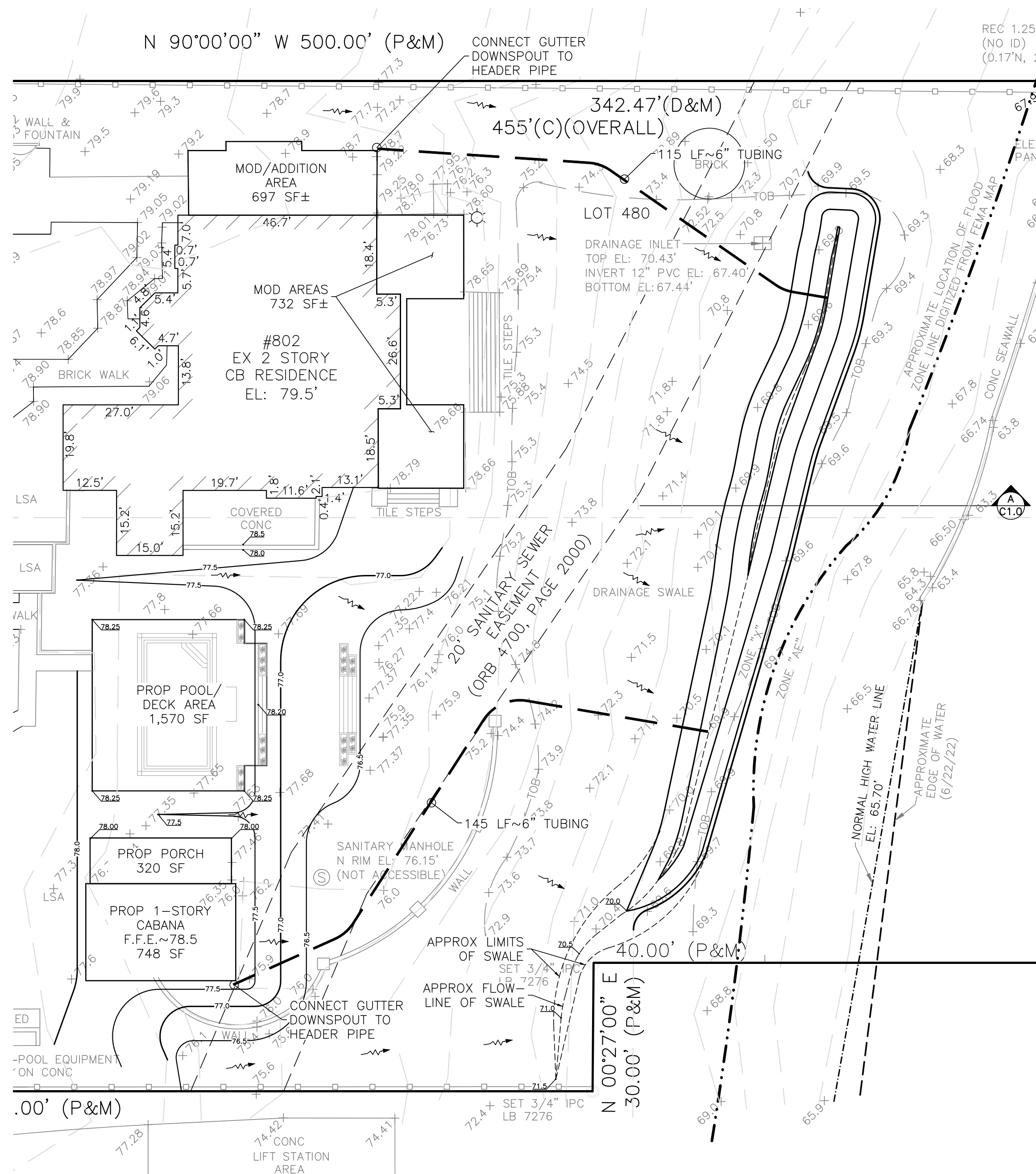
Site Area Data					
Site Area: 135,660' SF (Area Above NWL)					
Exist Impervious Area:	39,826	SF			
Impervious Area Removed:	5,240	SF			
Modified Impervious Area:	1,055	SF			
Impervious Area Added:	2,801	SF			
Total Final Impervious Area:	37,387	SF			
Retention Stage/Storage					
Stage (Ft)	Area (S.F.)	Area (Ac)	Inc Vol	Cum Vol (C.F.)	Cum Vol (C.Y.)
69.50	80	0.002	0	0	0
69.75	1,100	0.025	148	148	5
70.00	2,515	0.058	452	599	22
Water Quality Calculations					
(Retain 1" of runoff over the Added/Modified Impervious Area)					
Added/Modified Area:	3,856	SF			
1" x	3,856	SF	=	321	CF
Vol Prov'd (	599	) CF > Vol Req'd (	321	) CF	
Therefore, retention provided is sufficient.					

NOTES:

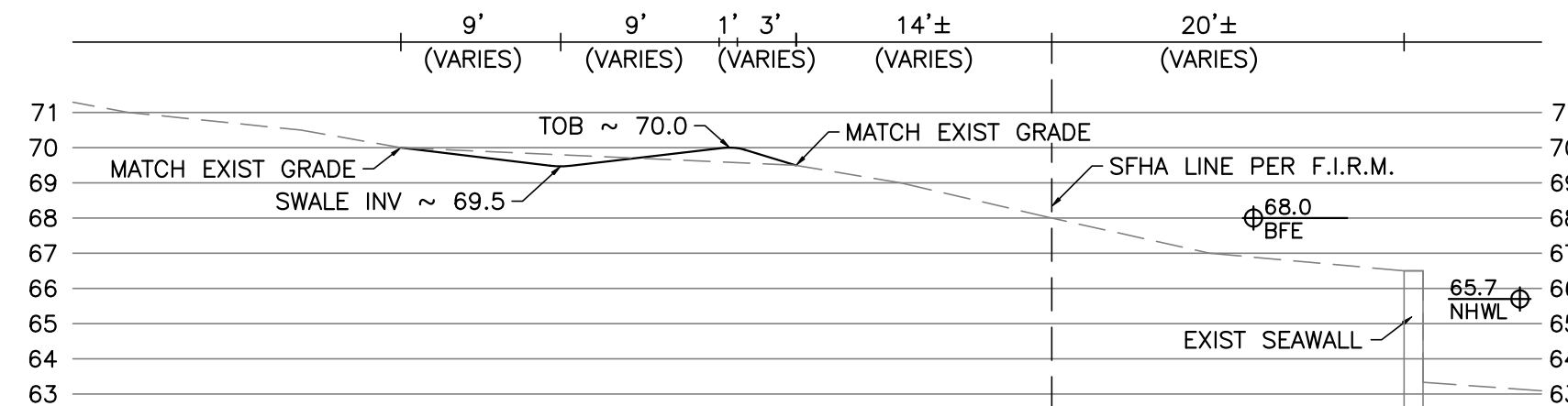
- THIS PLAN ADDRESSES ONLY THE SITE GRADING & DRAINAGE. ALL OTHER ASPECTS OF THE PROJECT, INCLUDING BUILDING, LAYOUT, UTILITIES, ETC., ARE BY OTHERS AND SHOWN ON THIS PLAN FOR INFORMATION PURPOSES ONLY.
- THE PROPOSED GRADING & DRAINAGE OF THE SUBJECT PROPERTY HAS BEEN DESIGNED IN SUCH A WAY AS TO MAINTAIN EXISTING DRAINAGE PATTERNS.
- THE LEGAL DESCRIPTION, FLOOD ZONE, BENCHMARKS, AND AREA CALCULATIONS HAVE BEEN PROVIDED BY THE CLIENT AND ARE NOT INCLUDED ON THIS PLAN.
- ACCORDING TO THE FEMA MAP NUMBER 12095C0255F, DATED 09/25/09, THE 100-YEAR BASE FLOOD ELEVATION IS 68.0 (NAVD-88).

GRADING DRAINAGE AND PAVING

- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE VARIOUS UTILITIES TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT. RELOCATION OR EXTENSION OF EXISTING UTILITIES SHALL BE COORDINATED BY THE CONTRACTOR.
- MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO CONTROL EROSION ON THE SITE DURING CONSTRUCTION. SUCH MEASURES SHALL BE IN ACCORDANCE WITH CURRENT STANDARDS AND SPECIFICATIONS OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- ALL SOIL STRIPPINGS AND ANY UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION OR SHOALING PROBLEMS THAT RESULT FROM THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY WATER QUALITY PROBLEMS THAT RESULT FROM THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL NEWLY PLANTED GRASS OR VEGETATION UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER.
- ALL MANHOLE AND INLET STRUCTURES SHALL BE PRECAST AND IN ACCORDANCE WITH FDOT & LOCAL STANDARDS.
- ALL FILL MATERIAL SHALL BE CLEAN, COARSE SAND CONTAINING LESS THAN 5% FINES PASSING ALL #200 SIEVE. FILL PLACEMENT SHALL BE IN 12" LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180. EACH LIFT SHALL BE TESTED FOR COMPACTION BY A FLORIDA REGISTERED SOILS ENGINEER RETAINED BY THE CONTRACTOR. ALL TEST RESULTS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW BY HIS CONSULTANT. COMPACTION AT THE BUILDING PAD SHALL BE IN ACCORDANCE WITH ABOVE EXCEPT THAT MAXIMUM DENSITY SHALL BE 98%.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO ANY FACILITY CAUSED.
- THE CONTRACTOR SHALL SUBMIT ASBUILT DRAWINGS (RECORD DRAWINGS) PREPARED BY A PROFESSIONAL LAND SURVEYOR AND LICENSED IN THE STATE OF FLORIDA, TO THE ENGINEER OF RECORD. ASBUILT DRAWINGS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF CITY OF WINTER PARK AND SURVIMD.
- THE ASBUILT DRAWINGS SHALL SHOW ADEQUATE ELEVATIONS TO INDICATE SURFACE FLOW PATTERNS, FINISHED FLOOR ELEVATION, TOPS OF ALL STRUCTURES, INVERTS OF ALL STRUCTURES & PIPE MATERIALS, HIGH POINTS AND LOW POINTS OF FINISHED GRADES.
- SOD ALL DISTURBED AREAS WITHIN THE DEMISED PREMISES, INCLUDING THE RETENTION POND, EXCEPT AS DIRECTED BY LANDSCAPE PLANS.
- ALL PAVING SURFACES SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION INDICATED IN THE PLAN AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES.
- PAVED AREAS ARE TO BE CONSTRUCTED IN A PRECISE MANNER AND APPROVED BY THE OWNER OR HIS REPRESENTATIVE PRIOR TO COMPLETION OF WORK.
- THE OPEN SPACE IS TO BE GRADED IN SUCH A MANNER AS TO PROMOTE POSITIVE FLOW AND AVOID ANY PONDING ON SITE.
- WHERE SODDING IS USED ON SLOPES OR IN DRAINAGE DITCHES, ARRANGE THE SETTING OF THE PIECES TO AVOID A CONTINUOUS PATH FOR THE LINE OF FLOW.
- ON AREAS WHERE THE SOD MAY SLIDE DUE TO SLOPE, PEG THE SOD WITH PEGS DRIVEN THROUGH THE SOD INTO FIRM EARTH AT SUITABLE INTERVALS. REPLACE ANY SOD WHICH, AFTER PLACING, SHOWS AN APPEARANCE OF DRYNESS.
- PROPOSED SLOPE ELEVATIONS ARE AT THE EDGE OF PAVEMENT. ADD 6" TO DETERMINE BACK OF CURB ELEVATION.
- ALL STORM PIPE SHALL BE REINFORCED CONCRETE (RCP) CLASS III (MINIMUM) UNLESS OTHERWISE NOTED ON PLANS OR APPROVED BY ENGINEER OF RECORD.



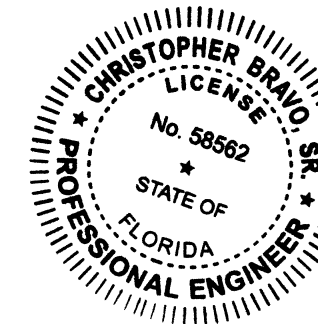
PROJECT AREA
SCALE: 1"=20'



SECTION A
SCALE: 1"=10' H
1"=5' V

DEMOLITION NOTES

- DEMOLISH STRUCTURES AND IMPROVEMENTS AS INDICATED ON PLANS.
- REMOVE FOUNDATIONS FOR STRUCTURES INDICATED TO BE REMOVED.
- REMOVE WEEKLY FROM SITE ACCUMULATED DEBRIS, RUBBISH AND OTHER MATERIAL RESULTING FROM DEMOLITION AND CONSTRUCTION.
- DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OCCUPIED FACILITIES.
- PROVIDE PROTECTION OF PERSONS AND ADJACENT FACILITIES TO REMAIN AROUND AREA OF DEMOLITION. PROVIDE SHORING AND/OR BRACING AS REQUIRED TO PREVENT INJURIES AND DAMAGE TO ADJACENT FACILITIES.
- MAINTAIN EXISTING UTILITIES, EXCEPT AS REQUIRED TO BE REMOVED, AND PROTECT AGAINST DAMAGE.
- COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION AND POLLUTION ABATEMENT.
- TRANSPORT DEMOLITION MATERIALS AND LEGALLY DISPOSE OFF SITE.



This item has been digitally signed and sealed by Christopher T. Bravo, PE on the time & date stamp shown using digital signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

Digitally signed by Christopher T Bravo
DN: c=US, o=Florida,
dnQualifier=A01410C0000018563F47D
58000D03BD, cn=Christopher T Bravo
Date: 2023.07.01 17:19:39 -04'00'

CHRISTOPHER T. BRAVO, P.E.
REGISTRATION # 58562
C.A. # 28953

THE ELISCUE RESIDENCE
802 GEORGIA AVE, WINTER PARK, FL 32789

RESIDENTIAL LOT GRADING PLAN

BRAVO ENGINEERING, LLC
7221 ALOMA AVE STE 300
WINTER PARK, FLORIDA 32792
Telephone: 407-252-1671

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NO.	DATE	DESCRIPTION
1	6/30/23	INITIAL SUBMIT TO CITY FOR LAKESIDE REVIEW
2		
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DRAWN BY: CTB

CHECK BY: CTB

PROJECT NO.: 2023-06

PROJECT DATE: 5/26/23

C1.0











item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date August 1, 2023
prepared by Jeffrey Briggs	approved by
board approval Completed	
strategic objective	

subject

Request of Metro Winter Park, LLC: To amend the Comprehensive Plan Future Land Use designation from Institutional to Medium Density Residential to be consistent with the R-3 zoning of the properties and for Conditional Use approval for a two-story, 58-unit multi-family project on the properties at 821 & 831 W. Swoope Ave. and 800, 810 & 830 W. Webster Ave.

motion / recommendation

Staff recommendation is for approval of the future land use map change to Medium Density Residential and denial of the Conditional Use based on failure to meet the standards for approval as outlined in Section 58-90 (j).

background

The Patmos Chapel Seventh Day Adventist Church occupied the 4.51 acres of the subject properties from 1978 until July 2019 when it was sold to Metro Winter Park LLC. The site has been zoned R-3 since 1971 and has an Institutional future land use designation based upon the previous church sanctuary use. The property owner is now requesting:

1. Change to the Comprehensive Plan future land use map from Institutional to Medium Density Residential to match the R-3 zoning. The policies of the Comprehensive Plan mandate such an action when the institutional use is discontinued, and
2. Preliminary and Final Conditional Use approval for a two-story, 58-unit multi-family townhome project on the properties at 821 & 831 W. Swoope Ave. and 800, 810 & 830 W. Webster Ave.

Project Details:

The plans submitted, detail the demolition of the existing church sanctuary building and the proposed redevelopment of the unified 4.51-acre property via the site plan layout, parking and circulation, stormwater, landscaping and architectural details provided in their application for the proposed 58-unit townhome complex. Generally, the project conforms to the land development code requirements for this R-3 zoned property.

Given that this is a large 4.51-acre site, the development statistics are significant in size and scale. The 58 townhome are all 3-bedroom units of 2,219 sq. ft. per unit, inclusive of two-car garages for each unit. Cumulatively this is a project of 142,000 square feet of building floor space. For perspective, this project's cumulative building size is 370% larger than City Hall which is 30,000 sq. ft. The impervious coverage will be 135,247 sq. ft. or 3.1 acres of buildings, drives, parking, etc. This is the equivalent of the impervious coverage of the Trader Joe's shopping plaza. Parking is 145 spaces within two-car garages for each unit and exterior guest parking spaces.

Conditional Use Approval:

The City Code requires that for projects over 10,000 sq. ft., a property owner cannot rely just upon meeting the code as the sole determinant of the ability to proceed. Instead these projects require an additional Conditional Use approval to be granted that assess the context and appropriateness of the project, the project impacts, and the compatibility of the project. In other words, if it were just a matter of 'meeting the code' then there would be no purpose in undertaking the conditional use review and determination.

In order for there to be equitable treatment of all conditional use requests, there are standards for approval of conditional uses that are outlined in Section 58-090 (j).

Generally, the project meets the 9 of the 12 standards outlined in that section but the planning staff has determined that three of the standards are not being met and this the project is not eligible for an approval.

Conditional Use Standards Required for Approval:

Compatibility:

Conditional Use standard #5 states "that the building size, floor area ratio, height and mass are compatible with the zoning code requirements and "consistent with the scale and character of the immediate neighborhood" This proposed site plan and building configuration is not "consistent with the scale and character of the immediate neighborhood".

To the west of this site, there are two single family homes and also three significant multi-family apartment projects including the 24 units of 'The Oaks' operated by the Center for Independent Living, the 52 units of Tranquil Terrace operated by the Winter Park Housing Authority and the 180 units of the Village Park senior housing. Based on that orientation, these 58-units would be compatible. However, to the north, east, or south of the proposed project, the scale and character of that immediate neighborhood is exclusively one-story single-family homes. Webster Avenue is entirely single-family residential. Capen Avenue is entirely single family residential. This 58-unit multi-family townhome project is not consistent with the scale and character of the immediate neighborhood in those directions.

From a statistical analysis, the incompatibility is further demonstrated. Defining the “immediate neighborhood”, as a 500-foot radius (the same as is done for zoning notices), reveals that 84% of the properties in that immediate neighborhood are single family residential. Looking not just at parcel numbers but at percentage of land use (because apartments cover more land) the statistical analysis reveals that 61% of the immediate neighborhood is single family residential.

Staff proposed a solution to the applicant to achieve compatibility, which is to take the eastern edge of the site along Capen Avenue (which is a single-family residential street) and create seven single family building lots (50 feet in width) for one-story homes either for rent or for sale. This allows Capen Avenue to maintain the existing scale and character of one-story single-family homes. The land area involved would be 18% of the total site.

Tree Preservation:

Conditional Use standard #6 states that “the topographical and natural features of the site shall be given priority consideration, thus assuring the retention of trees”. On this 4.51-acre site, there are just four mature healthy live oak trees that need to be given priority consideration and preserved. One tree sits on a northern property line in the setback area where it is not in jeopardy. However, the planning staff and urban forestry have issues with the way the applicant is attempting to preserve the other three trees.

The other three specimen live oak trees are clustered in the area proposed for the project amenity of the swimming pool and clubhouse. The City has requested is a 20-foot separation from any improvements to the trees in order to preserve the tree canopy and root system immediately adjacent to these trees. Twenty feet is comparable to the width of two parking spaces. The applicant is proposing to provide only 10 feet of separation which is comparable to the width of one parking space, from the trunk of these three healthy live oak trees. Once beyond that 10 feet, the applicant is proposing to trench for foundation footers, construct buildings, trench for retaining walls, build patio decks and the swimming pool/pool deck. The conflicts are obvious. Ten feet away from one live oak, the branches are touching the walls/windows of a townhome building. Ten feet away from two live oaks is the swimming pool deck and pool water with tree limbs extending out over the pool water and tree root systems that are guaranteed to be lifting up the pool deck and patio decks causing such recurring problems that the project owner will certainly want the live oak trees removed. But that is unlikely to happen, because these three live oak trees will not survive those construction impacts.

Storm Water Retention:

Conditional Use standard #12 states that “the proposed use does not create through....stormwater runoff, any conditions that....negatively impacts ...the surrounding neighborhood”. In order to maximize the density yield for this project, all 3.1 acres of

impervious surfaces are proposed to be accommodated for stormwater retention via an underground storm water exfiltration system. This requires bringing in about two feet of fill over most of the site in order to raise up the exfiltration system above normal ground water elevations. That exfiltration system will hold 2 inches of rainfall (or less depending on how fast it percolates downward). When the City has a major storm event, that seems to happen every 3-5 years, all of the additional storm water above the first two inches is piped directly off-site.

Hurricane Ian and the storm that followed two weeks later was quite a learning experience for the City that revealed challenges that exist in our storm water collection system. For this project there will be an 18-inch pipe that feeds all overflow immediately into the city storm sewer system to travel on down Capen Avenue to Denning Drive/MLK Jr. Park and the adjacent neighborhood. The flooding which has closed Capen Avenue, Denning Drive and Morse Blvd. and overflowed and flooded nearby homes and is one of the most challenging situations that exists in the City. The City simply cannot be directing more storm water from a new 3.1 acres of impervious surfaces down to increase the flooding to those homes. Presently, this 4.51-acre Patmos Chapel property is not generating any off-site flow because of the minimal development that exists. Adding more flow from 3.1-acres of runoff will not be helpful and work to negate the storm water design improvements currently under study for that Capen/Denning/Morse/MLK Jr. Park area.

The Public Works Department is 'strongly recommending' that this project proceed based upon an above ground storm water retention system or some combination and to accommodate more runoff on-site before discharge. How this benefits downstream properties, is that above ground systems can be designed to hold some of that overflow on-site before discharging off-site. For example, there could there be some internal capture on the townhome street system before discharge that would not negatively affect the project but could make a difference during storm events, in what is received downstream.

Staff Evaluation and Recommendation:

The staff recommendation is for DENIAL. The legal basis for the denial is the failure to meet the three standards for approval of a conditional use as outlined in Section 58-90 (j) of the Land Development Code. The staff is hopeful that the applicant will revise these plans as indicated so that a resubmittal can be recommended for approval.

The primary reason for the code requirement for conditional use approvals is in recognition that the location and context of a project may create conditions where simply code compliance does not achieve 'compatibility with the scale and character of the immediate neighborhood', 'when the natural features of the site are not given priority consideration, thus assuring the retention of trees' and when 'the proposed use creates

through....stormwater runoff,conditions that....negatively impacts ...the surrounding neighborhood’.

The site of this proposed exclusively multi-family two-story townhouse project is adjacent to an existing single-family neighborhood and is not compatible in scale and character with the immediate neighborhood. That incompatibility has been demonstrated visually, qualitatively and quantitatively via the statistics of proximity to 61% to 84% of one-story single-family home, scale and character. The staff has requested that 18% of the site (one-fifth) be used for similar one-story single-family homes with the remaining 82% of the site (four-fifths) be permitted as the multi-family project as proposed.

On this 4½ acre property there are only 3 mature healthy live oak trees in jeopardy of survival that the staff has asked for assurance of preservation. All the staff has asked for, is a 20-foot buffer where nothing will be built to impact the root systems and no canopy removed. That constitutes 2% of the land for this project. On the other 98% of the land, the applicant can develop without those constraints. The staff does not believe it is too much to ask that the property owner utilize 2% of the site for the preservation of three healthy, mature specimen live oak trees.

Lastly, this is a 4½ site that now contributes no stormwater flow to locations that have significant flooding problems. The staff is asking for the applicant to develop a stormwater design that does not contribute to making those flooding problems worse by piping stormwater flow directly from the 3.1 acres of impervious surfaces that are part of this project into the flood prone neighborhood. There are many design options that could reduce the off-site impacts from this storm water discharge that need to be explored versus proceeding as now designed, knowing that the current design will make those off-site flooding conditions worse.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Map and Aerial.pdf](#)

ATTACHMENTS:

[Colored Site Plan.pdf](#)

ATTACHMENTS:

[Site Plan on Aerial.pdf](#)

ATTACHMENTS:

[Winter Park Commons Development Plans.pdf](#)

ATTACHMENTS:

[Applicant street elevation_01.jpg](#)

ATTACHMENTS:

[Applicant street elevation_02.jpg](#)

ATTACHMENTS:

[Applicant street elevation_03.jpg](#)

ATTACHMENTS:

[Capen Avenue Building elevation.jpg](#)

ATTACHMENTS:

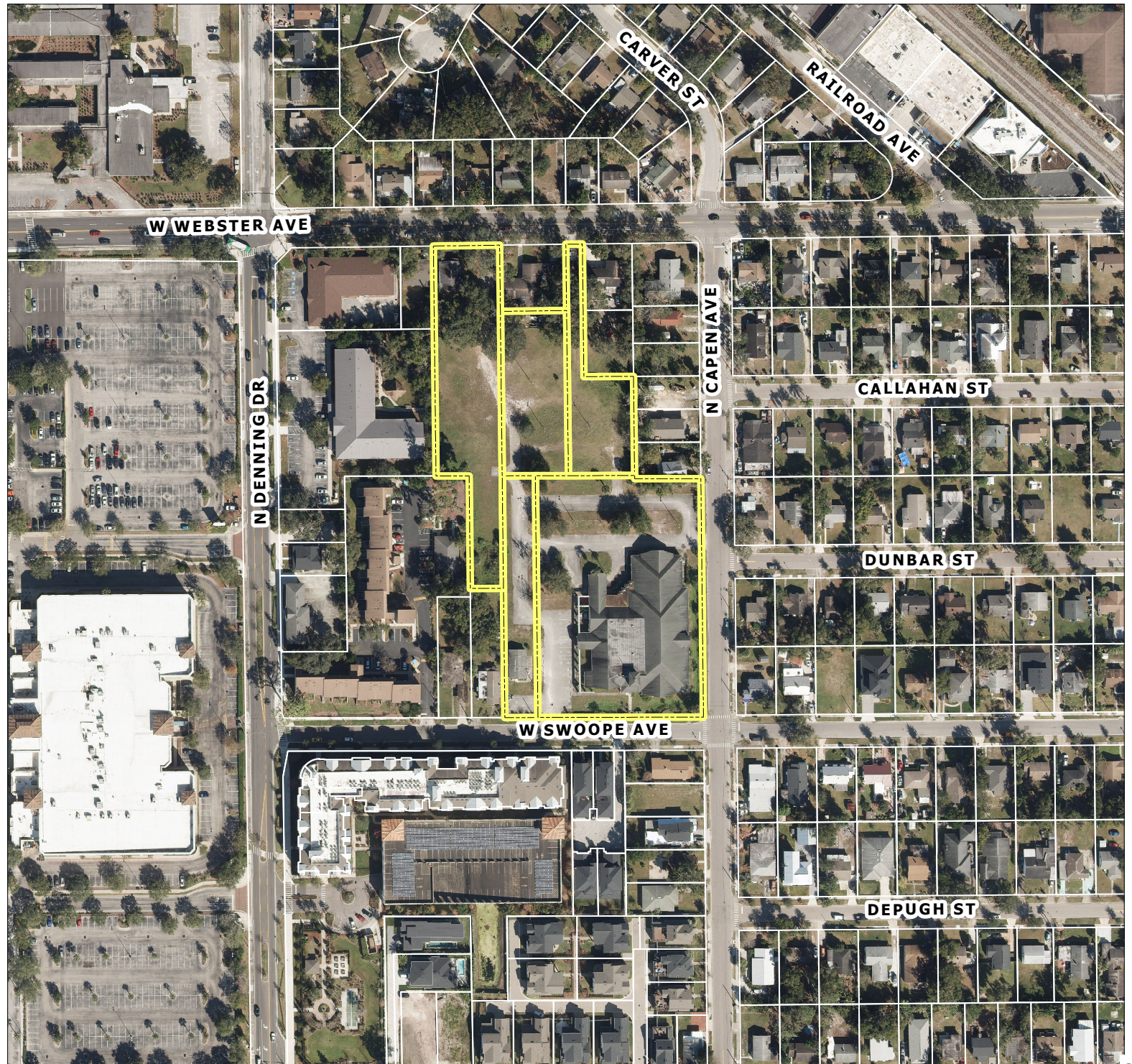
[Utility Systems Narrative.pdf](#)



CONDITIONAL USE REQUEST

Winter Park Commons Swoope & Webster

City of Winter Park
Florida



W.SWOOPE AVENUE

N. CAPEN AVENUE

WEBSTER AVENUE



SITE PLAN

SCALE: 1" = 30'-0"

REVISIONS	

SLOCUM PLATTS
ARCHITECTS, P.A.

RANDALL J. SLOCUM AR 13366 WILLIAM P. PLATTS AR 13262
670 NORTH ORLANDO AVENUE, SUITE 1001 MELTOWN, FL 32751
TEL: (407) 846-2771 FAX: (407) 846-2771
WWW.SLOCUMPLATTS.COM



WILLIAM P. PLATTS AR13262

FLORIDA

SITE PLAN

WINTER PARK COMMONS

DRAWN
CAD
CHECKED
WFP
DATE 6 7 23
SCALE AS NOTED
JOB NO. 20-031
SHEET

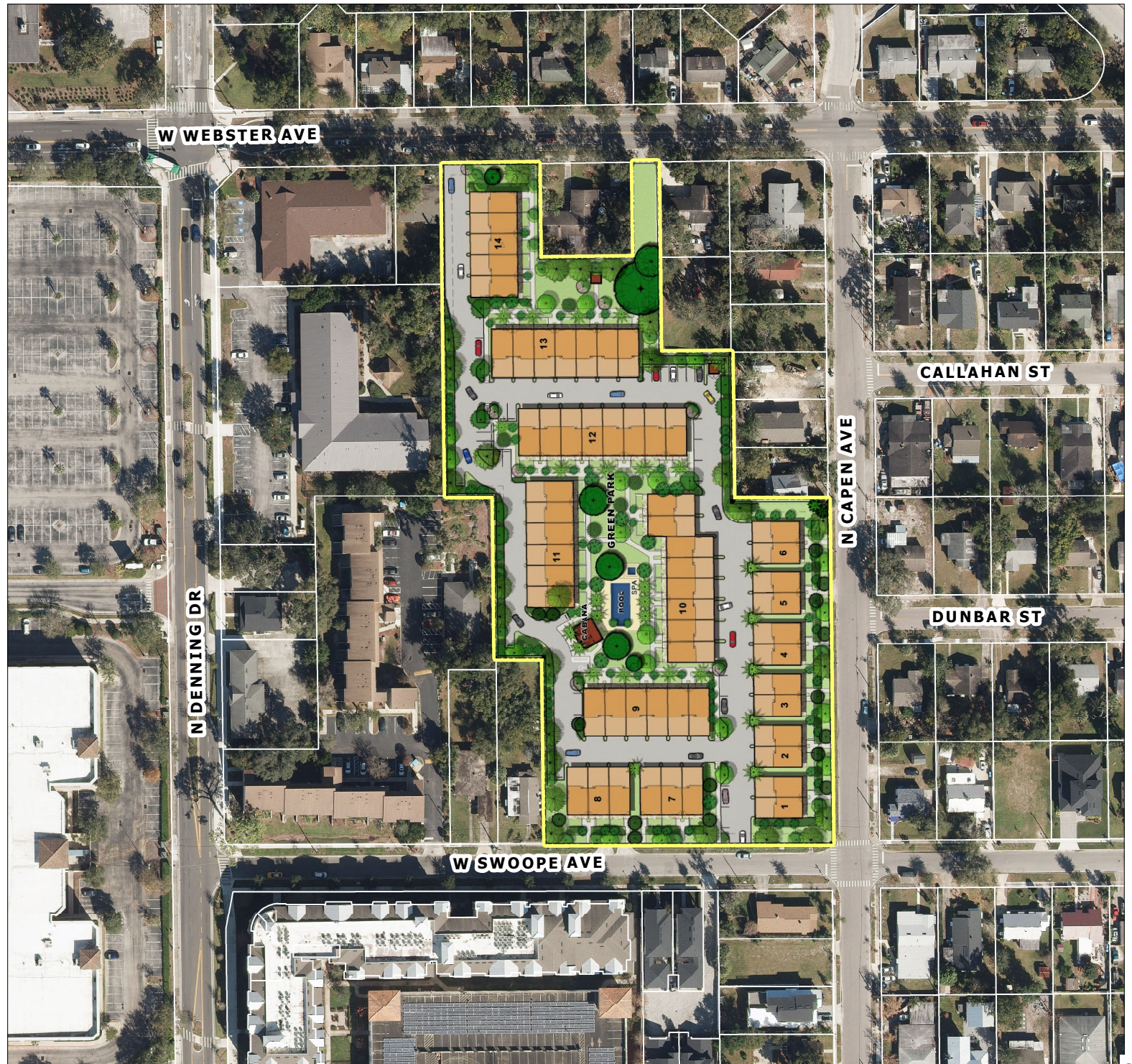
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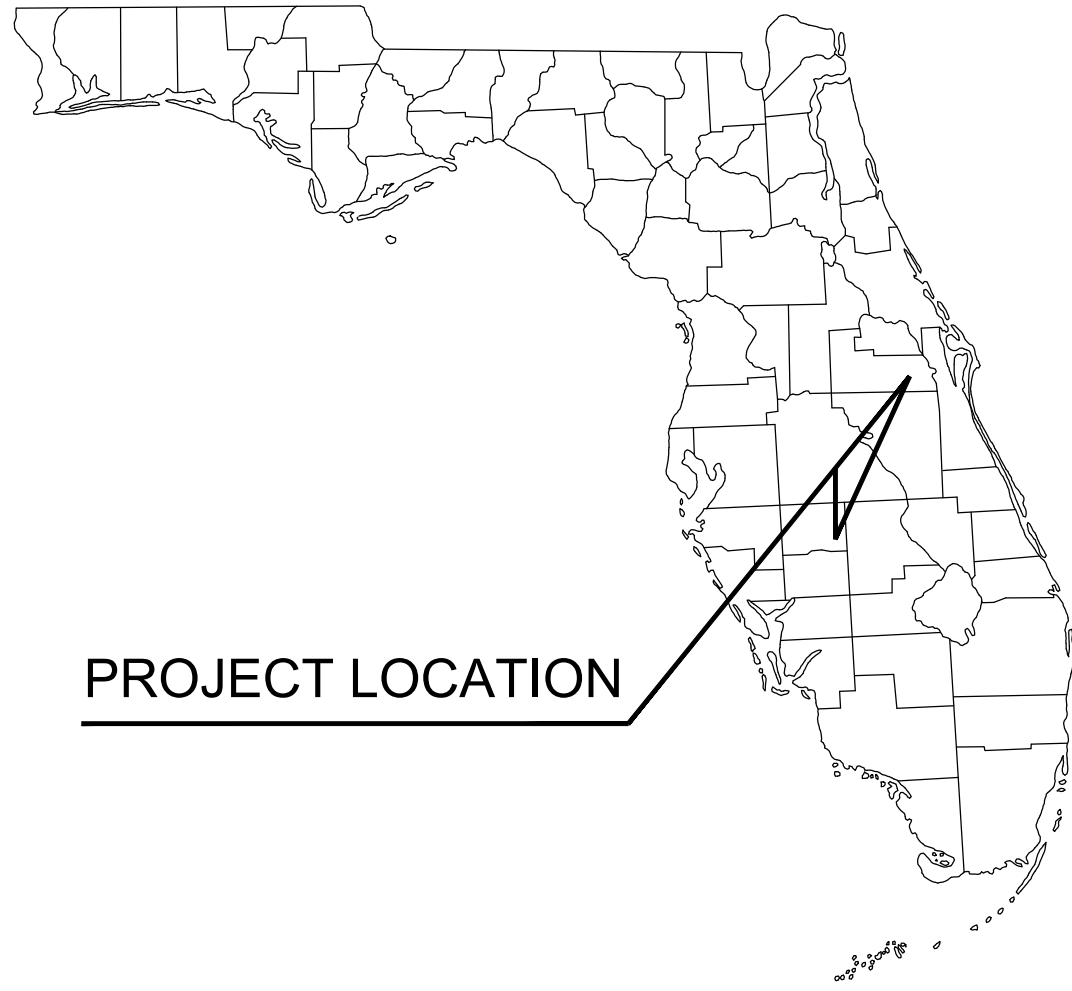


CONDITIONAL USE REQUEST

Winter Park Commons Swoope & Webster

City of Winter Park
Florida





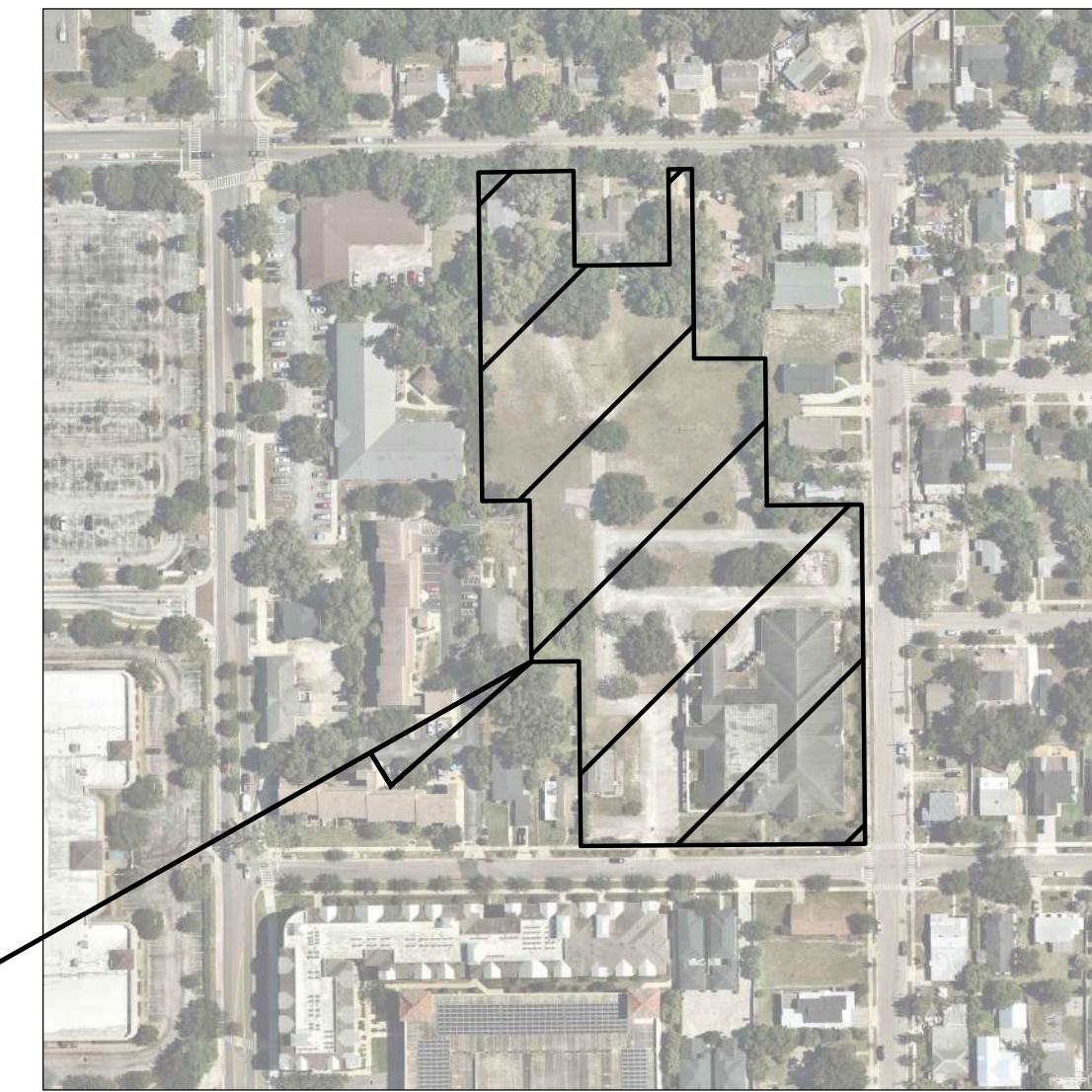
PROJECT LOCATION

DEVELOPMENT PLANS FOR WINTER PARK COMMONS

821 & 831 W SWOOPE AVE; 800, 810 & 830 W WEBSTER AVE
WINTER PARK, FLORIDA 32789
ORANGE COUNTY, FLORIDA

PARCEL #: 06-22-30-1168-02-110, 06-22-30-1168-02-101,
06-22-30-1168-02-020, 06-22-30-1168-02-031,
06-22-30-1168-02-040

JUNE 7, 2023



AERIAL PHOTOGRAPH
SCALE: 1" = 200'

LEGAL DESCRIPTION

(PER TITLE COMMITMENT # 2037-4339277)
PARCEL ONE:
LOT 2, BLOCK B, CAPEN'S ADDITION TO WINTER PARK (LESS THE EAST 75 FEET OF THE NORTH 100 FEET OF THE SAID LOT 2), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "A", PAGE 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE NORTH 5 FEET THEREOF, AND ALSO LESS THE SOUTH 100 FEET OF THE NORTH 205 FEET OF THE EAST 75 FEET OF LOT 2, BLOCK B, CAPEN'S ADDITION TO WINTER PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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PARCEL THREE:
LOT 4, LESS THE NORTH 5 FEET OF SAID LOT 4, LOTS 10 AND 11, AND 12, LESS THE NORTH 5 FEET OF SAID LOT 12, AND THE NORTH 170 FEET OF THE EAST 1/2 OF LOT 9, ALL IN BLOCK B, CAPEN'S ADDITION TO WINTER PARK, AS RECORDED IN PLAT BOOK A, PAGE 95, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL FOUR:
THE NORTH 50 FEET OF THE SOUTH 200 FEET OF LOT 1, BLOCK B, CAPEN'S ADDITION TO WINTER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGES 95, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINING 4.51 ACRES OF LAND, MORE OR LESS.

PROJECT TEAM

OWNER
METRO WINTER PARK, LLC
2730 SW 3RD AVE, SUITE 601
MIAMI, FL 33129
CONTACT: CARLOS ORTIZ
PHONE: (786) 554-8953
EMAIL: cortiz@prodesa.us

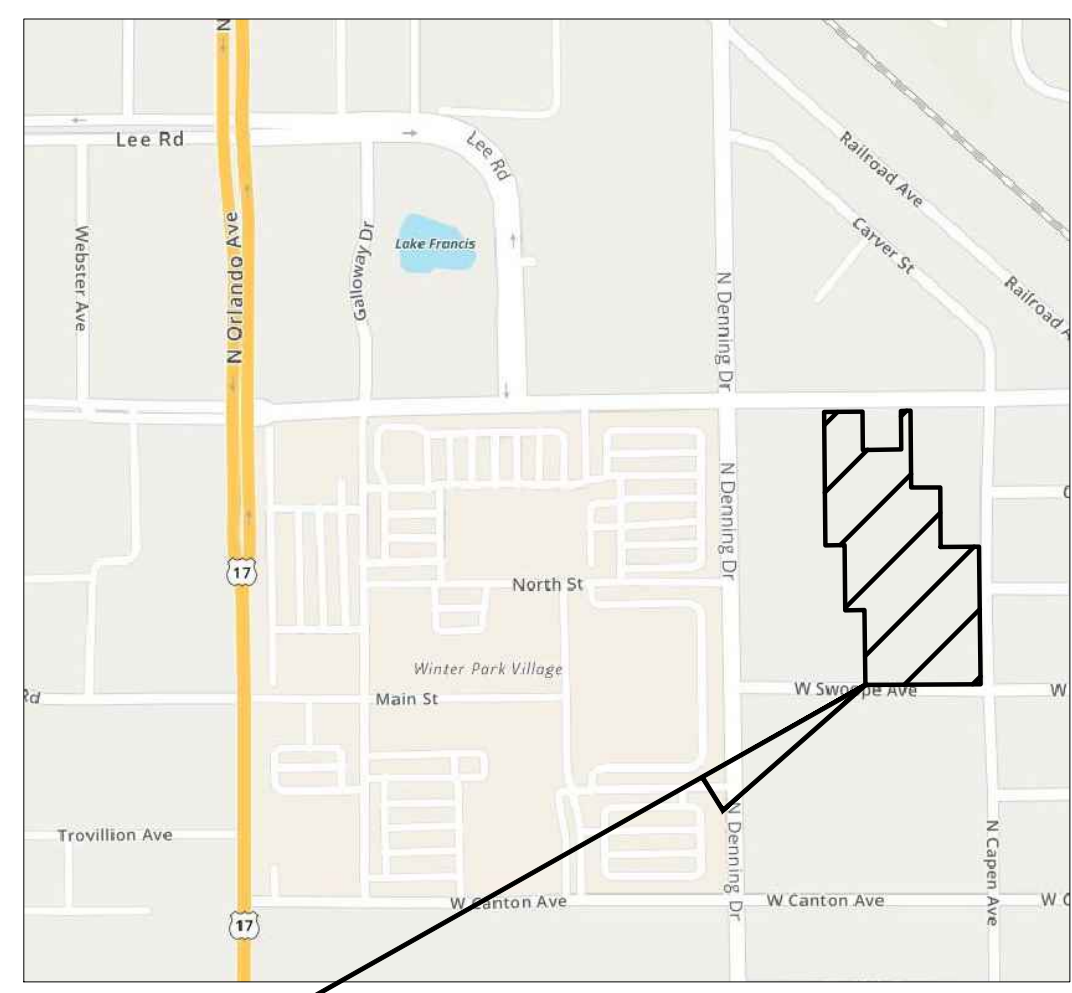
CIVIL ENGINEER
KIMLEY HORN AND ASSOCIATES
189 S. ORANGE, SUITE 1000
ORLANDO, FL 32801
CONTACT: JEFFREY R. SWISHER, P.E.
PHONE: (407) 898-1511
EMAIL: jeffrey.swisher@kimley-horn.com

SURVEYORS
LEADING EDGE LAND SERVICES
8802 EXCHANGE DRIVE
ORLANDO, FL 32809
CONTACT: MICHAEL A. BAERHOLD
PHONE: (407) 351-6730
EMAIL: jhoFius@leadingedgels.com

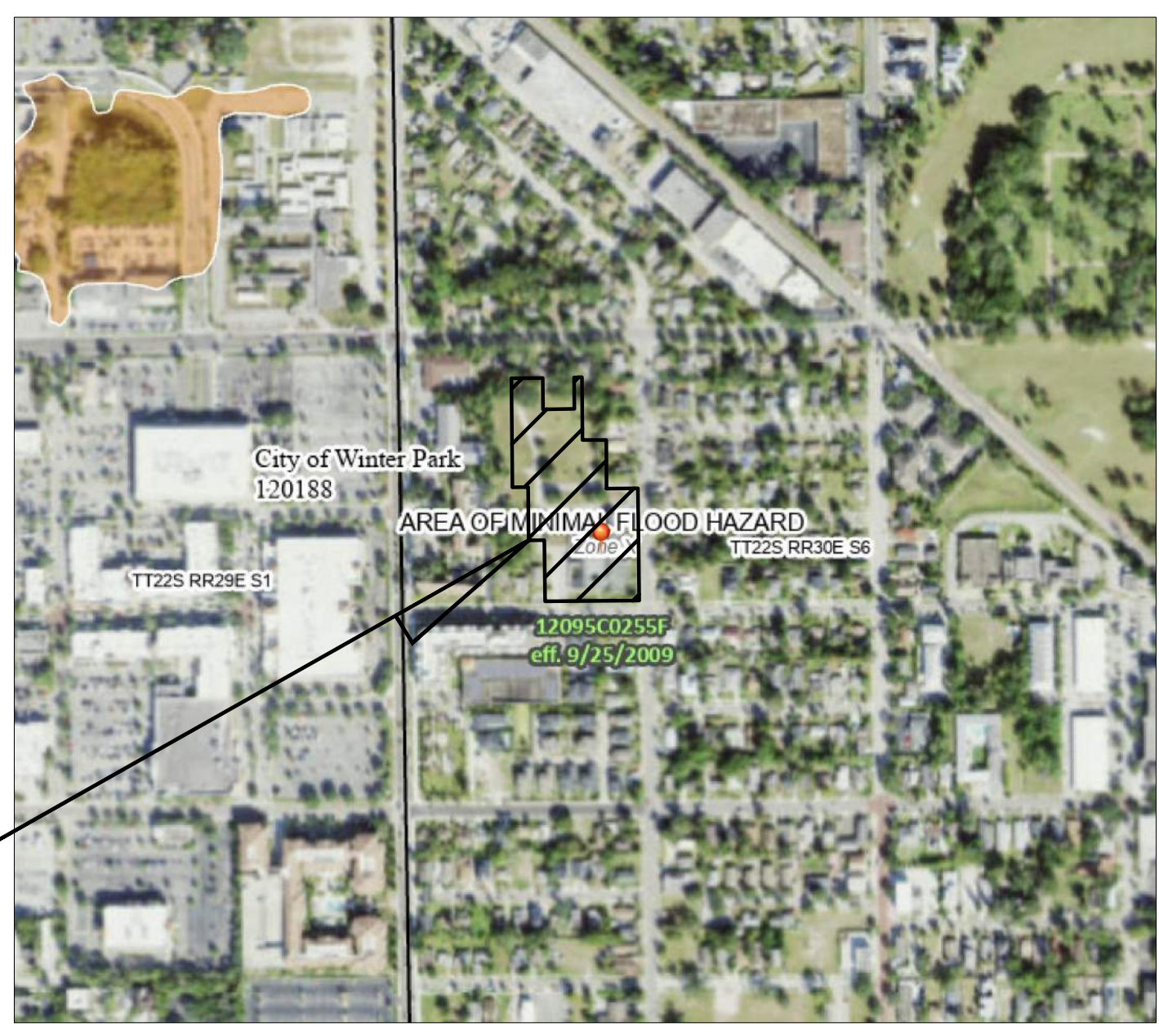
ARCHITECT
SLOCUM PLATTS ARCHITECTS, P.A.
670 NORTH ORLANDO AVENUE
SUITE 1001
MAITLAND, FL 32751
CONTACT: RANDALL SLOCUM
PHONE: 407-645-3019
EMAIL: rslocum@slocumplatts.com

GEOTECHNICAL
NATIVE GEOSCIENCE, INC.
2014 EDGEWATER DRIVE, SUITE 246
ORLANDO, FL 32804
CONTACT: BRIAN W. JORY, P.E.
PHONE: 407-342-1443

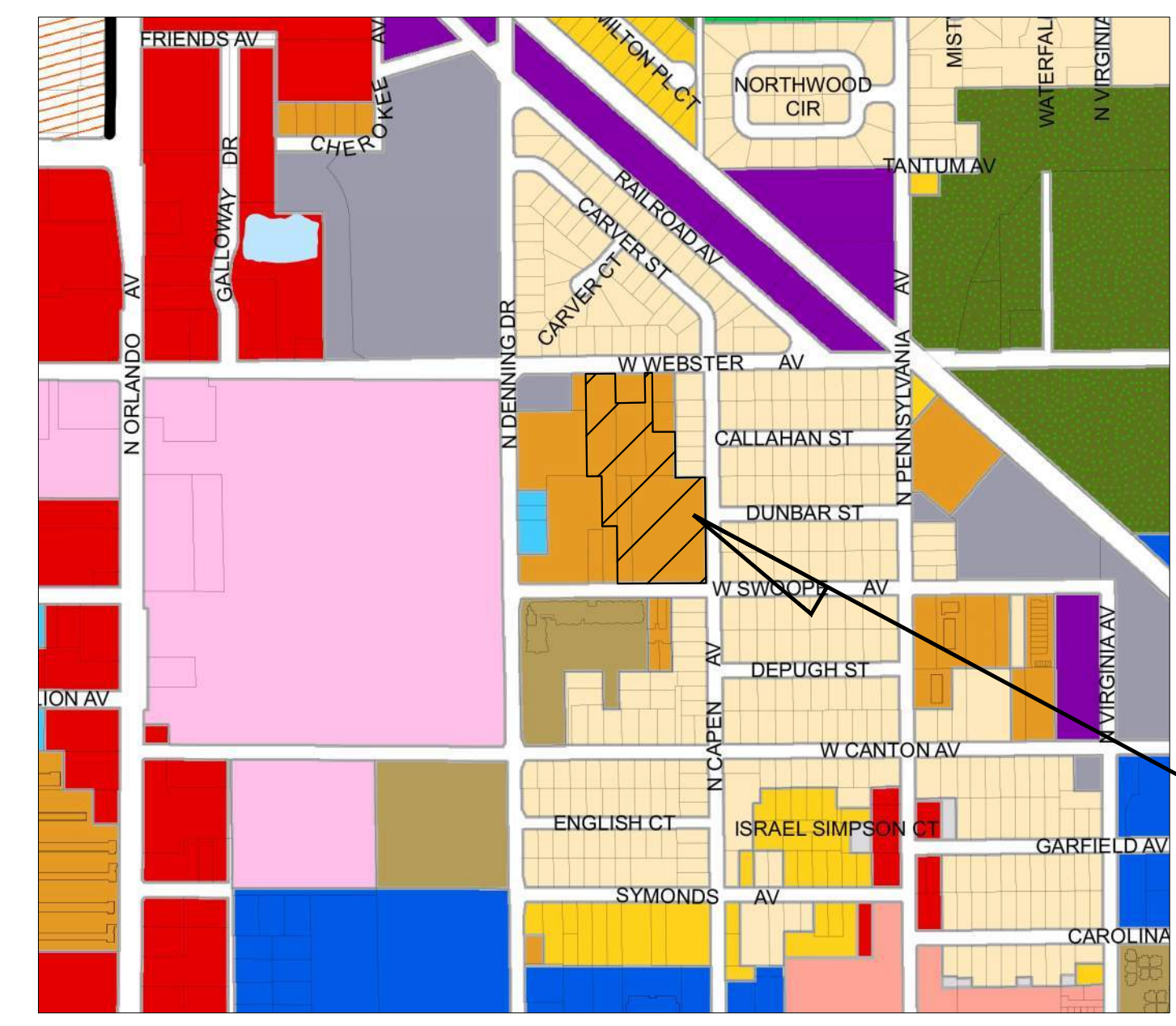
LANDSCAPE ARCHITECT
KIMLEY HORN AND ASSOCIATES
189 S. ORANGE, SUITE 1000
ORLANDO, FL 32801
CONTACT: JIM ZHENG
PHONE: 407-965-0780
EMAIL: jim.zheng@kimley-horn.com



SECTION 6, TOWNSHIP 22S, RANGE 30E
LOCATION MAP
SCALE: 1" = 500'



FEMA MAP
SCALE: 1" = 500'



ZONE R3
ZONING MAP
SCALE: 1" = 2,000'

SHEET INDEX

- | | |
|---------------|--------------------------------|
| C0.0 | COVER |
| ---- | BOUNDARY SURVEY |
| ---- | TOPOGRAPHIC & TREE SURVEY |
| A1.1 | COLOR SITE PLAN |
| C4.0 | SITE PLAN |
| ---- | GREEN PARK PERIMETER CHECK |
| C5.0 | OVERALL GRADING PLAN |
| C6.0 | OVERALL DRAINAGE PLAN |
| C6.1 | CONTROL STRUCTURE DETAILS |
| C7.1-C7.2 | FIRE PROTECTION PLAN |
| C8.1-C8.2 | STORM TRAP DETAILS |
| L0.50 | TREE MITIGATION PLAN |
| L0.51 | TREE MITIGATION SPECIFICATIONS |
| L1.00 | LANDSCAPE PLAN |
| A6.1a - A6.1b | EXTERIOR ELEVATIONS- DUPLEX |
| A6.2 | EXTERIOR ELEVATIONS- TRIPLEX |
| A6.3 | EXTERIOR ELEVATIONS- QUADPLEX |
| A6.4 | EXTERIOR ELEVATIONS- SIXPLEX |
| A6.5 | EXTERIOR ELEVATIONS- CABANA |
| ---- | ARCHITECTURAL 3D RENDERINGS |

PREPARED BY
Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. Orange Avenue, Suite 1000, Orlando, FL 32801
Phone: (407) 898-1511
WWW.KIMLEY-HORN.COM CA 00000696

JEFFREY R. SWISHER, P.E.,
FL. P.E. NO. 60275

WINTER PARK COMMONS
JUNE 7, 2023
ENGINEER'S PROJECT No. 249301000

NO.	DESCRIPTION	DATE	BY

ALTA/NSPS LAND TITLE SURVEY OF
LANDS OF SOUTHEASTERN CONFERENCE
ASSOCIATION OF THE SEVENTH-DAY
ADVENTISTS, INC.

LOCATED IN SECTION 6, TOWNSHIP 22 SOUTH, RANGE 30 EAST
CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION
(PER TITLE COMMITMENT # 2037-4339277)

PARCEL ONE:

LOT 2, BLOCK B, CAPEN'S ADDITION TO WINTER PARK (LESS THE EAST 75 FEET OF THE NORTH 100 FEET OF THE SAID LOT 2), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "A", PAGE 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE NORTH 5 FEET THEREOF, AND ALSO LESS THE SOUTH 100 FEET OF THE NORTH 205 FEET OF THE EAST 75 FEET OF LOT 2, BLOCK B, CAPEN'S ADDITION TO WINTER PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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VICINITY MAP
NO SCALE

SURVEYOR'S NOTES

- THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR PRODESA. ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83. NOS ADJUSTMENT OF 2011. THE NORTH RIGHT-OF-WAY LINE OF W SWOOPE AVENUE BEARS S89°33'00"W.
- UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.
- THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 5J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."
- THE SUBJECT PROPERTY CONTAINS A TOTAL OF 4.626 ACRES OF LAND, MORE OR LESS.
- THE PLAT OF CAPEN'S ADDITION TO WINTER PARK AS RECORDED IN PLAT BOOK A, PAGE 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, WAS USED IN THE PREPARATION OF THIS SURVEY.
- A REVIEW OF FLOOD INSURANCE RATE MAPS FOR ORANGE COUNTY, FLORIDA, INDICATES THAT THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 12095C025SF, REVISED SEPTEMBER 25, 2009.
- THERE ARE 11 REGULAR STRIPED PARKING SPACES AND 10 STRIPED HANDICAPPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.
- ACCORDING TO THE ORANGE COUNTY PROPERTY APPRAISER, THE SUBJECT PROPERTY IS ZONED R-3. A ZONING REPORT CONTAINING BUILDING SETBACK AND HEIGHT RESTRICTIONS WAS NOT PROVIDED TO THE SURVEYOR.
- AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE BENCHMARK THIS SURVEY IS BASED ON IS DESCRIBED AS FOLLOWS: 2" ORANGE COUNTY BRASS DISK (STAMPED BM L-651-003), PUBLISHED ELEVATION = 90.129 FEET. SITE BENCHMARKS ARE SHOWN AND DESCRIBED GRAPHICALLY ON THE SURVEY.
- TITLE INFORMATION WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 2037-4339277, WITH AN EFFECTIVE DATE OF MAY 21, 2019. THE FOLLOWING SCHEDULE B-II ITEMS (ALL RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA) ARE NOTED RELATIVE TO THE SURVEY:
 - ITEM 9: RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF CAPEN'S ADDITION TO WINTER PARK, RECORDED IN PLAT BOOK A, PAGE 95
 - AFFECT THE SUBJECT PROPERTY AND ARE DEPICTED GRAPHICALLY ON THE SURVEY
 - ITEM 10: RESERVATION CONTAINED IN DEED RECORDED IN DEED BOOK 561, PAGE 88
 - RESERVATION FOR STATE ROAD RIGHT OF WAY AFFECTING THAT PORTION OF THE SUBJECT PROPERTY LYING WITHIN LOT 9, BLOCK B, CAPEN'S ADDITION TO WINTER PARK, IS BLANKET IN NATURE AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 11: EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2999, PAGE 956
 - AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED GRAPHICALLY ON THE SURVEY
 - ITEM 12: DISTRIBUTION EASEMENT AGREEMENT IN OFFICIAL RECORDS BOOK 3255, PAGE 1619 AND IRREVOCABLE ASSIGNMENT OF WASEMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 8045, PAGE 4770
 - AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED GRAPHICALLY ON THE SURVEY

LEGEND

●	FOUND IRON ROD & CAP	⚡	WOOD POWER POLE	—X—	FENCE LINE
⊙	FOUND IRON PIPE	*	LIGHT POLE	—OHU—	OVERHEAD UTILITY LINE
○	SET 5/8" IRON ROD & CAP "LB 6846"	⊕	ELECTRIC TRANSFORMER	O.R.	OFFICIAL RECORDS BOOK
△	SET NAIL & DISK "LB 6846"	⊞	ELECTRIC BOX	P.B.	PLAT BOOK
⊞	CATCH BASIN	⊞	TELEPHONE PEDESTAL	P.G.	PAGE
⊞	MITERED END SECTION	⊞	CABLE TELEVISION RISER	DOC#	DOCUMENT NUMBER
⊞	CURB INLET	⊞	WIRE PULL BOX	R/W	RIGHT OF WAY
⊞	CLEANOUT	⊞	UTILITY MARKER	PSM	PROFESSIONAL SURVEYOR & MAPPER
⊞	WATER METER	⊞	VAULT	LB	LICENSED BUSINESS
⊞	WATER VALVE	⊞	SIGN	A/C	AIR CONDITIONING
⊞	BACKFLOW PREVENTER	⊞	MAILBOX	BFP	BACKFLOW PREVENTER
⊞	IRRIGATION CONTROL VALVE	⊞	TITLE COMMITMENT EXCEPTION NUMBER	CLF	CHAIN LINK FENCE
⊞	FIRE HYDRANT	⊞	HANDICAPPED PARKING SPACE	CMP	CORRUGATED METAL PIPE
⊞	STORM MANHOLE	⊞	BENCHMARK/FINISHED FLOOR	INV	INVERT
⊞	SANITARY MANHOLE	⊞	STORM PIPE	⊞97.0	SPOT ELEVATION - GROUND SHOT
⊞	CAMPHOR TREE	⊞	SANITARY SEWER PIPE	⊞97.33	SPOT ELEVATION - HARD SURFACE
⊞	PALM TREE	⊞	OAK TREE	RCP	REINFORCED CONCRETE PIPE
⊞	UNKNOWN TREE	⊞	MAGNOLIA TREE	PVC	POLYVINYL CHLORIDE PIPE

SURVEYOR'S CERTIFICATION

TO METRO EDGE, INC., A FLORIDA CORPORATION;
PRODESA; MATEER & HARBERT, P.A. AND FIRST
AMERICAN TITLE INSURANCE COMPANY;

THIS SURVEY WAS PREPARED FOR PLAT
2037-4339277, WHICH WAS BASED ON
MADE IN ACCORDANCE WITH THE MINIMUM
ALTA/NSPS LAND TITLE SURVEYING
ESTABLISHED AND ADOPTED BY ALTA AND NSPS,
6-13-13 AND 18 OF TABLE A THEREOF. THE
FIELD WORK WAS COMPLETED ON JULY 10,
2019.

Michael Baerhold
DATE: 7/10/2019

MICHAEL A. BAERHOLD, PSM 5575

ALTA/NSPS LAND TITLE SURVEY

OF
SOUTHEASTERN CONFERENCE ASSOCIATION OF
SEVENTH-DAY ADVENTISTS, INC.
SECTION 6, TOWNSHIP 22 SOUTH, RANGE 30 EAST
CITY OF WINTER PARK, ORANGE COUNTY,
FLORIDA

FOR
PRODESA

LEADING EDGE
LAND SERVICES
INCORPORATED

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-6731
WEB: www.leadingedges.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°07'12"E	25.00'
L2	S89°59'30"E	75.07'
L3	N00°49'19"W	49.78'
L4	N89°14'31"E	100.11'
L5	S00°36'08"E	50.10'
L6	S89°25'27"W	99.92'
L7	S89°22'02"W	49.99'
L8	S89°22'03"W	50.00'

W WEBSTER AVENUE
60' PUBLIC RIGHT OF WAY

PARCEL 2
0.568 ACRES

PARCEL 4
0.115 ACRES

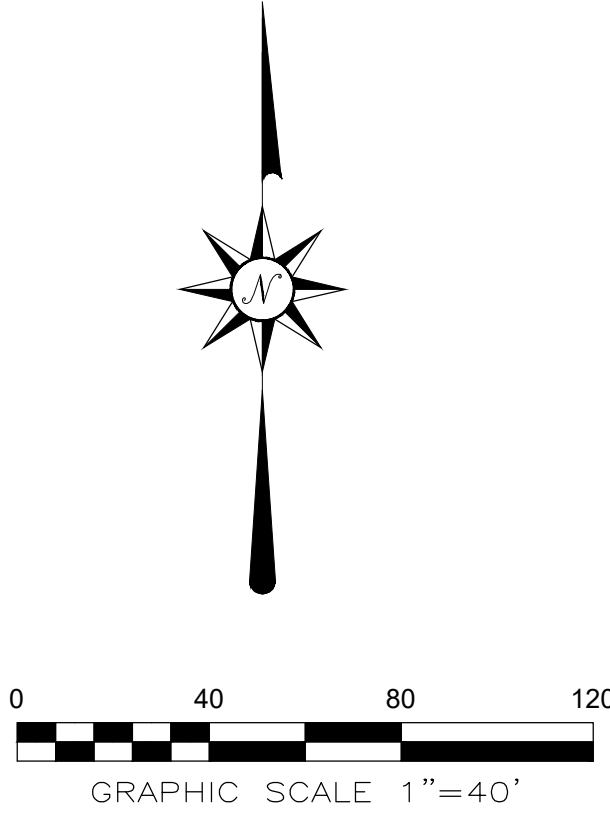
PARCEL 1
0.453 ACRES

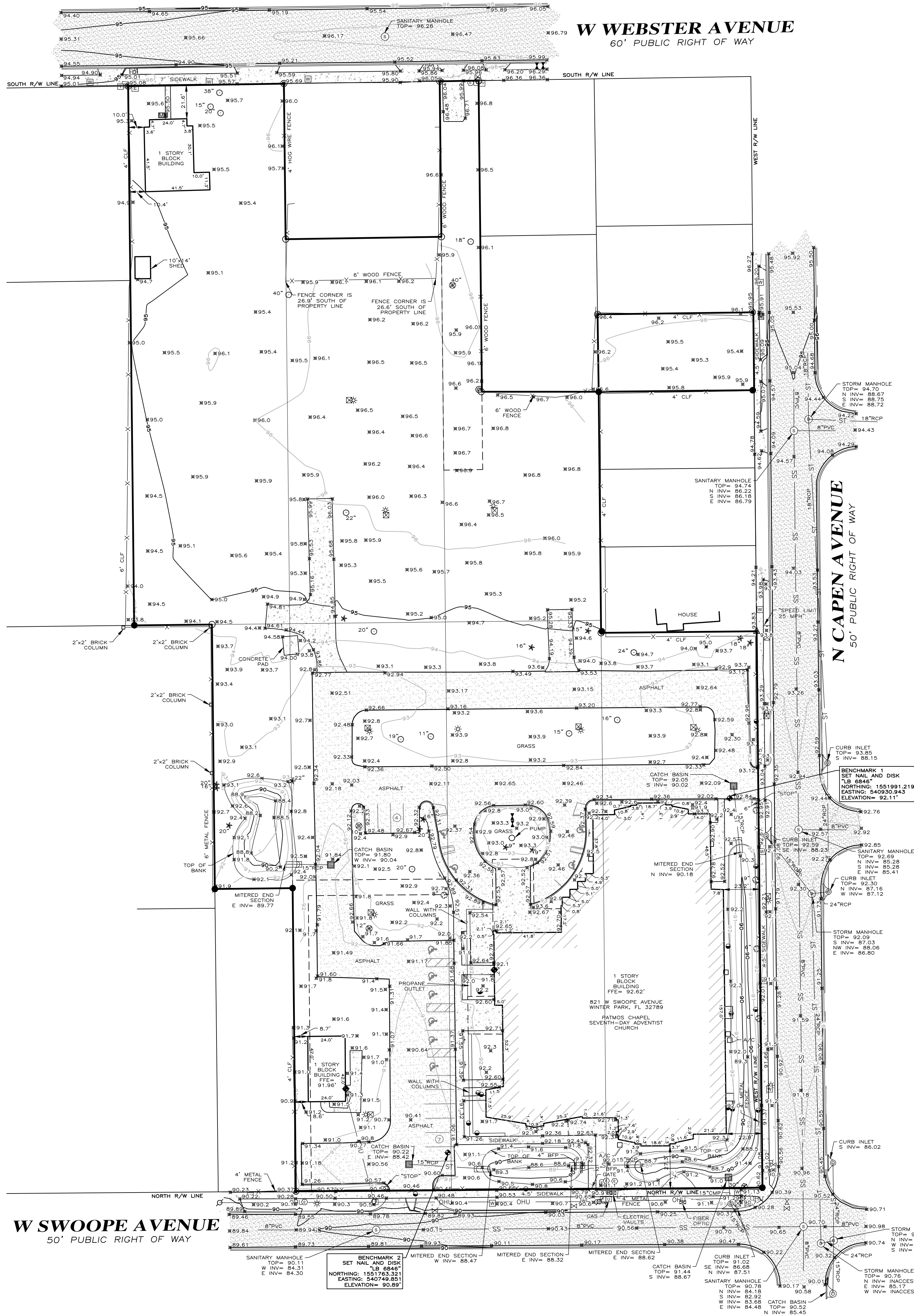
PARCEL 3
3.490 ACRES

SUBJECT PROPERTY
LANDS OF
SOUTHEASTERN CONFERENCE ASSOCIATION OF THE
SEVENTH-DAY ADVENTISTS, INC.
O.R. 4657, PG. 2815; O.R. 4974, PG. 3048
O.R. 4974, PG. 3060; O.R. 5326, PG. 1637
O.R. 5350, PG. 3230; O.R. 5361, PG. 1441
O.R. 5647, PG. 1953; O.R. 6873, PG. 1672

S89°33'00"W 299.92'
W SWOOPE AVENUE
50' PUBLIC RIGHT OF WAY

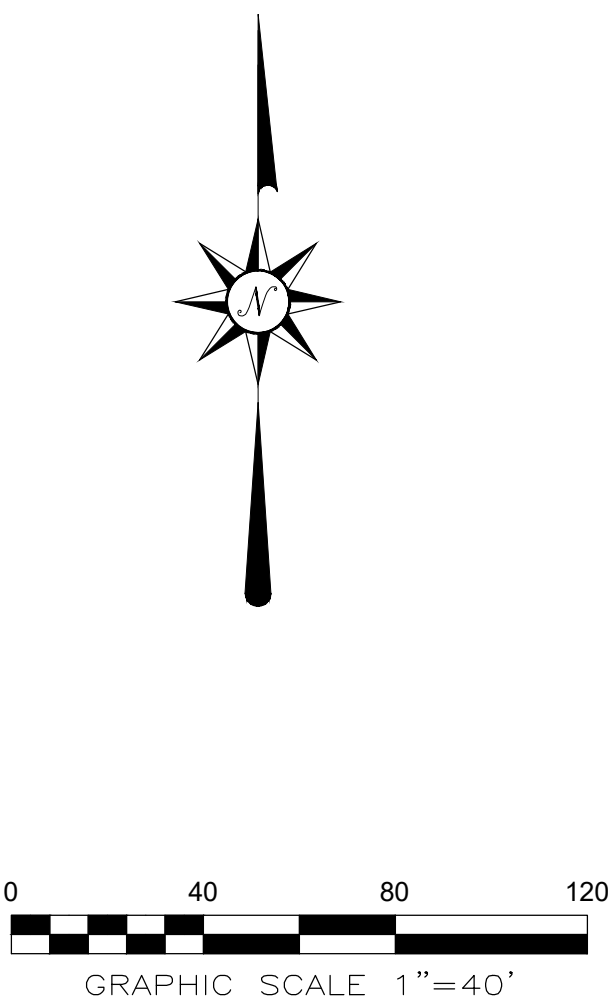
N CAPEN AVENUE
50' PUBLIC RIGHT OF WAY





ALTA/NSPS LAND TITLE SURVEY OF LANDS OF SOUTHEASTERN CONFERENCE ASSOCIATION OF THE SEVENTH-DAY ADVENTISTS, INC.

LOCATED IN SECTION 6, TOWNSHIP 22 SOUTH, RANGE 30 EAST
CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA



LEGEND			
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⊙	FOUND IRON PIPE	—OHU—	OVERHEAD UTILITY LINE
○	SET 5/8" IRON ROD & CAP "LB 6846"	O.R.	OFFICIAL RECORDS BOOK
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⌒	FIRE HYDRANT	CMP	CORRUGATED METAL PIPE
⌒	STORM MANHOLE	INV	INVERT
⌒	SANITARY MANHOLE	⊙97.0	SPOT ELEVATION - GROUND SHOT
⌒	CAMPFIRE TREE	⊙97.33	SPOT ELEVATION - HARD SURFACE
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⌒	UNKNOWN TREE	PVC	POLYVINYL CHLORIDE PIPE
⌒	WOOD POWER POLE		
⌒	LIGHT POLE		
⌒	ELECTRIC TRANSFORMER		
⌒	ELECTRIC BOX		
⌒	TELEPHONE PEDESTAL		
⌒	CABLE TELEVISION RISER		
⌒	WIRE PULL BOX		
⌒	UTILITY MARKER		
⌒	VAULT		
⌒	SIGN		
⌒	MAILBOX		
⌒	TITLE COMMITMENT EXCEPTION NUMBER		
⌒	HANDICAPPED PARKING SPACE		
⌒	BENCHMARK/FINISHED FLOOR		
⌒	STORM PIPE		
⌒	SANITARY SEWER PIPE		
⌒	OAK TREE		
⌒	MAGNOLIA TREE		

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 2)

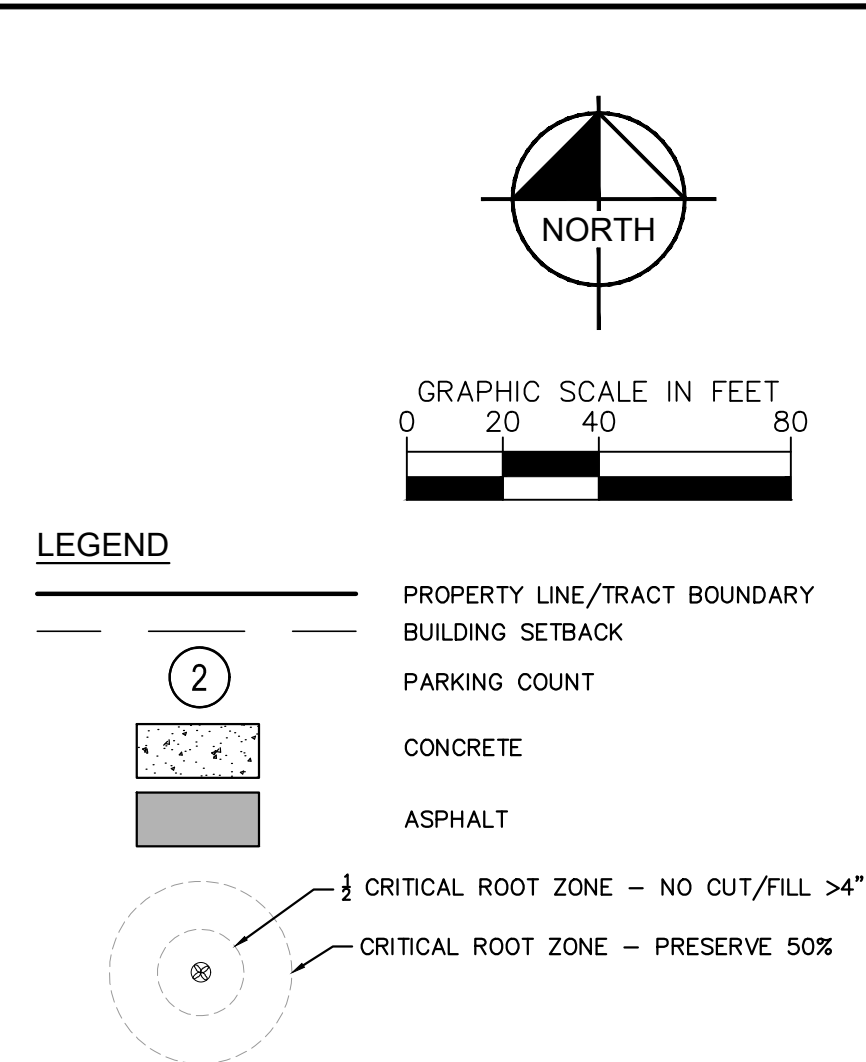
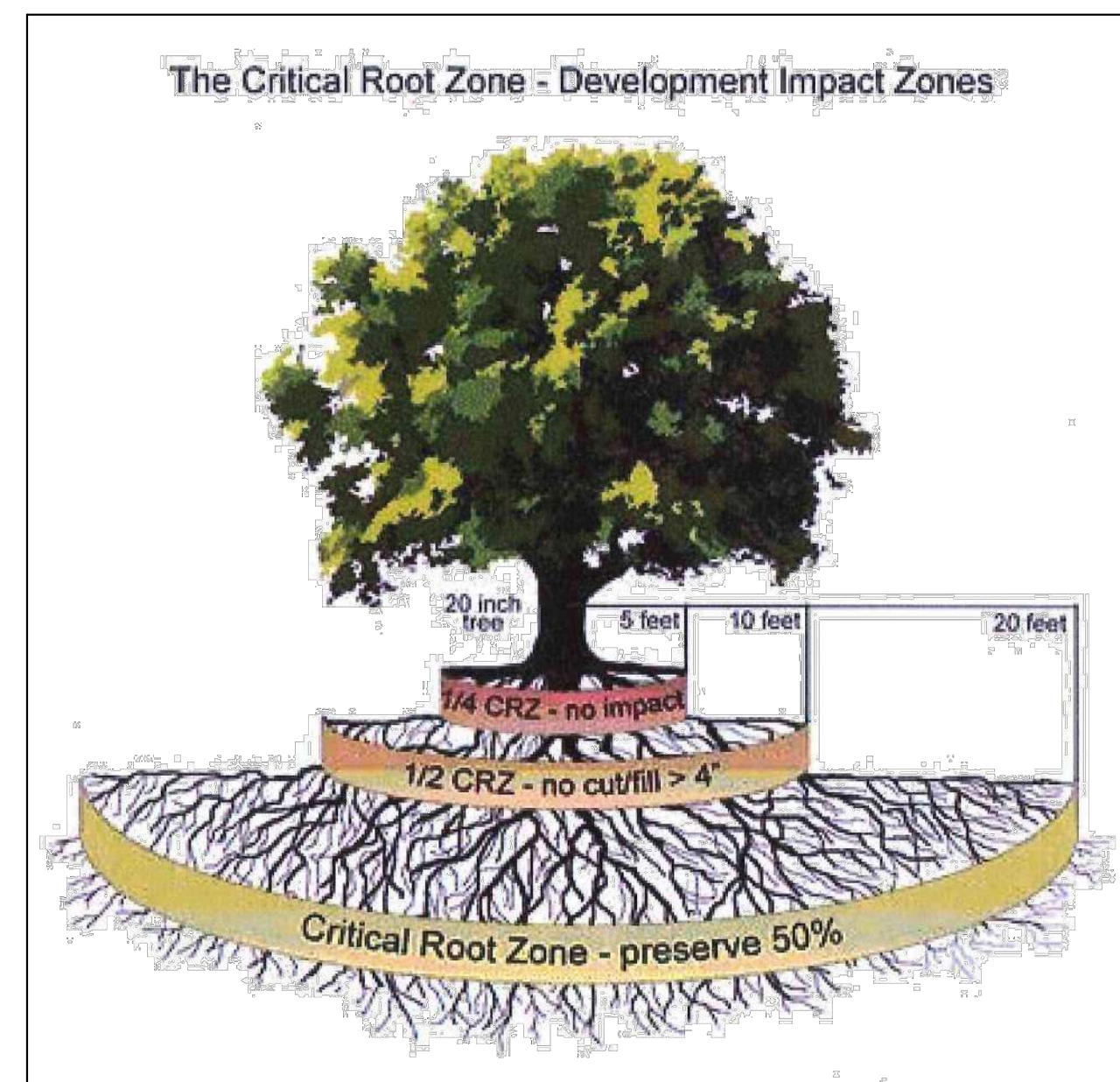
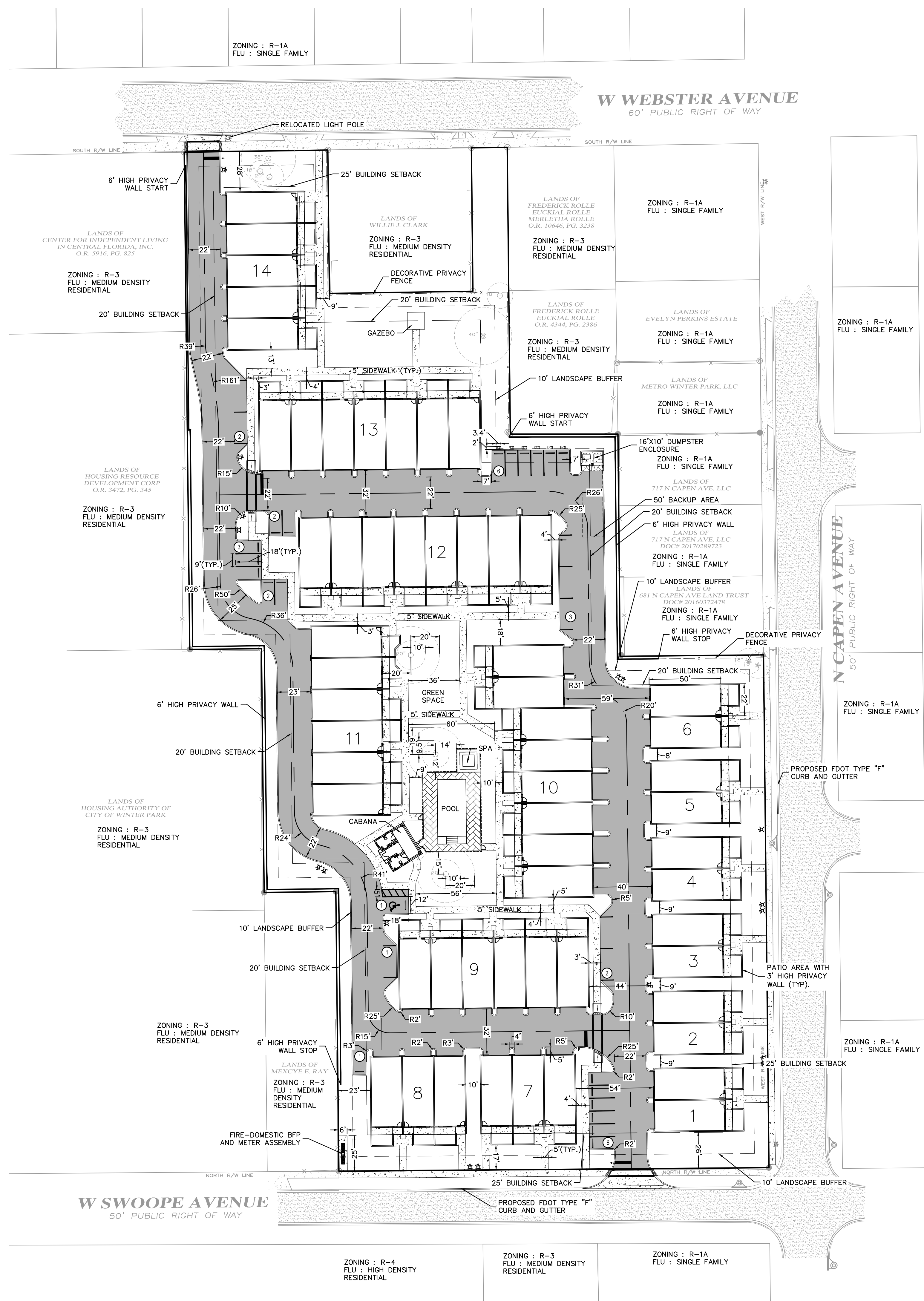
ALTA/NSPS LAND TITLE SURVEY

SOUTHEASTERN CONFERENCE ASSOCIATION OF
SEVENTH-DAY ADVENTISTS, INC.
SECTION 6, TOWNSHIP 22 SOUTH, RANGE 30 EAST
CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA

LEADING EDGE
LAND SERVICES
INCORPORATED
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE (407) 351-6730
FAX (407) 351-6731
WEB: www.leadingedge.com

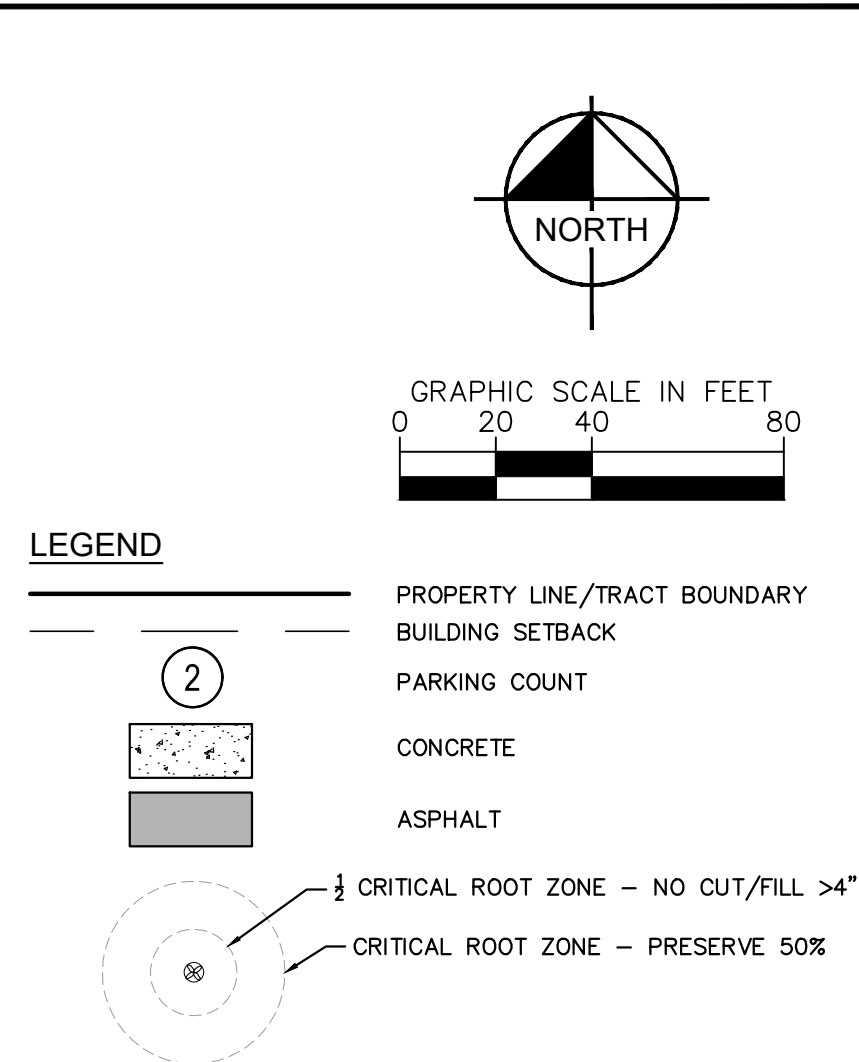
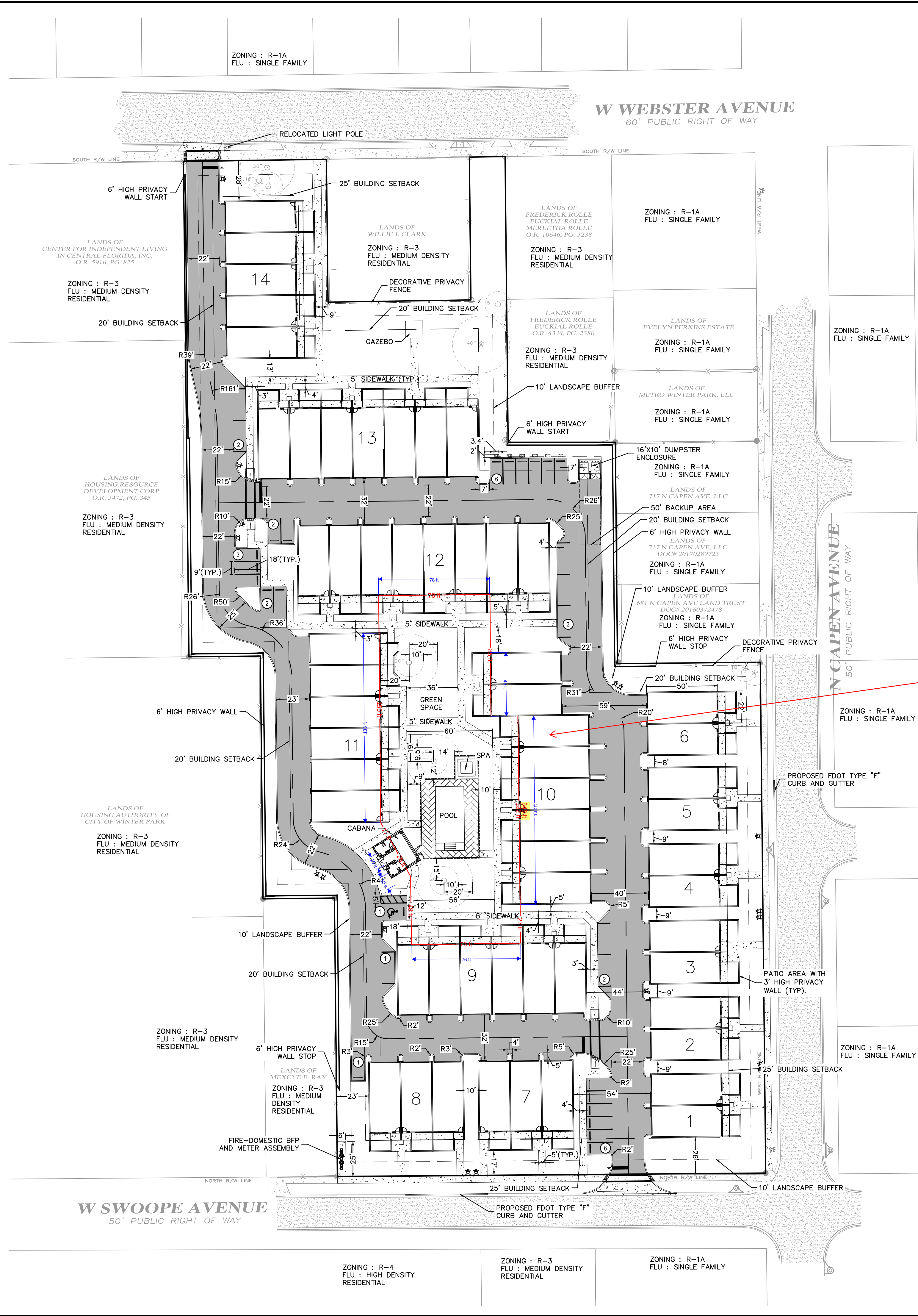
FOR
PRODESA

REVISIONS:	
29 JUL 2019:	REVISED CERTIFICATION
15 DEC 2022:	ADDED TOPOGRAPHY
DATE OF DRAWING: 10 JUL 2019	
MANAGER: MAB	
PROJECT NUMBER: 1002-19001	
FIELD BOOK NUMBER: LE 1326, 1675	
LAST FIELD WORK: 7 DEC 2022	
CREW CHIEF(S): RWE	
COMPUTER FILE: 1002001ALTA2.DWG	
SCALE: 1" = 40'	
SHEET 2 OF 2	



SITE DATA:
 TOTAL AREA: ±196,523 SF/±4.51 ACRES
 TOTAL AREA: ±196,523 SF/±4.51 ACRES
 EXISTING ZONING: R-3
 PROPOSED ZONING: R-3
 EXISTING USE: CHURCH/SINGLE FAMILY RESIDENTIAL
 PROPOSED LAND USE: MULTI-FAMILY
 EXISTING FUTURE LAND USE : INSTITUTIONAL/MEDIUM DENSITY RESIDENTIAL
 PROPOSED FUTURE LAND USE : MEDIUM DENSITY RESIDENTIAL
IMPERVIOUS COVERAGE:
 IMPERVIOUS AREA (TOTAL): 135,247 SF/3.10 AC
 MAX IMPERVIOUS COVERAGE ALLOWED: 70%
 PROPOSED IMPERVIOUS COVERAGE: 69%
BUILDING SETBACKS (REQUIRED/PROVIDED):
 W. SWOOPVE AVE (SOUTH): 25 FT/25 FT
 N. CAPEN AVE (EAST): 25 FT/25 FT
 RESIDENTIAL PROPERTIES (SIDE): 20 FT/20 FT
 W. WEBSTER AVE (NORTH): 25 FT/25 FT
BUILDING COVERAGE:
 MAX BUILDING COVERAGE ALLOWED: 40%
 PROPOSED BUILDING COVERAGE: 34%
RESIDENTIAL DENSITY CALCULATIONS:
 TOTAL DWELLING UNITS: 58 UNITS
 MAX DENSITY ALLOWED: 17 DU/AC
 PROPOSED DENSITY: 12.9 DU/AC
 FAR PROVIDED (72%) 75% MAX: 142,035 GSF
UNIT MIX:
 TYPICAL UNIT SIZE: 2219 GSF
 # OF 1-BEDROOM UNITS: 0
 # OF 2-BEDROOM UNITS: 0
 # OF 3-BEDROOM UNITS: 58
PHASING:
 THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.
STORMWATER MANAGEMENT:
 ALL STORMWATER RUNOFF ON-SITE WILL BE TREATED IN THE DETENTION VAULT (STORMTRAP SYSTEM) PRIOR TO DISCHARGING TO W SWOOPVE AVE.
PARKING REQUIREMENTS:
 MULTI-FAMILY: 2.5 SPACES PER UNIT
 UNIT MIX:
 MULTI-FAMILY: 2.5 x 58 UNITS = 145 SPACES
 TOTAL NUMBER OF SPACES REQUIRED 145
 TOTAL NUMBER OF REQUIRED VISITOR SPACES (INCLUSIVE OF REQUIRED MULTI-FAMILY SPACES):
 1 PER 2 UNITS = 29 SPACES
ON-SITE PARKING PROVIDED:
 STANDARD GARAGE SPACES: 116
 VISITOR SITE PARKING SPACES (9'x18'): 2
 VISITOR PARALLEL SITE PARKING SPACES (9'x22'): 8
 TOTAL ON-SITE PARKING SPACES (9'x18'): 1
 TOTAL NUMBER OF SPACES ON THE SITE: 145
 TOTAL PROVIDED VISITOR PARKING SPACES: 29

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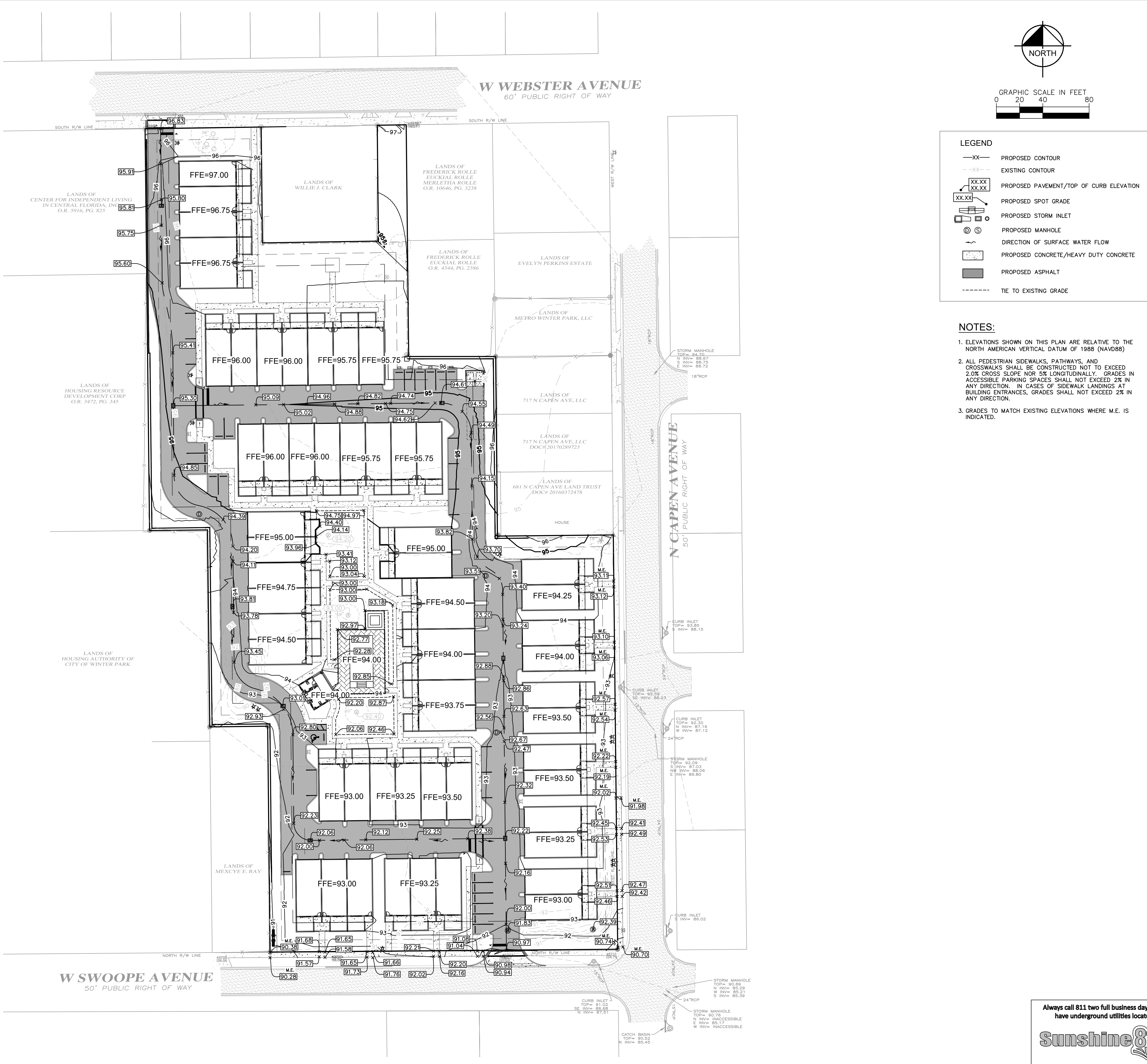
TOTAL GREEN PARK PERIMETER (Viewed from the street)	= 648 FT
TOTAL GREEN PARK PERIMETER BLOCKED BY BUILDINGS	= 484 FT
PERCENTAGE BLOCKED BY BUILDINGS	74.7%

Always call 811 two full business days before you dig to have underground utilities located and marked.

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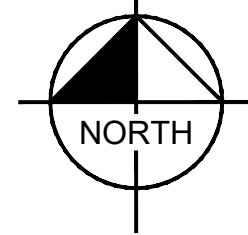
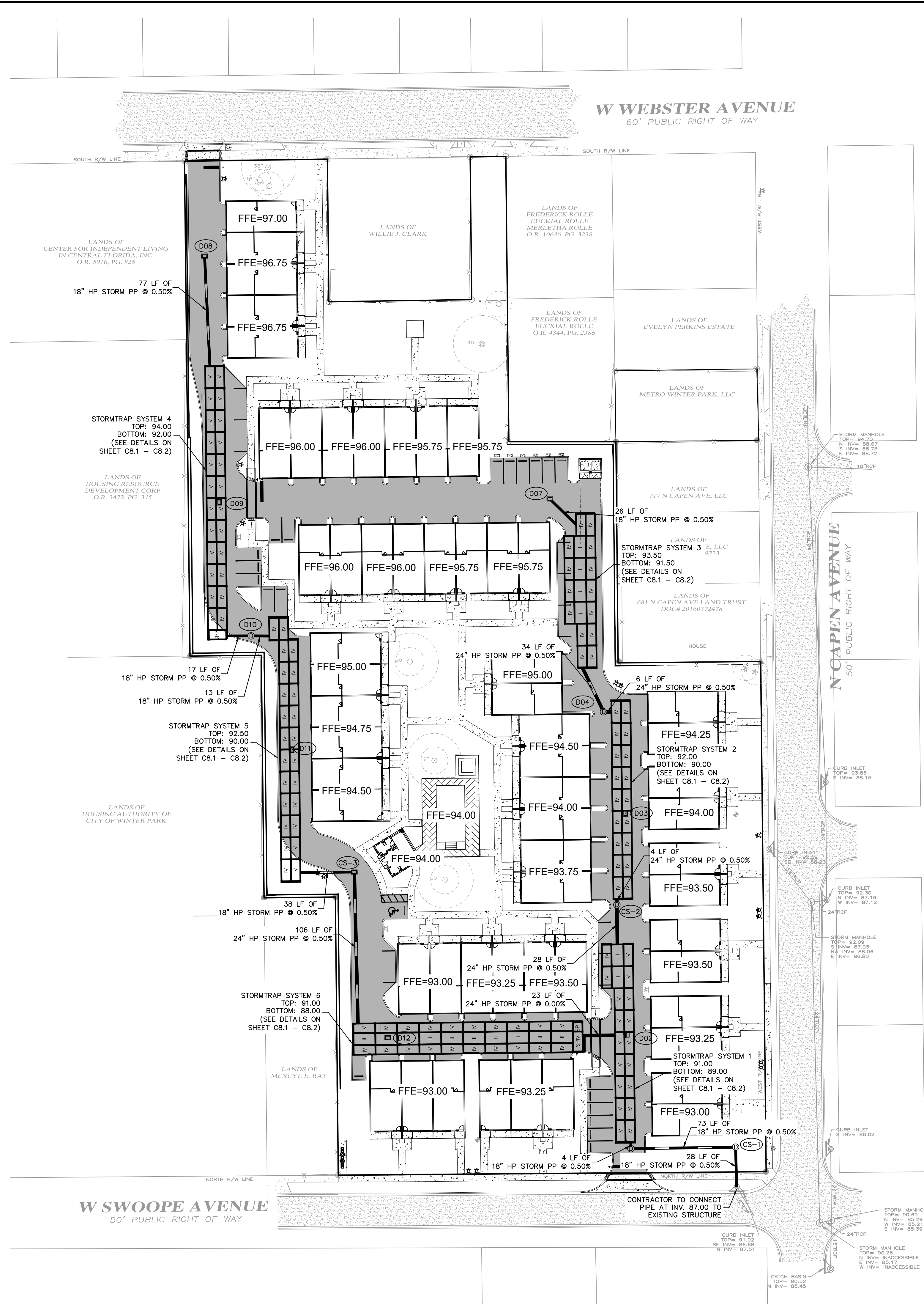
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KHA PROJECT 249.301000	DATE 06/07/2023	SCALE AS SHOWN	DESIGNED BY VNT	DRAWN BY VNT	CHECKED BY JRS	DATE ---	LICENCED PROFESSIONAL JEFFREY R. SWISHER, P.E. FLORIDA LICENSE NUMBER 60275	Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	No.	REVISIONS	BY
											DATE
OVERALL GRADING PLAN								WINTER PARK COMMONS	FLORIDA	CITY OF WINTER PARK	SHEET NUMBER C5.0

Always call 811 two full business days before you dig to have underground utilities located and marked.





GRAPHIC SCALE IN FEET



0 20 40 80

LEGEND

-  PROPOSED STORM PIPE
 PROPOSED STORM INLET
 PROPOSED STORM MANHOLE

NOTES:

1. CONTROL STRUCTURE DETAILS ARE LOCATED ON SHEET C6.1.
2. ATRIUM GRATES TO BE USED FOR YARD DRAINS LOCATED WITHIN MULCH. SEE LANDSCAPE PLANS FOR FURTHER DETAILS.
3. ANY SHORING TIEBACKS FOR VAULT AND PIPE INSTALLATION WILL NOT BE ALLOWED TO CROSS THE PROPERTY LINE INTO NEIGHBORING PARCELS WITHOUT WRITTEN CONSENT OF THE ADJACENT PROPERTY OWNER.

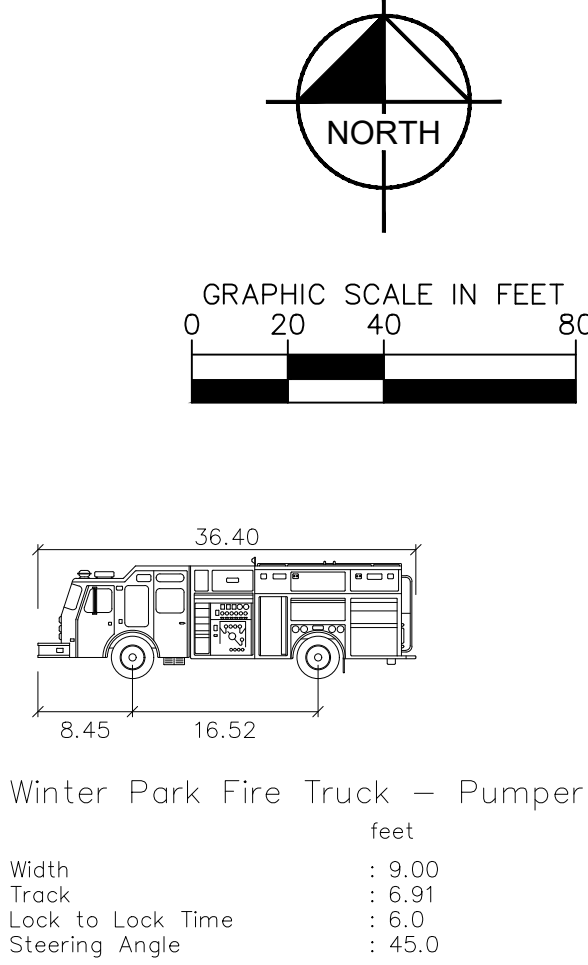
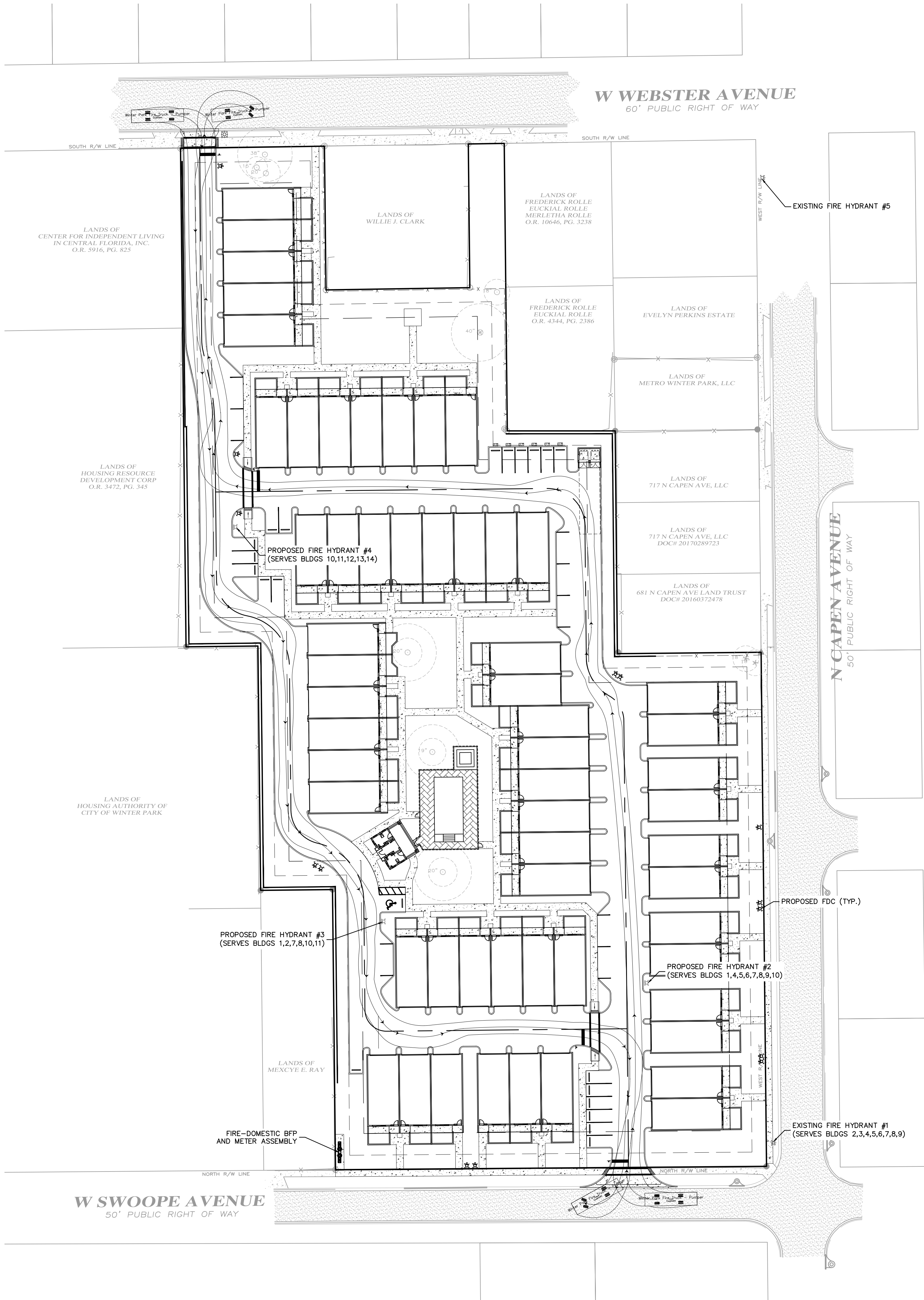
STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
CS-1	TYPE "P7" MANHOLE PER FDOT INDEX #425-010, 022 SEE SHEET C6.1 FOR DETAILS RIM: 92.40 INV IN: 87.14 INV OUT: 87.14
CS-2	TYPE "P7" MANHOLE PER FDOT INDEX #425-010, 022 SEE SHEET C6.1 FOR DETAILS RIM: 92.86 INV IN: 89.98 INV OUT: 89.14
CS-3	TYPE "C" INLET PER FDOT INDEX #425-052 SEE SHEET C6.1 FOR DETAILS RIM: 93.02 INV IN: 89.81 INV OUT: 88.53
D01	TYPE "P7" MANHOLE PER FDOT INDEX #425-010, 022 RIM: 91.82 INV IN: 88.98 INV OUT: 87.50
D02	TYPE "C" INLET PER FDOT INDEX #425-052 RIM: 92.22
D03	TYPE "C" INLET PER FDOT INDEX #425-052 RIM: 93.00
D04	TYPE "P7" MANHOLE PER FDOT INDEX #425-010, 022 RIM: 93.99 INV IN: 91.33 INV OUT: 90.03
D07	TYPE "C" INLET PER FDOT INDEX #425-052 RIM: 94.76 INV OUT: 91.63
D08	TYPE "C" INLET PER FDOT INDEX #425-052 RIM: 95.80 INV OUT: 92.38
D09	TYPE "C" INLET PER FDOT INDEX #425-052 RIM: 95.30
D10	TYPE "P7" MANHOLE PER FDOT INDEX #425-010, 022 RIM: 94.24 INV IN: 91.91 INV OUT: 90.06
D11	TYPE "C" INLET PER FDOT INDEX #425-052 RIM: 93.82
D12	TYPE "C" INLET PER FDOT INDEX #425-052 RIM: 92.07

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	CITY OF WINTER PARK	FLOIDA	SHEET NUMBER C6.0	OVERALL DRAINAGE PLAN	KIMLEY-HORN PROJECT 249301000	LICENSED PROFESSIONAL JEFFREY R. SWISHER, P.E. DATE: 06/07/2023 SCALE AS SHOWN DESIGNED BY VNT DRAWN BY VNT CHECKED BY JRS	KIMLEY-HORN AND ASSOCIATES, INC. © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	No.	Revisions	Date	By
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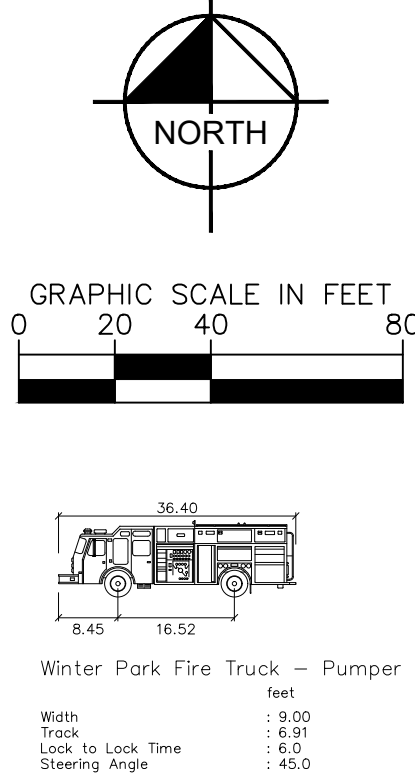
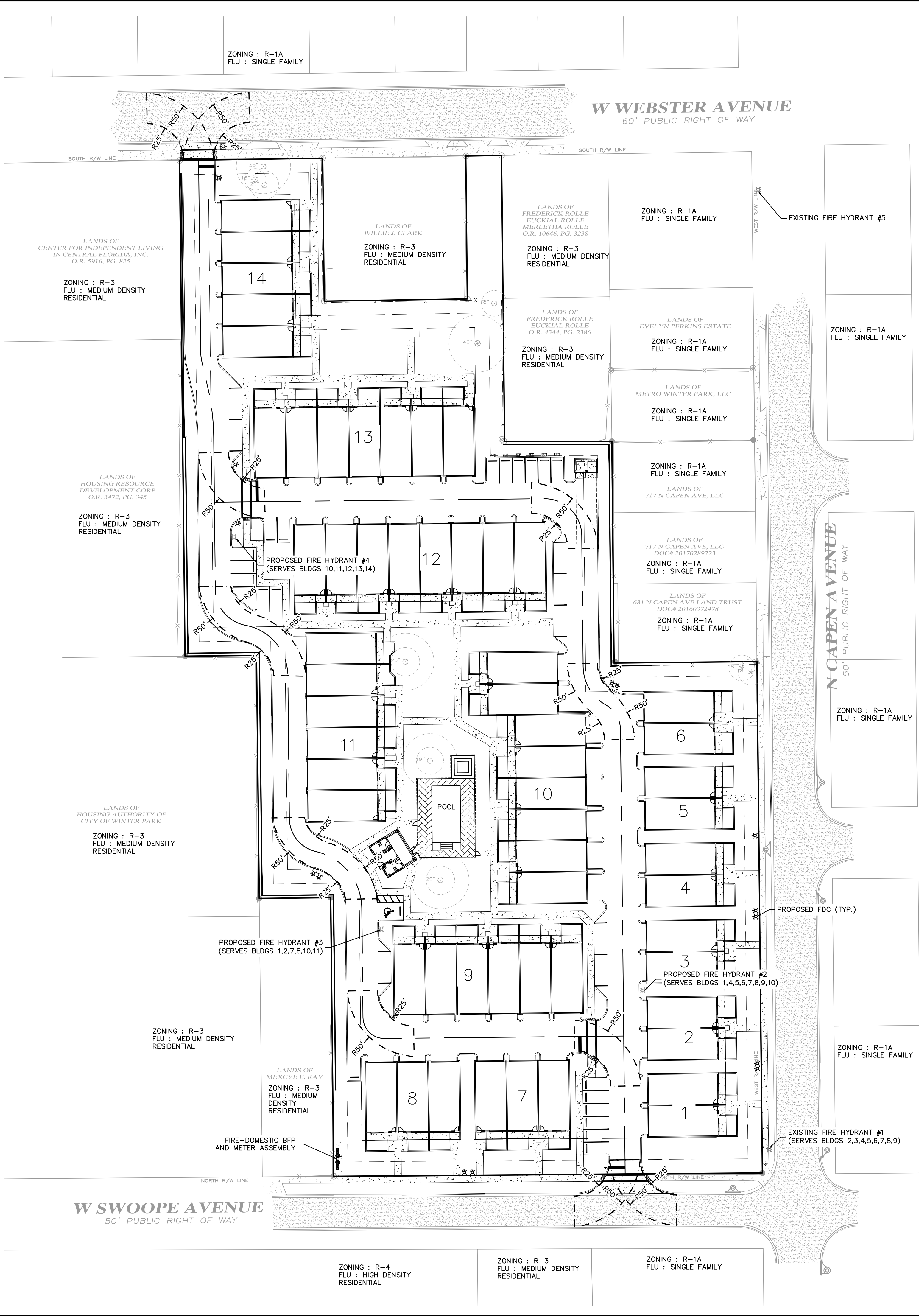


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WINTER PARK COMMONS		FLORIDA	
CITY OF WINTER PARK			
SHEET NUMBER		C7.1	
FIRE PROTECTION PLAN			
KHA PROJECT 249.301000		LICENSED PROFESSIONAL	
DATE 06/07/2023		JEFFREY R. SWISHER, P.E.	
SCALE AS SHOWN		189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801	
DESIGNED BY VNT		PHONE: 407-898-1511	
DRAWN BY VNT		WWW.KIMLEY-HORN.COM	
CHECKED BY JRS		REGISTRY NO. 35106	
		DATE: _____	
		FLORIDA LICENSE NUMBER 60275	
		REVISIONS	
		BY	
		DATE	

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WINTER PARK COMMONS		FIRE TRUCK TURN RADII		KIMLEY-HORN	
CITY OF WINTER PARK		FLORIDA		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM	
SHEET NUMBER		DATE		REVISIONS	
C7.2		06/07/2023		No.	
KHA PROJECT		DATE		LICENSED PROFESSIONAL	
249.301000		06/07/2023		JEFFREY R. SWISHER, P.E.	
SCALE		AS SHOWN		FLORIDA LICENSE NUMBER	
DESIGNED BY		VNT		60275	
DRAWN BY		VNT		DATE: _____	
CHECKED BY		JRS		BY	

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STORMTRAP MODULE LIFTING INSTALLATION NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL (4) CHAINS/CABLES ARE SECURED PROPERLY TO THE LIFTING ANCHORS AND IN EQUAL TENSION WHEN LIFTING THE STORMTRAP MODULE (SEE RECOMMENDATIONS 2 & 3).
- MINIMUM 7'-0" CHAIN/CABLE LENGTH TO BE USED TO LIFT STORMTRAP MODULES (SUPPLIED BY CONTRACTOR).
- CONTRACTOR TO ENSURE MINIMUM LIFTING ANGLE IS 60° FROM TOP SURFACE OF STORMTRAP MODULE. SEE DETAIL.

END PANEL ERECTION/INSTALLATION NOTES

- END PANELS WILL BE SUPPLIED TO CLOSE OFF OPEN ENDS OF ROWS.
- PANELS SHALL BE INSTALLED IN A TILT UP FASHION DIRECTLY ADJACENT TO OPEN END OF MODULE (REFER TO SHEET 2.0 FOR END PANEL LOCATIONS).
- CONNECTION HOOKS WILL BE SUPPLIED WITH END PANELS TO SECURELY CONNECT PANEL TO ADJACENT STORMTRAP MODULE (SEE PANEL CONNECTION ELEVATION VIEW).
- ONCE CONNECTION HOOK IS ATTACHED, LIFTING CLUTCHES MAY BE REMOVED.
- JOINT WRAP SHALL BE PLACED AROUND PERIMETER JOINT PANEL (SEE SHEET 3.0).

StormTrap®
PARENTS LISTED AT: [HTTP://STORMTRAP.COM/PARENT/](http://stormtrap.com/PARENT/)
**1287 WINDHAM PARKWAY
ROMEVILLE, IL 60446
P.815-941-4549 / F.331-318-5347**

ENGINEER INFORMATION:
KIMLEY-HORN & ASSOC.
189 S. ORANGE AVENUE
SUITE 1000
ORLANDO, FL
407-898-1511

PROJECT INFORMATION:
WINTER PARK COMMONS

CITY OF WINTER PARK, FL
CURRENT ISSUE DATE:

ISSUED FOR:
PRELIMINARY DRAWINGS

REV.	DATE:	ISSUED FOR:	DWN BY:

SCALE:
NTS

SHEET TITLE:
SINGLETRAP
INSTALLATION
SPECIFICATIONS

SHEET NUMBER:
3.1

MODULE LIFTING DETAIL

END PANEL LIFTING DETAIL

PANEL CONNECTION ELEVATION VIEW

CONNECTION HOOKS PROVIDED BY STORMTRAP AND INSTALLED BY CONTRACTOR (SEE DETAIL 6)

1" Ø PRECAST OPENING FOR HOOK CONNECTION. CONTRACTOR TO SEAL FOR INSTALLATION

SIDE OF STORMTRAP MODULE

SIDE OF END PANEL

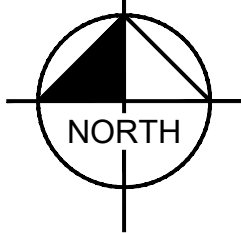
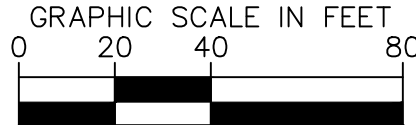
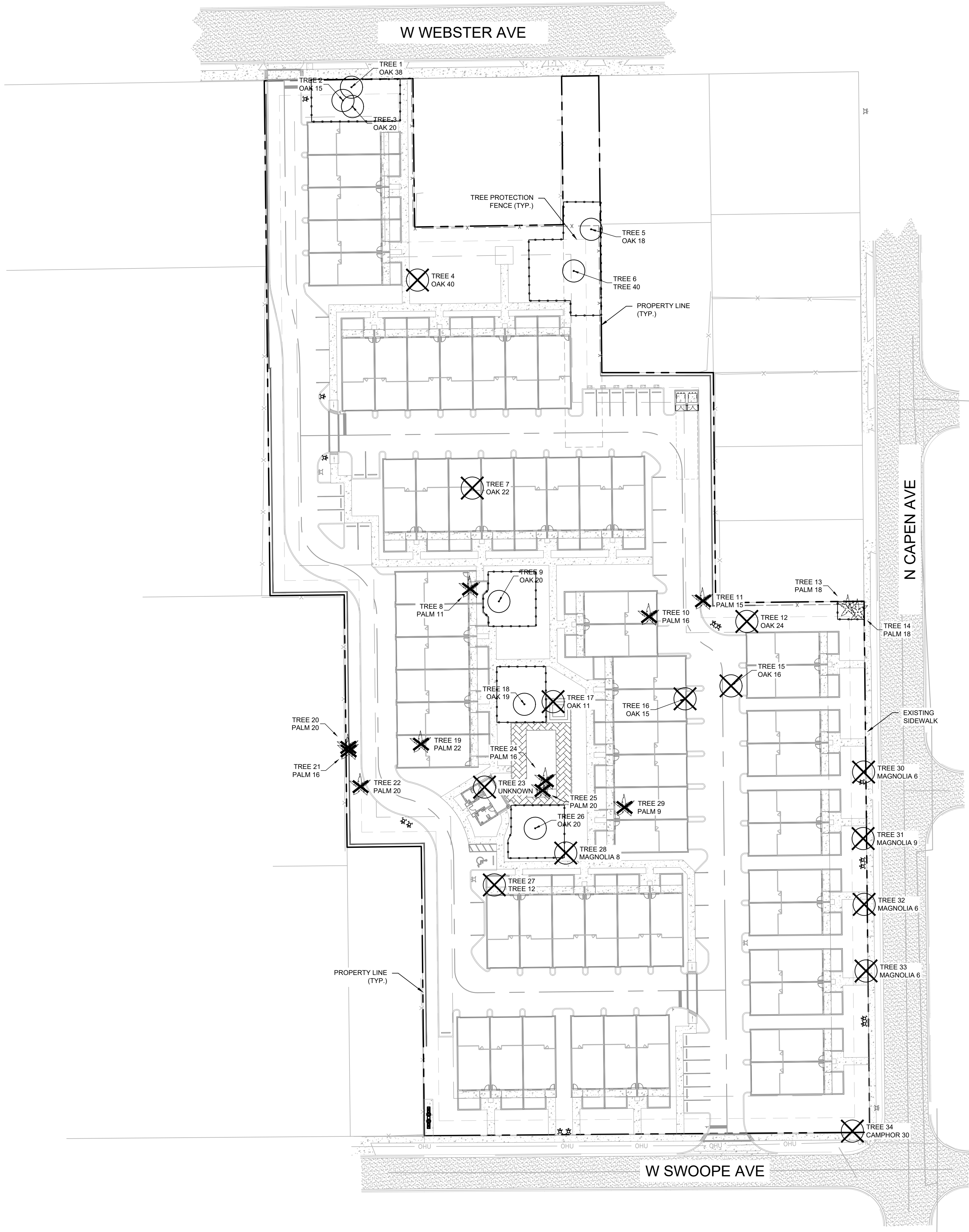
[STEP 1]

[STEP 2]

DETAIL 6

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Plotted By: Green, Alex Sheet Set: WINTER PARK COMMONS Layout: L0.50 Date: 06/07/2023 01:38:50pm K:\proj_civil\249301000-winter park commons\CAD\CONSTR\PlanSheets\L0.50 TREE MITIGATION PLAN.dwg
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TREE MITIGATION GRAPHIC LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	TREE TO BE REMOVED		PALM TO BE REMOVED
	TREE TO REMAIN		PALM TO REMAIN
			TREE PROTECTION FENCE

TREE MITIGATION

TREE NO.	SPECIES	SIZE (DBH)	STATUS	MIT. REQ.
1	OAK	38	REMAIN	
2	OAK	15	REMAIN	
3	OAK	20	REMAIN	
4	OAK	40	REMOVE	2
5	OAK	18	REMAIN	
6	UNKNOWN	40	REMAIN	
7	OAK	22	REMOVE	2
8	PALM	11	REMOVE	EXCLUDE
9	OAK	20	REMAIN	
10	PALM	16	REMOVE	EXCLUDE
11	PALM	15	REMOVE	EXCLUDE
12	OAK	24	REMOVE	2
13	PALM	18	REMAIN	
14	PALM	18	REMAIN	
15	OAK	16	REMOVE	1
16	OAK	15	REMOVE	1
17	OAK	11	REMOVE	1
18	OAK	19	REMAIN	
19	PALM	22	REMOVE	EXCLUDE
20	PALM	20	REMOVE	EXCLUDE
21	PALM	16	REMOVE	EXCLUDE
22	PALM	20	REMOVE	EXCLUDE
23	UNKNOWN	10	REMOVE	1
24	PALM	16	REMOVE	EXCLUDE
25	PALM	20	REMOVE	EXCLUDE
26	OAK	20	REMAIN	
27	UNKNOWN	12	REMOVE	1
28	MAGNOLIA	8	REMOVE	EXCLUDE
29	PALM	9	REMOVE	EXCLUDE
30	MAGNOLIA	6	REMOVE	EXCLUDE
31	MAGNOLIA	9	REMOVE	1
32	MAGNOLIA	6	REMOVE	EXCLUDE
33	MAGNOLIA	6	REMOVE	EXCLUDE
34	CAMPHOR	30	REMOVE	EXCLUDE

TOTAL TREES REMOVED (EXCLUDES UNDER 9" DBH, PALMS, AND INVASIVES)	9
REMOVED TREES UNDER 19" DBH (1:1 REPLACEMENT TREES)	3
REMOVED TREES 19" AND OVER (2:1 REPLACEMENT TREES)	6
TOTAL REPLACEMENT TREES REQUIRED	12

WINTER PARK COMMONS

CITY OF WINTER PARK

SHEET NUMBER L0.50

FLORIDA

TREE MITIGATION PLAN

KHA PROJECT 249301000
DATE 06/07/2023
SCALE
DESIGNED BY AJG
DRAWN BY AJG
CHECKED BY MTF

MATTHEW T. FRANKO, PLA
FLORIDA LICENSE NUMBER
6/7/2023

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189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

REVISIONS

DATE

BY

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TREE MITIGATION SPECIFICATIONS

A. GENERAL

- CONTRACTOR SHALL ADHERE TO ALL TREE PROTECTION REQUIREMENTS LISTED IN THESE SPECIFICATIONS AND/OR THOSE LISTED IN THE CITY OR COUNTY ZONING CODE, TREE PROTECTION (LATEST EDITION), WHICHEVER IS MORE STRINGENT SHALL APPLY.
- CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION PROCEDURES WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
- ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATION MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE.
- NO SIGNS, BUILDING PERMITS, WIRES OR OTHER ATTACHMENTS OF ANY KIND SHALL BE ATTACHED TO ANY TREE OR PALM. GUY WIRES DESIGNED TO PROTECT TREES ARE EXCLUDED FROM THIS PROHIBITION.
- EXISTING TREE LOCATIONS AND SIZES ARE ESTIMATES AND ARE BASED ON A SURVEY PROVIDED BY THE OWNER SELECTED SURVEYOR.
- CONTRACTOR SHALL COORDINATE TREE REMOVAL WITH PERMITTING AGENCY AND PROJECT ARBORIST PRIOR TO CONSTRUCTION. NO PERSON MAY REMOVE OR CAUSE TO BE REMOVED ANY PROTECTED TREE OR PALM WITHOUT FIRST HAVING PROCURED A PERMIT AS PROVIDED BY THE APPROPRIATE PERMITTING AGENCY.
- FOR PROTECTED TREES OR PALMS BEING REMOVED, THE CONTRACTOR MUST GIVE THE PERMITTING AGENCY REASONABLE OPPORTUNITY TO RELOCATE TREES DESIGNATED FOR REMOVAL TO ANOTHER SITE AT THE PERMITTING AGENCY'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR POSSESSING ALL REQUIRED APPLICATOR LICENSES, BUSINESS REGISTRATIONS AND INSURANCE, PESTICIDE LABELS, AND MATERIAL DATA SAFETY SHEETS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR HAVING ALL SPILL CONTAINMENT MATERIALS AND REQUIRED PERSONAL PROTECTIVE EQUIPMENT FOR PESTICIDE APPLICATIONS AND ACCIDENTAL SPILLS ON SITE AT ALL TIMES. THE OWNER RESERVES THE RIGHT TO INSPECT EACH APPLICATOR AND HAVE THESE MATERIALS PRESENTED BEFORE AND DURING ANY PESTICIDE TREATMENT.
- WHERE TRAFFIC AREAS ARE PROPOSED WITHIN THE DRIP LINE OF PROTECTED TREES AND LESS THAN FOUR (4) INCHES OF GRADE CHANGE ARE PROPOSED, PERMEABLE SURFACES THAT ALLOW AIR AND WATER INTO THE SOIL SHOULD BE USED IN LIEU OF ASPHALT OR OTHER SUCH IMPERVIOUS SURFACES.
- TREE WELLS OF AN APPROVED DESIGN SHALL BE CONSTRUCTED AROUND ALL TREES TO BE PRESERVED WHEN MORE THAN FOUR INCHES OF FILL IS TO BE DEPOSITED WITHIN THE DRIP LINE AREA OF THOSE TREES. COORDINATE WITH PROJECT ARBORIST.
- THE SEQUENCE OF TREE MITIGATION AND PRESERVATION MEASURES IS IMPERATIVE TO THE HEALTH AND SURVIVABILITY OF THE SUBJECT TREES AND SHALL BE COORDINATED WITH THE OWNER SELECTED PROJECT ARBORIST. THE DESIRED SEQUENCE IS OUTLINED BELOW.
 - TREE PROTECTION FENCING.
 - ROOT PRUNING AND ROOT BARRIERS.
 - CLEARING.
 - TREE CANOPY PRUNING.
 - FERTILIZATION.
 - INSECTICIDE.
 - IRRIGATION.

B. TREE PROTECTION FENCING

- PRIOR TO THE ERECTION OF ANY TREE PROTECTION FENCING, ALL FOREIGN SURFACE MATERIAL, TRASH OR DEBRIS SHALL BE REMOVED FROM THE AREA TO BE ENCLOSED BY THE FENCING. AFTER ERECTION OF THE FENCING NO SUCH MATERIAL OR LITTER SHALL BE PERMITTED TO REMAIN WITHIN THE PROTECTED AREA.
- TREE PROTECTION FENCING SHALL BE PLACED AROUND ALL PROTECTED TREES TO CREATE A PROTECTIVE ROOT ZONE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING, LAND ALTERATION, AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
- NATIVE GROUND COVER AND UNDERSTORY VEGETATION EXISTING WITHIN THE PROTECTED AREA SHALL REMAIN THROUGHOUT CONSTRUCTION. OTHER DESIGNATED VEGETATION AND INVASIVE PLANT SPECIES SHALL BE REMOVED ONLY BY MANUAL LABOR UTILIZING HAND TOOLS, OR BY OTHER METHODS APPROVED BY THE PROJECT ARBORIST.
- TREE PROTECTION FENCING TYPES AND LOCATIONS SHALL BE ERECTED AS SHOWN ON THE TREE MITIGATION PLANS AND DETAILS, OR AS REQUESTED BY LOCAL AGENCY.
- FINAL LOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE PROJECT ARBORIST.
- NO MATERIALS, EQUIPMENT, SPOIL, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN 20 FEET OF THE TREE PROTECTION ZONE.
- EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
- CONSTRUCTION ACTIVITY SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES. POST HOLES AND TRENCHES INSTALLED CLOSE TO PROTECTED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
- DO NOT INSTALL CONDUIT, DRAIN OR IRRIGATION LINES, OR ANY UTILITY LINE WITHIN THE TREE PROTECTION ZONE WITHOUT THE APPROVAL OF THE PROJECT ARBORIST. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE.
- CONTRACTOR'S ACCESS TO FENCED TREE PROTECTION AREAS WILL BE PERMITTED ONLY WITH APPROVAL OF THE PROJECT ARBORIST.
- EXCAVATION OR GRADING REQUIRED WITHIN THE PROTECTED AREA SHALL BE LIMITED TO THREE (3) INCHES OF CUT OR FILL. COORDINATE WITH PROJECT ARBORIST.
- STRUCTURES AND UNDERGROUND FEATURES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL BE COORDINATED WITH THE PROJECT ARBORIST.
- TREE PROTECTION FENCING AROUND TREES TO BE RELOCATED SHALL BE ERECTED UNTIL THE TREE IS READY TO BE RELOCATED AND NEW FENCING SHALL BE ERECTED AT THE TREES NEW LOCATION AND WILL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.
- IF ANY DAMAGE TO TREE PROTECTION FENCING SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIRS.
- IF TEMPORARY HAIL OR ACCESS ROADS MUST PASS OVER THE PROTECTED AREA OF TREES TO BE PRESERVED, A ROAD BED OF SIX (6) INCHES OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A SIX (6) INCH ROAD BED AT ALL TIMES. CONTRACTOR SHALL REMOVE ALL SUCH MATERIALS FROM THE SITE AS SOON AS TEMPORARY ACCESS IS NO LONGER NECESSARY.
- CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST PRIOR TO THE REMOVAL OF ALL TREE PROTECTION FENCING.

C. ROOT PRUNING/TRENCHING

- TRENCHING LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE PROJECT ARBORIST.
- TRENCHING EQUIPMENT THAT WILL TURN AT HIGH RPM'S IS PREFERRED, AND SHALL BE APPROVED BY THE PROJECT ARBORIST. APPROVED EQUIPMENT WILL BE USED TO PERFORM ALL ROOT PRUNING OPERATIONS. A MINIMUM DEPTH OF THREE FEET IS REQUIRED.
- INSTALL ROOT BARRIER WHERE DESIGNATED. SEE TREE MITIGATION PLAN AND DETAIL SHEETS.
- THE TRENCH SHALL BE BACKFILLED WITH PREVIOUSLY EXCAVATED SOIL AND COMPACTED IMMEDIATELY.
- TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF TWELVE (12) WEEKS PRIOR TO TREE RELOCATION.
- WHEN THE TREE ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS.

D. CLEARING

- ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND-OPERATED EQUIPMENT.
- CONTRACTOR SHALL CLEAR ALL TREE PROTECTION AREAS OF VINES, SHRUBS, GROUND COVERS, WEEDS, SAPLINGS, AND INVASIVES LISTED ON THE LATEST EDITION OF THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE SPECIES.
- PROJECT ARBORIST MUST APPROVE METHODS OTHER THAN HAND CLEARING.

- A TWO (2) INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS OF PROTECTED TREES DURING THE SITE CLEARING PHASE.

E. TREE CANOPY PRUNING

- TREE PRUNING SPECIFICATIONS SHALL BE DEFINED BASED ON SPECIFIC RECOMMENDATIONS OF THE PROJECT ARBORIST. INFORMATION PRESENTED BELOW SHOULD BE USED AS A GUIDELINE.
- CONTRACTOR SHALL VISIT THE SITE WITH THE PROJECT ARBORIST TO VERIFY THE EXTENT OF REQUIRED PRUNING.
- ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST OR AN AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA) REGISTERED CONSULTING ARBORIST (RCA).
- AT LEAST ONE MEMBER OF THE PRUNING CREW SHALL BE AN ISA CERTIFIED ARBORIST.
- WHILE IN THE TREE, THE ARBORIST SHALL PERFORM AN AERIAL INSPECTION TO IDENTIFY DEFECTS THAT REQUIRE TREATMENT. ANY ADDITIONAL WORK NEEDED SHALL BE REPORTED TO THE OWNER.
- PRUNING CUTS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A300 PRUNING STANDARD (AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS) AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI Z33.1 SAFETY STANDARD. PRUNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ISAS' BEST MANAGEMENT PRACTICES: TREE PRUNING.
- WHERE TEMPORARY CLEARANCE IS NEEDED FOR ACCESS, BRANCHES SHALL BE TIED BACK TO HOLD THEM OUT OF THE CLEARANCE ZONE.
- NO MORE THAN 20 PERCENT OF LIVE FOLIAGE SHALL BE REMOVED WITHIN ANY TREE.
- ALL TREES WITHIN THE PROJECT AREA SHALL BE PRUNED AS FOLLOWS:
 - LIVE BRANCH PRUNING SHOULD BE PERFORMED ONLY WHEN THE DANGER OF INSECT OR DISEASE INFESTATION IS NOT PRESENT.
 - REMOVE STUBS, CUTTING OUTSIDE THE WOUND WOOD TISSUE THAT HAS FORMED AROUND THE BRANCH.
 - CLEANING, FOR THE SELECTIVE REMOVAL OF DEAD, DISEASED, BROKEN, OR CROSSING BRANCHES DOWN TO ONE INCH IN DIAMETER OR AS DIRECTED BY THE PROJECT ARBORIST.
 - PRUNING CUTS LARGER THAN 4 INCHES IN DIAMETER, EXCEPT FOR DEAD WOOD, SHALL BE AVOIDED.
 - PRUNING CUTS THAT EXPOSE HEARTWOOD SHALL BE AVOIDED WHENEVER POSSIBLE.
 - ALL TREES WITH CROWNS THAT PROJECT INTO PARKING LOT/ROADWAY AREAS SHALL BE RAISED TO 14 FEET ABOVE FINISHED GRADE.
 - ALL TREES WITH CROWNS THAT PROJECT INTO SIDEWALK AREAS SHALL BE RAISED TO A HEIGHT OF 8 FEET ABOVE FINISHED GRADE.
- TREES, WHO'S ROOT SYSTEMS WILL BE IMPACTED SHALL RECEIVE THE FOLLOWING PRUNING TO COMPENSATE FOR ROOT LOSS:
 - THE LOCATION AND SIZE OF BRANCHES FOR REDUCTION SHALL BE DEFINED BY THE PROJECT ARBORIST.
 - REDUCTION, OR THE SELECTIVE PRUNING TO REDUCE TREE HEIGHT OR SPREAD.
 - REDUCE END WEIGHT ON HEAVY HORIZONTAL BRANCHES BY SELECTIVELY REMOVING SMALL DIAMETER BRANCHES, NO GREATER THAN 2 TO 3 INCHES, NEAR THE ENDS OF SCAFFOLD BRANCHES.
 - RAISING SHALL CONSIST OF SELECTIVE PRUNING TO PROVIDE VERTICAL CLEARANCE.

10. PROPOSED/REPLACEMENT TREES

- PRUNING SHALL BE LIMITED TO CLEANING.
- BRUSH SHALL BE CHIPPED AND SPREAD (ONLY WHEN DISEASE OR INSECT INFESTATION IS NOT PRESENT) UNDERNEATH TREES WITHIN THE TREE PROTECTION ZONE TO A MAXIMUM DEPTH OF THREE (3) INCHES, LEAVING THE TRUNK CLEAR OF MULCH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DEBRIS ON A DAILY BASIS.

F. FERTILIZATION

- CONTRACTOR SHALL COORDINATE FERTILIZATION PLAN, FOLLOWING BEST MANAGEMENT PRACTICES WITH THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF WORK.
- EVERY EFFORT SHALL BE MADE TO UTILIZE CHEMICALS OF AN ORGANIC OR BIODEGRADABLE NATURE IN ORDER TO OFFER THE LEAST IMPACT TO THE NATURAL ENVIRONMENT. CONTRACTOR IS RESPONSIBLE FOR MIXING, APPLYING, AND DISPOSAL OF ALL CHEMICALS IN ACCORDANCE WITH STRICT ADHERENCE TO MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
- ONLY TREES AFFECTED BY CONSTRUCTION OR AS SHOWN ON THE TREE MITIGATION PLAN AND TREE INVENTORY SCHEDULE SHALL BE TREATED.
- TREES SPECIFIED TO RECEIVE FERTILIZER SHALL BE TREATED AS FOLLOWS.
 - MIX FERTILIZER ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO A TANK WITH AGITATION CAPABILITY.
 - MIX WETTING AGENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO SAME TANK WITH FERTILIZER. AGITATE MIX.
 - INJECT THE MIXTURE WITH A HYDRAULIC INJECTION SYSTEM INTO THE UPPER 6-12 INCHES OF SOIL WITH A SOIL PROBE. INJECT AT THE RATE OF ONE THIRD (1/3) GALLON AT EACH INJECTION SITE.
 - THE CRITICAL ROOT ZONE AREA PLUS 2' BEYOND THE CRITICAL ROOT ZONE SHALL BE INJECTED, BUT NOT BEYOND ROOT PRUNING LOCATIONS.
 - FERTILIZER SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY AERATION SYSTEMS.
 - EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY THE PROJECT ARBORIST PRIOR TO DISPOSAL.

G. INSECTICIDE

- NOTIFY PROJECT ARBORIST IF ANY INFESTATION IS NOTICED.
- FOLLOW PROJECT ARBORIST'S RECOMMENDED PROCEDURES.
- FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS CONCERNING APPLICATION. READ ALL WARNING LABELS.
- ANY PETS, AS WELL AS, THE PETS FOOD AND WATER BOWLS SHOULD BE REMOVED FROM THE AREA AND ANY SWIMMING POOLS SHOULD BE COVERED. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
- ENSURE COMPLETE COVERAGE AND REAPPLY 2-3 MONTHS AFTER INITIAL APPLICATION UTILIZING SAME PROCEDURE.

H. IRRIGATION

- EVERY EFFORT SHALL BE MADE TO WATER THE PRESERVED TREES AND TRANSPLANTS. CONTRACTOR SHALL IRRIGATE BY HAND OR BY TEMPORARY IRRIGATION.
- IRRIGATE AS REQUIRED BY PROJECT ARBORIST UNTIL PERMANENT IRRIGATION IS INSTALLED AND OPERATING.
- UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED AND APPROVED BY PROJECT ARBORIST.

I. TREE REMOVALS

- PRIOR TO AND DURING LAND CLEARING, INCLUDING GRUBBING, ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED BY PROJECT ARBORIST WITH RED SURVEY RIBBONS AT 36 INCHES MINIMUM ABOVE GRADE.
- CONTRACTOR SHALL REMOVE ALL TREES AS SHOWN ON THE TREE MITIGATION PLANS AFTER THE TREE PROTECTION FENCING IS INSTALLED.
- ALL TREES SHOWN TO BE REMOVED SHALL BE FELLED WITH A CHAIN SAW AND STUMP GROUND 6" BELOW SURFACE. ANY TREE SHOWN TO BE REMOVED THAT IS IN AN AREA WHERE COMPACTION IS CRITICAL SHALL BE FELLED WITH A CHAIN SAW AND STUMP REMOVED BY CONTRACTOR.
- ALL WOOD AND STUMPS FROM REMOVALS SHALL BE HAULED FROM THE SITE THE SAME DAY, EXCEPT FOR TOPS. ALL TOPS ARE TO BE MULCHED AND STOCKPILED OR HAULED DIRECTLY TO MULCHED AREAS FOR RELOCATED TREES IF SCHEDULING PERMITS. TOPS

SHALL BE CHIPPED AND PLACED IN THE TREE PROTECTION ZONE TO A DEPTH OF THREE (3) INCHES. ALL EXCESS WOOD CHIPS SHOULD BE HAULED OFF SITE AFTER TRANSPLANTING IS COMPLETE.

- ALL BURN PITS IF APPLICABLE MUST BE APPROVED BY THE PROJECT ARBORIST AND OWNER.

- TREES TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREES TO REMAIN MUST BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST AND NOT BY DEMOLITION OR CONSTRUCTION CONTRACTORS. THE QUALIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREES AND UNDERSTORY VEGETATION TO REMAIN.

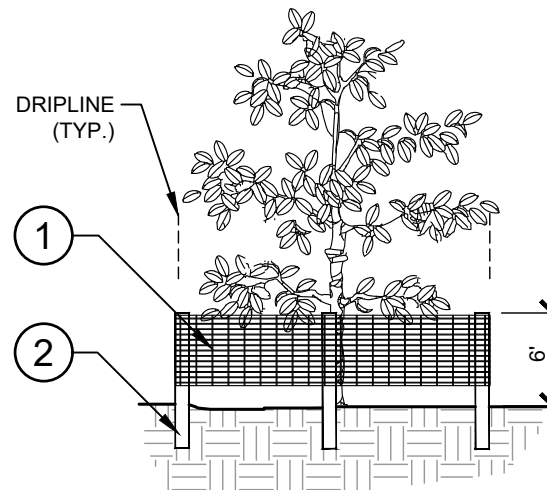
- TREES TO BE REMOVED LOCATED WITHIN THE TREE PROTECTION ZONE SHALL BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST. THE TREES SHALL BE CUT NEAR GROUND LEVEL AND THE STUMP GROUND OUT.

L. TOPSOIL

- CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATIONS WITHIN TREE PROTECTION AREAS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
- ALL TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH.
- TOPSOIL, PH RANGE OF 5.5 TO 7.0, 3-5 PERCENT ORGANIC MATERIAL MINIMUM, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN ONE (1) INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH.
- VERIFY AMOUNT STOCKPILED IF ANY, AND SUPPLY ADDITIONAL AS NEEDED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST FOUR (4) INCHES DEEP. DO NOT OBTAIN TOPSOIL FROM BOGS OR MARSHES.
- PROJECT ARBORIST SHALL APPROVE ALL TOPSOIL PRIOR TO PLACEMENT.

M. REPAIR OF DAMAGED TREES

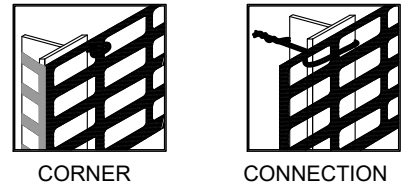
- IF DAMAGE TO ANY TREE SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE DURING THE CONSTRUCTION PERIOD, THE PROJECT ARBORIST SHALL APPRAISE THE DAMAGE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPAIR BY THE CONTRACTOR.
- IF ANY TREE DESIGNATED TO BE SAVED IS REMOVED FROM THE SITE WITHOUT PERMISSION OF THE OWNER'S REPRESENTATIVE, THE PROJECT ARBORIST SHALL APPRAISE THE TREE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPLACEMENT BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE AND ANY FEES THAT MAY BE ASSESSED TO THE OWNER BY THE GOVERNING AGENCY.



- 6" "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
- 8" TALL METAL "T" POSTS OR 2" x 2" x 8" PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

- POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
- POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
- SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
- SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.



NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

2 TREE PROTECTION FENCING
L0.55 ELEVATION / PLAN

NTS

1 TYPICAL TREE MITIGATION NOTES
L0.55

KHA PROJECT 249.301000		DATE ###	SCALE AUG	CITY OF WINTER PARK		SHEET NUMBER L0.51	
MATTHEW T. FRANKO, P.L.A.		FLORIDA LICENSE NUMBER		6/7/2023		FLORIDA	
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TREE MITIGATION
SPECIFICATIONS

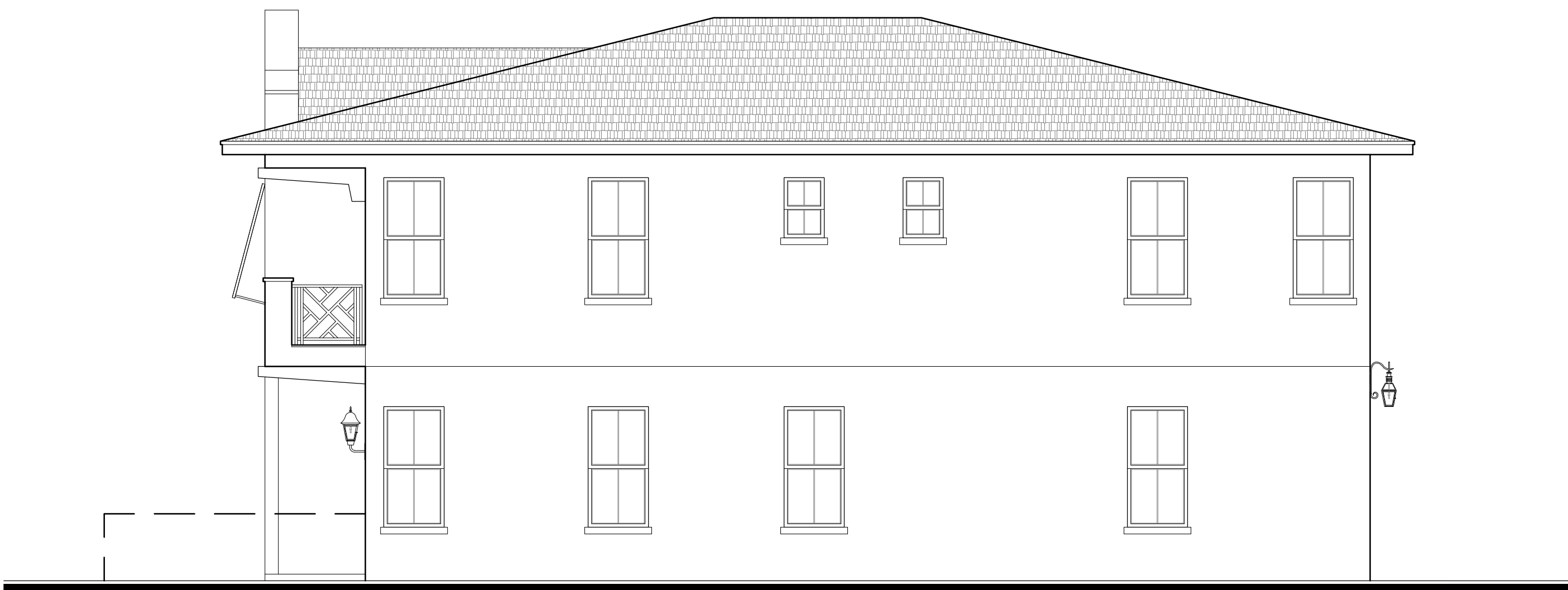
WINTER PARK
COMMONS



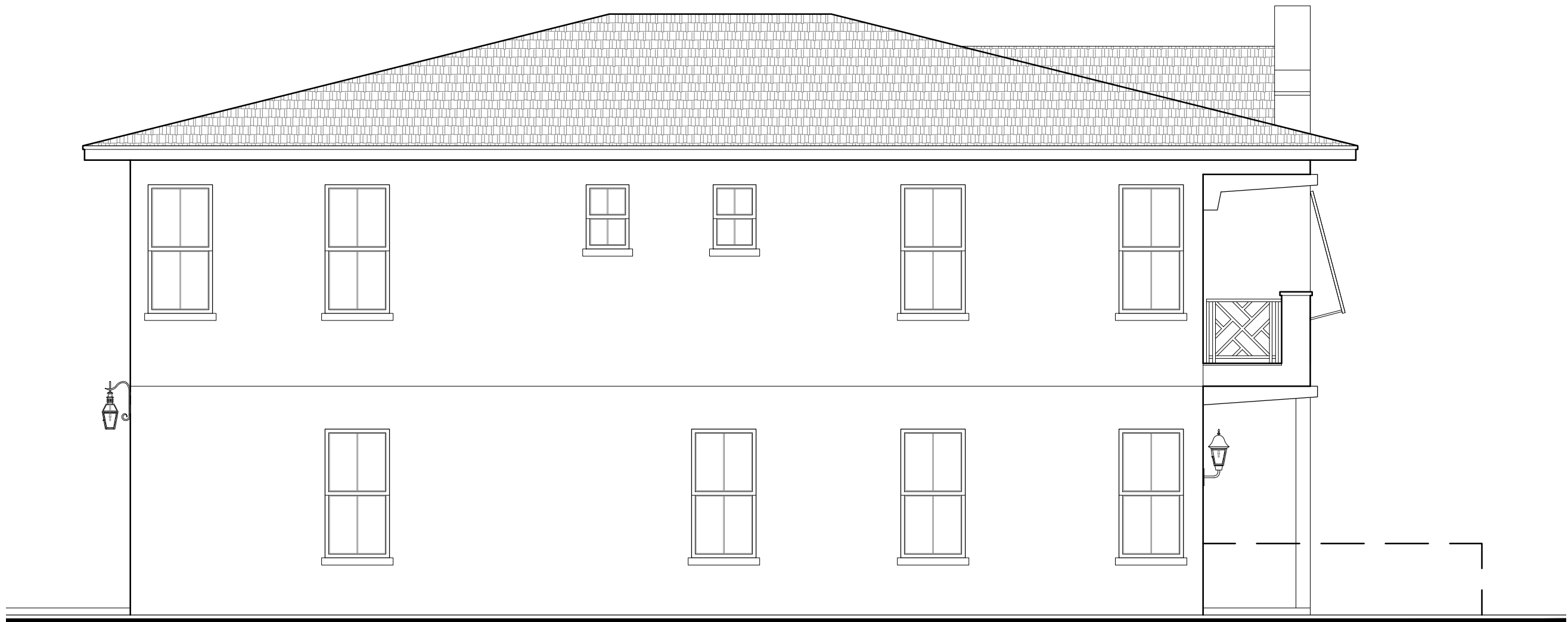
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SCALE: 3/16" = 1'-0"



3 DUPLEX - FRONT ELEVATION - (TYPE A)
SCALE: 3/16" = 1'-0"



2 DUPLEX - RIGHT SIDE ELEVATION - (TYPE A)
SCALE: 3/16" = 1'-0"

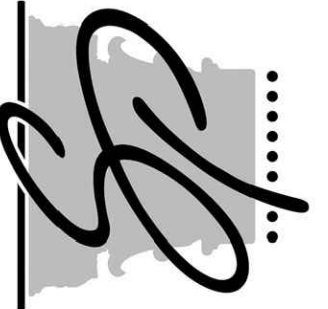


4 DUPLEX - LEFT SIDE ELEVATION - (TYPE A)
SCALE: 3/16" = 1'-0"

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SLOCUM PLATTS
ARCHITECTS, P.A.

RANDALL J. SLOCUM AR 13350 WILLIAM F. PLATTS AR 13262
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
TEL: (407) 645-3017 FAX (407) 645-2771
WWW.SLOCUMPLATTS.COM



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EXTERIOR ELEVATIONS - DUPLEX

WINTER PARK COMMONS

FLORIDA

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JOB NO.	20-031
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A6.1a



1 DUPLEX - FRONT ELEVATION - (TYPE B)
SCALE: 3/16" = 1'-0"



2 DUPLEX - FRONT ELEVATION - (TYPE C)
SCALE: 3/16" = 1'-0"



3 DUPLEX - FRONT ELEVATION - (TYPE D)
SCALE: 3/16" = 1'-0"



3 DUPLEX - FRONT ELEVATION - (TYPE E)
SCALE: 3/16" = 1'-0"

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RANDALL J. SLOCUM AR 13350 WILLIAM F. PLATTS AR 13262
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
TEL: (407) 645-3017 FAX (407) 645-2771
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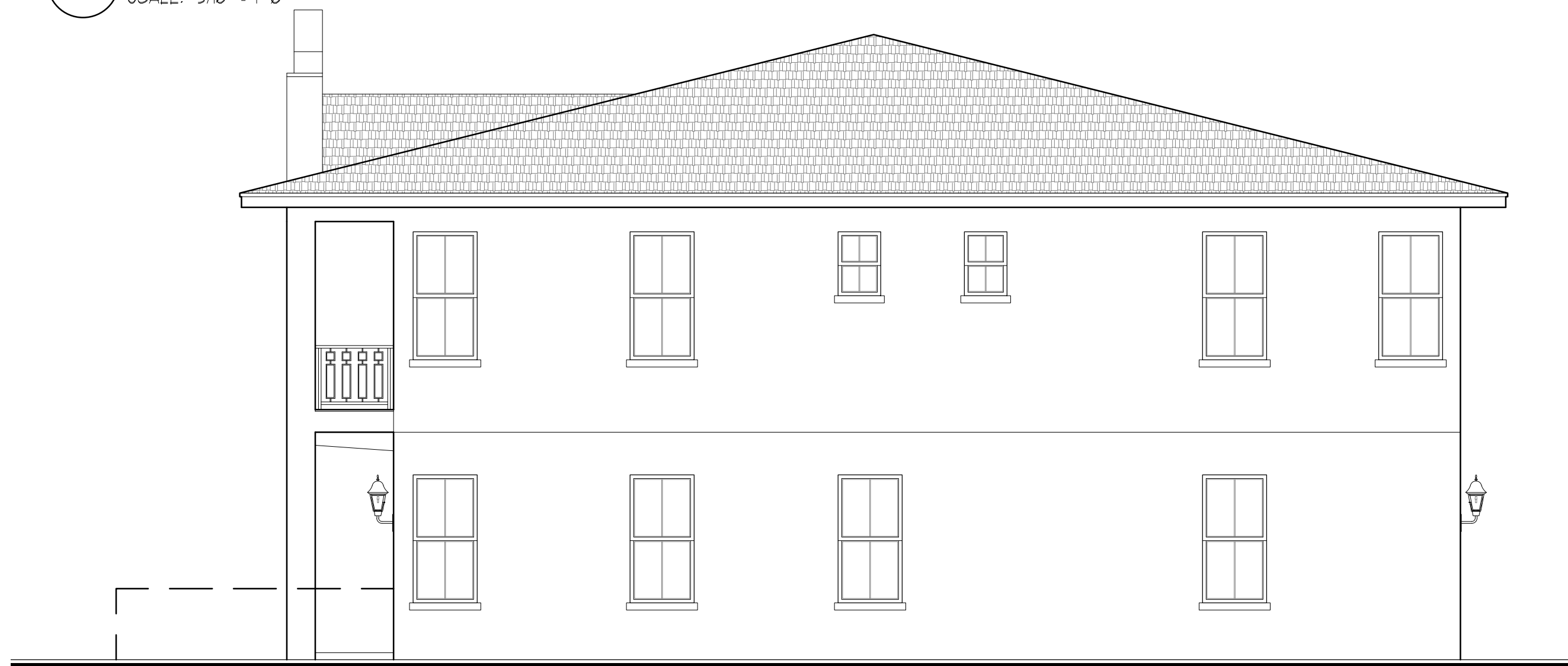
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EXTERIOR ELEVATIONS - DUPLEX
WINTER PARK COMMONS
FLORIDA

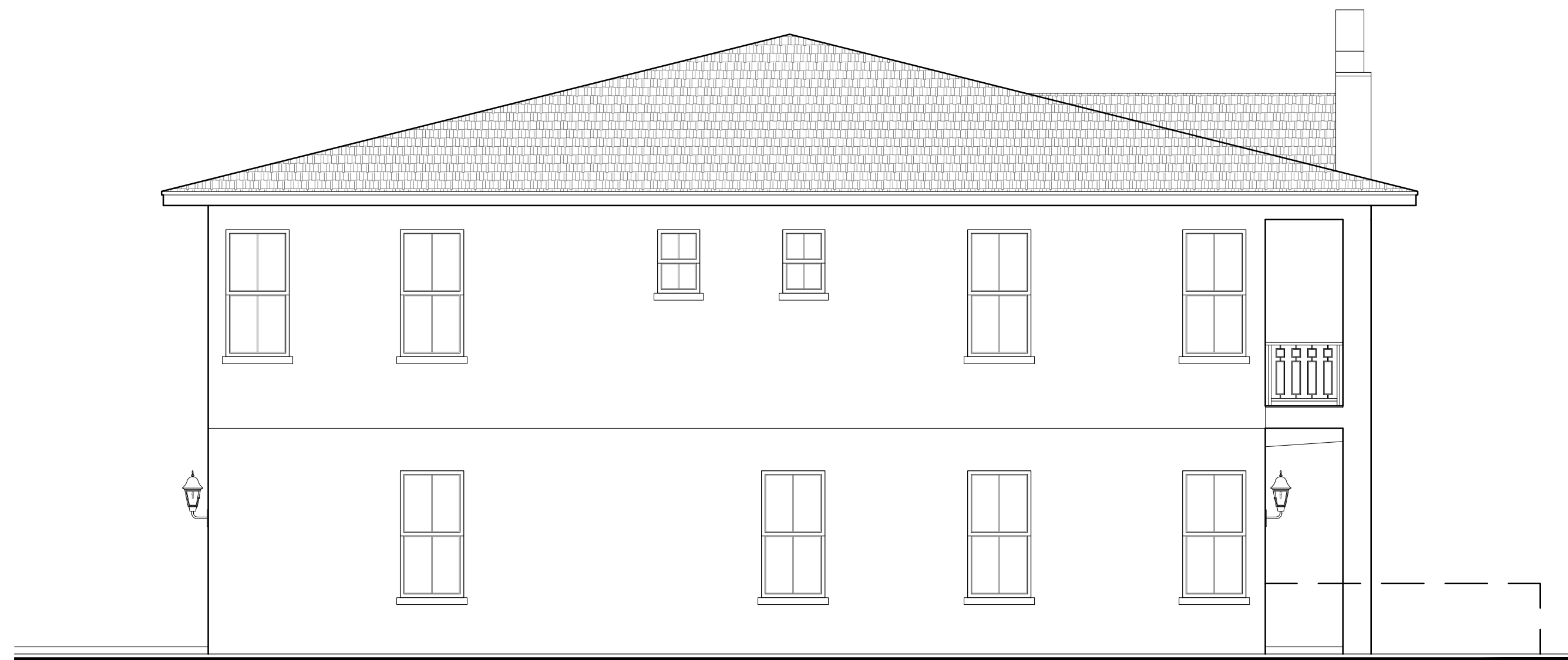
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1 TRIPLEX - FRONT ELEVATION - (TYPE C)
SCALE: 3/16" = 1'-0"



2 TRIPLEX - RIGHT SIDE ELEVATION - (TYPE C)
SCALE: 3/16" = 1'-0"



3 TRIPLEX - LEFT SIDE ELEVATION - (TYPE C)
SCALE: 3/16" = 1'-0"



4 TRIPLEX - REAR ELEVATION - (TYPE C)
SCALE: 3/16" = 1'-0"

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ARCHITECTS, P.A.

RANDALL J. SLOCUM AR 13390 WILLIAM F. PLATTS AR 13262
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
TEL: (407) 645-3019 FAX (407) 645-2771
WWW.SLOCUMPLATTS.COM

SP

EXTERIOR ELEVATIONS - TRIPLEX
WINTER PARK COMMONS

FLORIDA

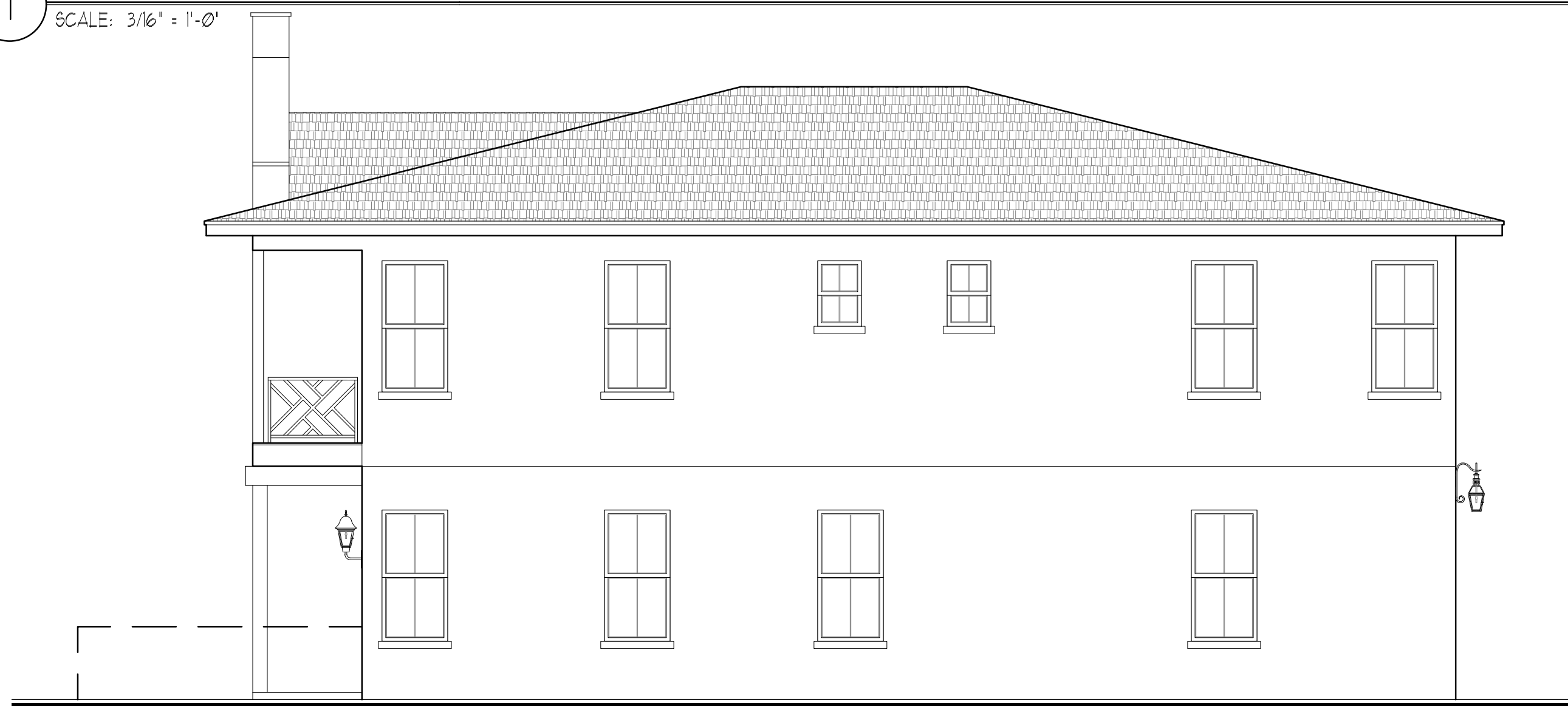
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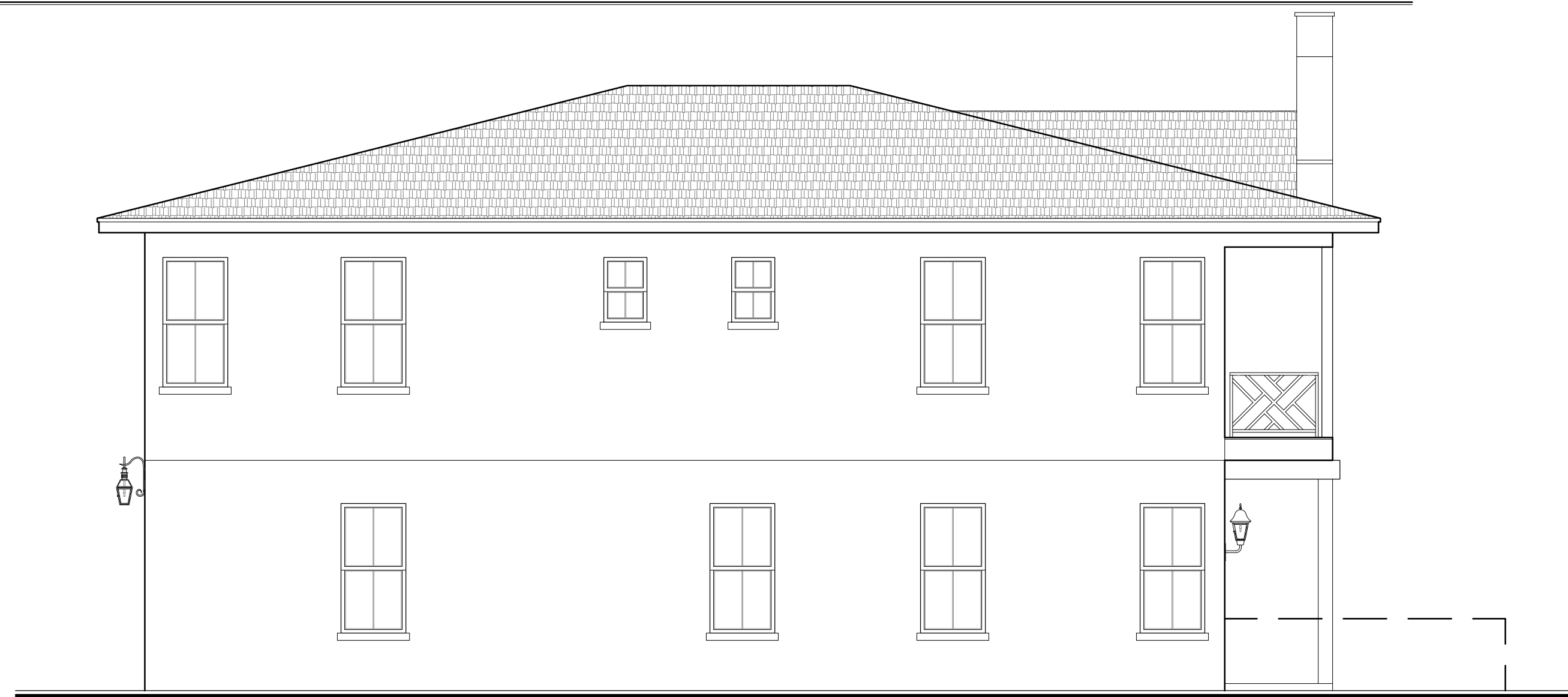
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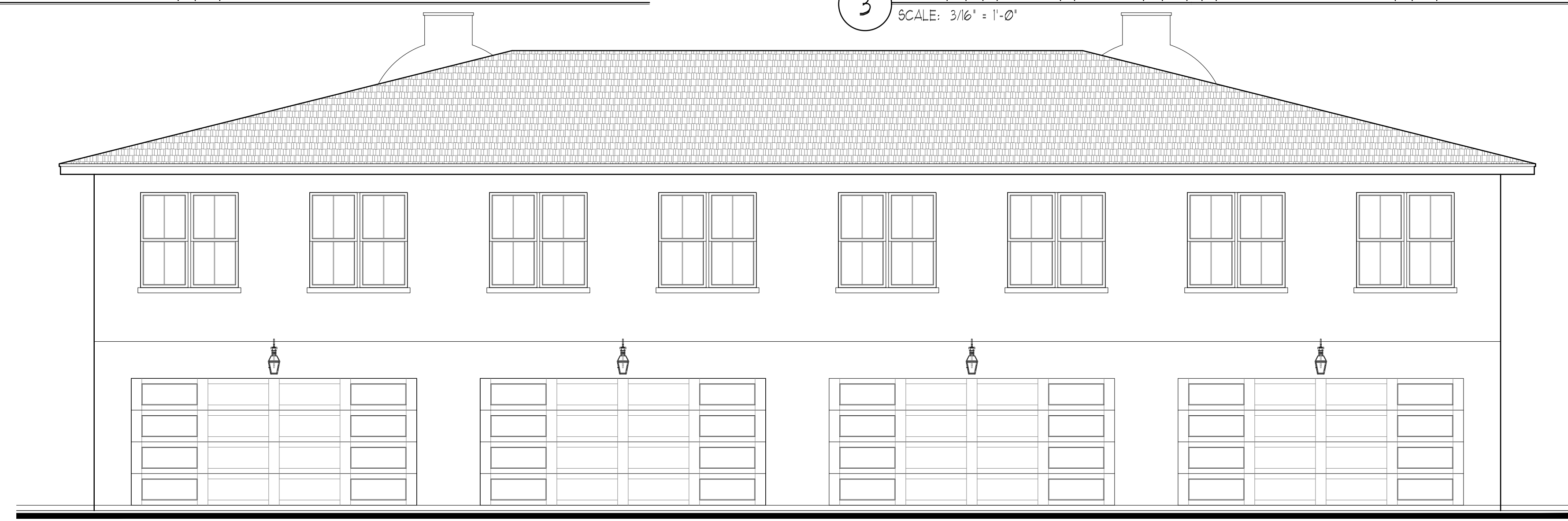
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2 QUADPLEX - RIGHT SIDE ELEVATION - (TYPE D)
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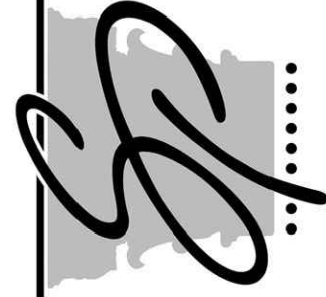
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4 QUADPLEX - REAR ELEVATION - (TYPE D)
SCALE: 3/16" = 1'-0"

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RANDALL J. SLOCUM AR 13390 WILLIAM F. PLATTS AR 13262
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
TEL: (407) 645-3017 FAX (407) 645-2771
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EXTERIOR ELEVATIONS

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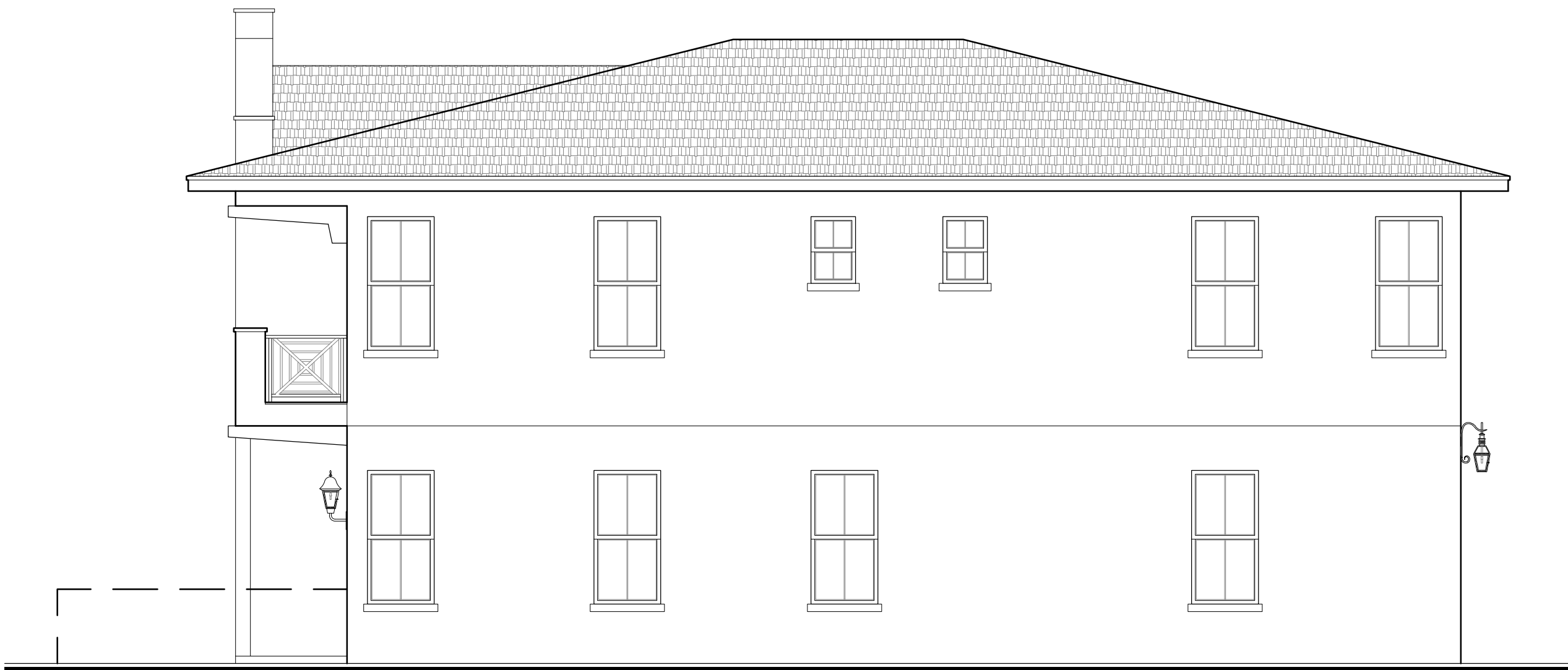
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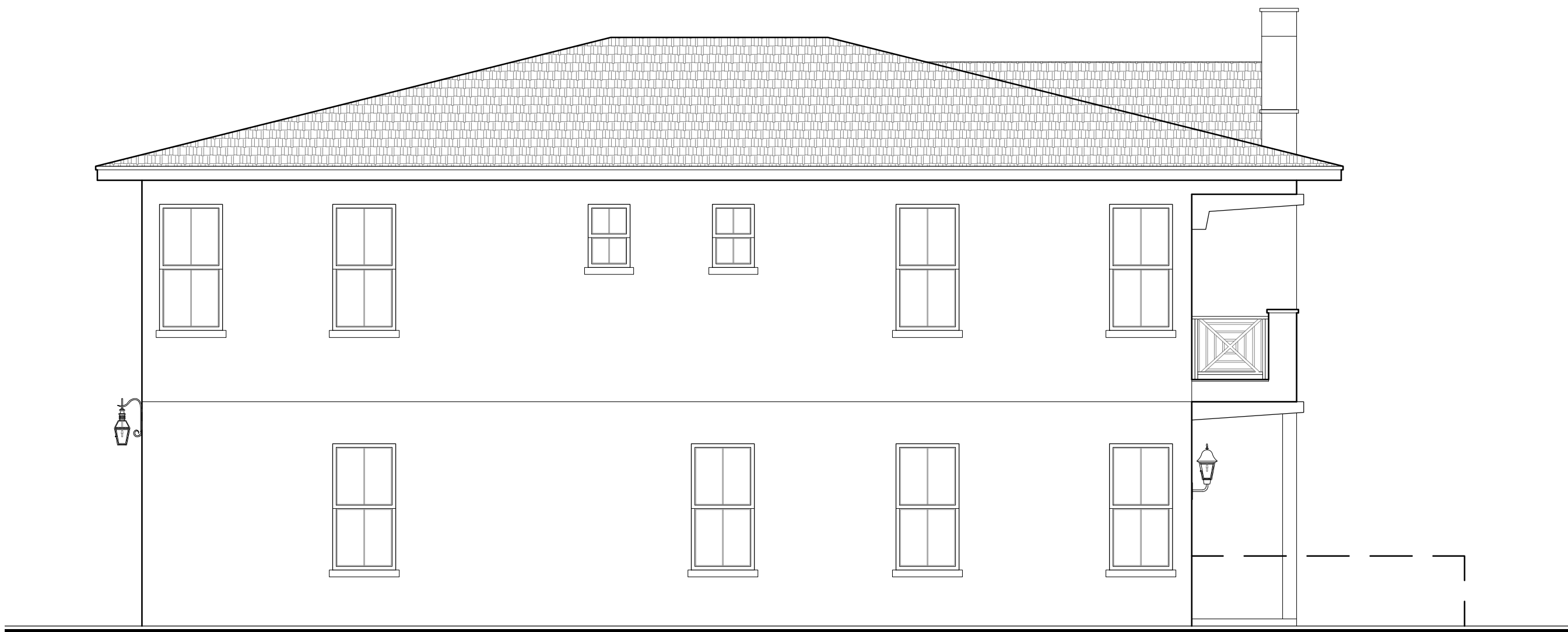
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1 SIXPLEX - FRONT ELEVATION - (TYPE E)
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2 SIXPLEX - RIGHT SIDE ELEVATION - (TYPE E)
SCALE: 3/16" = 1'-0"



3 SIXPLEX - LEFT SIDE ELEVATION - (TYPE E)
SCALE: 3/16" = 1'-0"



4 SIXPLEX - REAR ELEVATION - (TYPE E)
SCALE: 3/16" = 1'-0"

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RANDALL J. SLOCUM AR 13390 WILLIAM F. PLATTS AR 13262
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
TEL: (407) 645-3017 FAX (407) 645-2771
WWW.SLOCUMPLATTS.COM

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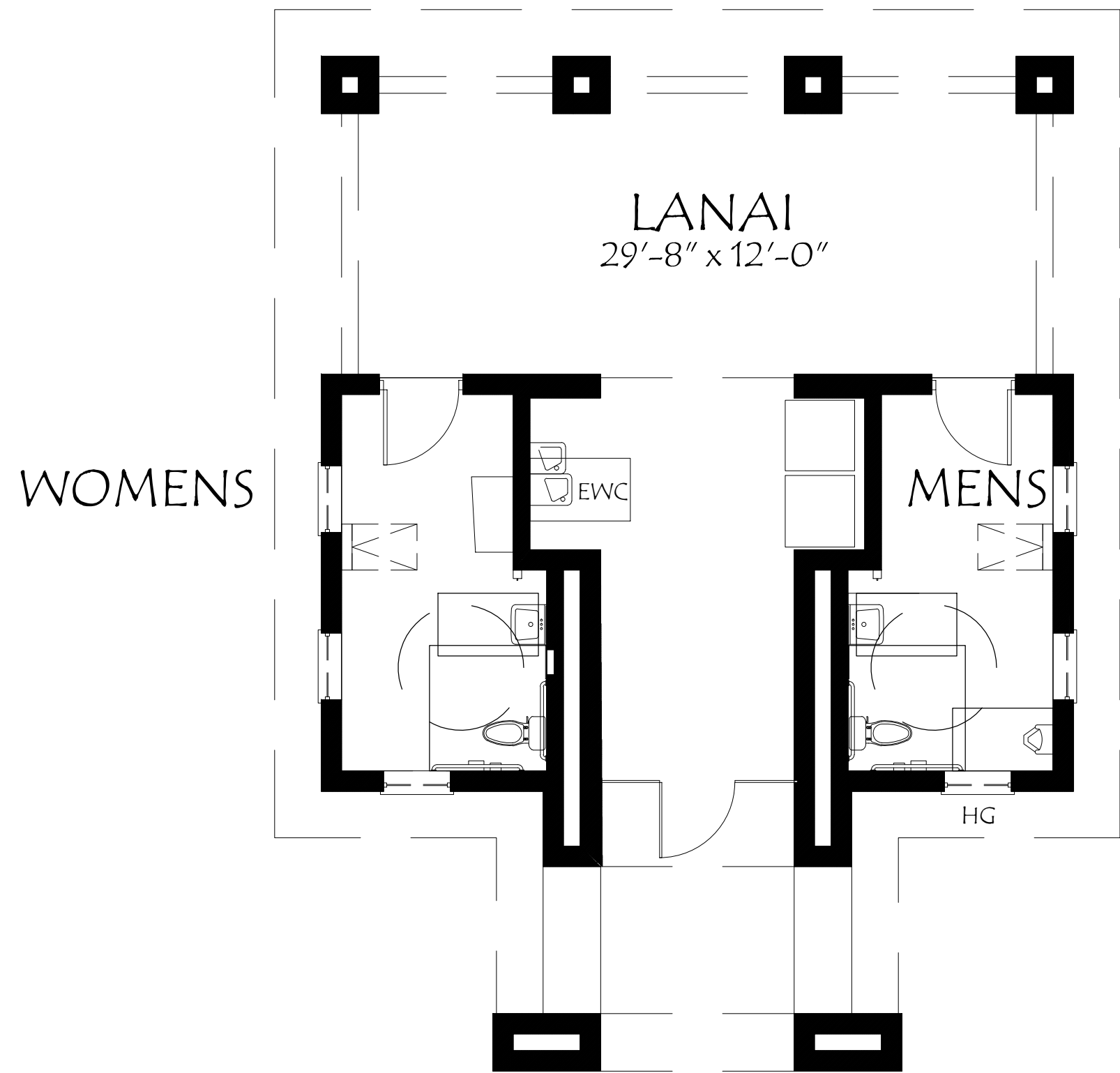
EXTERIOR ELEVATIONS

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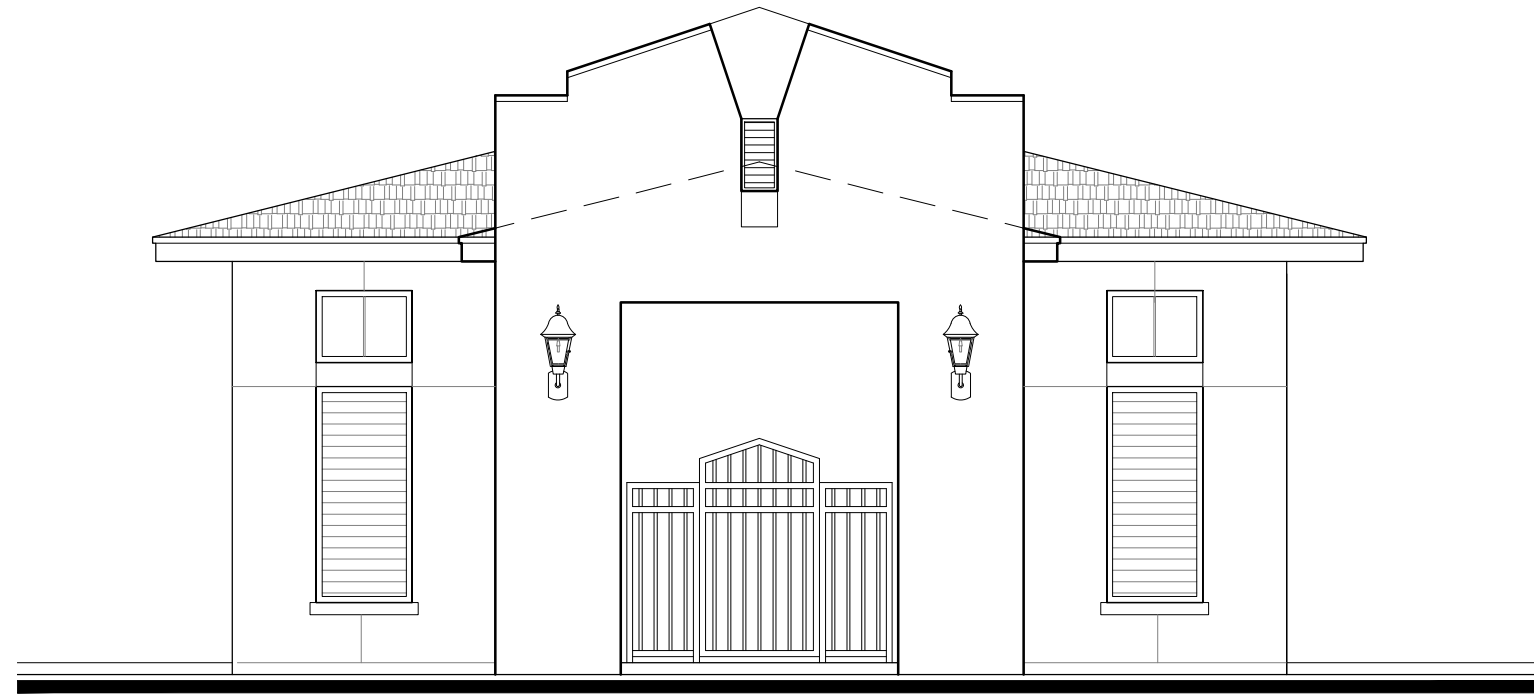
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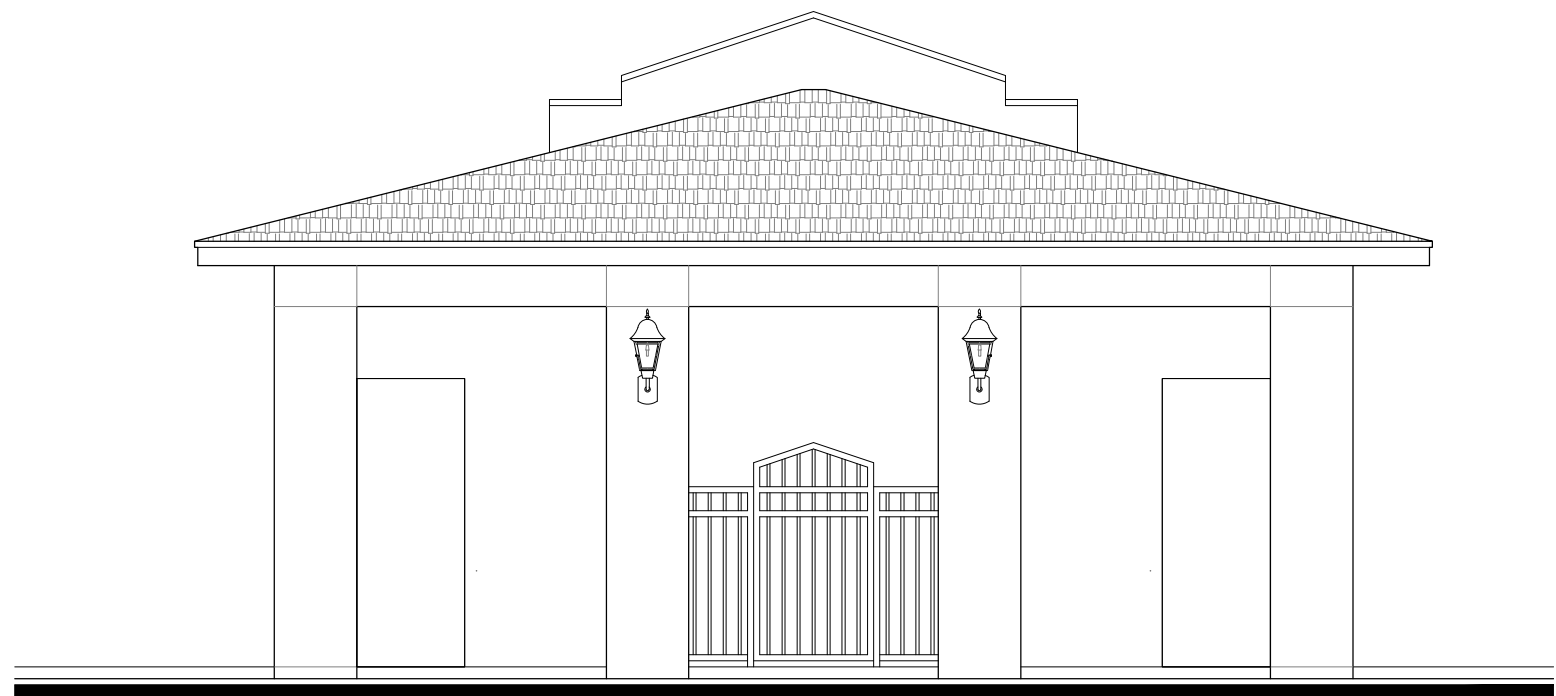
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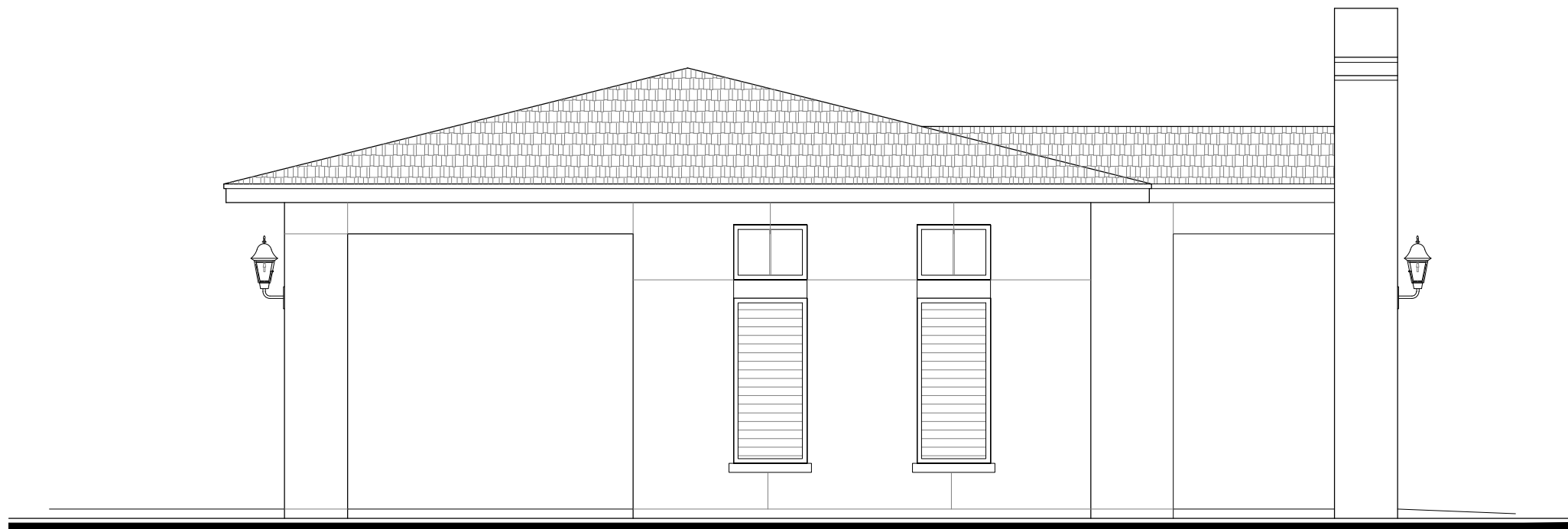
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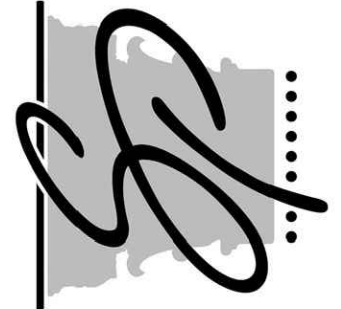
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SCALE: 3/16" = 1'-0"



5 CABANA LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

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ARCHITECTS, P.A.
RANDALL J. SLOCUM AR 13350 WILLIAM F. PLATTS AR 13262
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
TEL: (407)645-3017 FAX (407)645-2771
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EXTERIOR ELEVATIONS - CABANA
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Winter Park Commons

Utilities and Drainage

STORMWATER MANAGEMENT

The proposed site is located within the St. Johns River Water Management District (SJRWMD). Submittal and approval for a SJRWMD Standard Environmental Resource Permit (ERP) as well as stormwater review and approval through the City of Winter Park is required.

The project site surface runoff currently surface drains overland from the north to the south to existing dry detention swales in the southeast corner of the property. A control structure currently exists for the dry detention swales and outfalls to the collection system at the corner of W Swoope Ave and N Capen Ave which ultimately drains to Lake Mendon. The project is not located within the 100-year floodplain.

A Pre-Application meeting was held on January 11, 2023 with the SJRWMD to discuss this project. The SJRWMD indicated that Lake Mendon is not an impaired water body so no nutrient criteria would be needed.

The proposed stormwater management system for the project will consist of several underground vaults that will be placed 1' above the seasonal high water table that will be open to the bottom to allow percolation. This system will be a SingleTrap StormTrap system (www.stormtrap.com) which has been used throughout Central Florida and approved by the SJRWMD. The system maximizes storage in a vault vs a traditional rock and pipe exfiltration trench system. Several of these vault systems will be placed under the drive aisles of the site and interconnected to provide the required water quality treatment and attenuation needed for the site. The rock that the StormTrap will sit on will meet SJRWMD, FDOT and City of Winter Park standards.

The system will be designed to meet the SJRWMD requirements for water quality as well as the 2" over the impervious area for exfiltration per the City of Winter Park's water quality criteria. The system will be designed to recover the water quality volume within 36 hours (or 72 hrs with a factor of safety of 2).

Per our discussions with the SJRWMD, the Mean Annual Storm event will be required to meet Pre vs Post discharge requirements. The proposed outfall control structure will outfall at the same rate or less than the pre-developed condition.

Roof drains, yard drains and inlets in the paved areas will all be collected and routed to the StormTrap system.

Governing Agencies: St. Johns River Water Management District (SJRWMD)
City of Winter Park
Department of Environmental Protection (SWPPP)

POTABLE WATER AND FIRE

Potable water is supplied by the City of Winter Park for this site. The potable water service currently in place surrounding the project site includes a 12" CIP running along the south side of W Webster Ave, an 8" CIP along the west side of N Capen Ave, and an 8" CIP along the north side of W Swoope Ave. Three Hydrants currently serve this site: One at the southwest corner of Webster and Capen and one at the northwest corner of Swoope and Capen and a hydrant on Swoope Ave just west of the site.

A new internal water main system will be added within the project limits to provide water service connection to each building as well as additional hydrants as needed for fire protection.

The design team will work with the City of Winter Park's staff to determine the location of the new fire hydrants and ultimate water design for the site.

Governing Agencies: City of Winter Park
Department of Environmental Protection

WASTEWATER

Sanitary Sewer is provided along the centerlines of all adjacent streets.

The proposed development will connect to the existing sanitary collection system to both Webster Ave and W Swoope Ave. The project will gravity feed into the systems with new manholes and new 8" PVC lines running out to the connection points. No lift station is anticipated for this site.

Governing Agencies: City of Winter Park
Department of Environmental Protection



Planning & Zoning Board

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date August 1, 2023
prepared by Allison McGillis	approved by
board approval Completed	
strategic objective	

subject

ZTA #23-07 Request of the City of Winter Park: Ordinance to amend Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-71 "General provisions for residential zoning districts", to revise subsection (f) regarding the parking of boats, trailers and recreation vehicles to include limousines over 25 feet.

motion / recommendation

Staff recommendation is for approval.

background

Staff was directed at the June 28th Commission meeting to bring back a discussion item on amending Sec. 58-71 to prohibit the parking of limousine style vehicles within residential zoning districts. Subsequently, at the July 12th Commission meeting, the Commission directed staff to amend the code as presented in the attached Ordinance.

Based on research of lengths of common cars found in the city, staff felt that regulating limousine style vehicles based on length instead of number of passengers makes the most sense to not prohibit typical vehicles found within the city. There are several high-priced cars that can be found within the city, for example, Rolls Royce and Maybach, that are about 20 feet in length. There are also several vans/trucks/SUVs within the city that could hold up to 12 to 15 passengers that are about 22 to 24 feet but are not as lengthy as a stretch limousine. Therefore, in order to not prohibit typical vehicles found in the city, staff prepared an Ordinance to amend Sec. 58-71 to revise subsection (f) regarding the parking of boats, trailers and recreation vehicles to include limousines over 25 feet as shown in the attached Ordinance and below.

(f) Boats, trailers, limousines, and recreational vehicles.

(1) Boats, trailers of any type, limousines over 25 feet, recreational vehicles, as defined in

state statutes (including campers, travel trailers and motor homes) and similar vehicles shall not be parked or stored within any residential district including public rights-of-way, except as hereinafter specifically permitted. Under no circumstances shall any boat, trailer, limousine, or recreational vehicle be slept in or otherwise used for lodging or habitation while parked or stored within a residential district.

(2) Boats and boat trailers may be parked if stored entirely within a carport, garage or enclosed structure. Recreational vehicles (including campers, travel trailers, and motor homes), limousines over 25 feet, and trailers (other than boat trailers) may be parked if stored entirely within a garage or other enclosed structure. As used herein, a garage or other enclosed structure shall mean a structure having at least 75 percent opaqueness.

(3) Boats, trailers and recreational vehicles having an overall length of 32 feet or less, or limousines over 25 feet, may be parked in a private driveway within a residential district for an aggregate of not more than 24 hours during any one calendar week.

(4) The parking of boats, trailers, limousines, and recreational vehicles in side and rear lot areas is permitted only if fences, walls and landscape screening, including hedges, trees, etc., having at least 65 percent opaqueness of the view of the boat, trailer or recreational vehicle shall be constructed and planted so as to buffer adjacent residential properties.

(5) Residents may allow their guests to park a boat, trailer or recreational vehicle having a length of 32 feet or less for up to 48 hours in the driveway or behind the main structure of the lot on which it is parked. If additional time is needed, the Code Compliance Manager shall be notified no later than 24 hours after such vehicle is so parked.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Limo Ordinance - 1st Reading.docx](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" SECTION 58-71 "GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS", TO REVISE SUBSECTION (F) REGARDING THE PARKING OF BOATS, TRAILERS AND RECREATION VEHICLES TO INCLUDE LIMOUSINES OVER 25 FEET, PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Winter Park deems it necessary for the general welfare of the City to amend the City of Winter Park Land Development Code as set forth in this Ordinance;

WHEREAS, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida;

WHEREAS, the City Commission hereby finds that the land development regulations adopted herein are consistent with the Comprehensive Plan;

NOW THEREFORE, BE IT ENACTED by the City Commission of the City of Winter Park, Florida, after due notice and public hearing, that:

SECTION 1. That Chapter 58 "Land Development Code", Article III, "Zoning" of the Code of Ordinances, Section 58-71 "General provisions for residential zoning districts" is hereby amended as shown below (underlined language are additions; ~~stricken through~~ language are deletions; subsections not included are not being modified):

Sec. 58-71. General provisions for residential zoning districts.

(f) Boats, trailers, limousines, and recreational vehicles.

- (1) Boats, trailers of any type, limousines over 25 feet, recreational vehicles, as defined in state statutes (including campers, travel trailers and motor homes) and similar vehicles shall not be parked or stored within any residential district including public rights-of-way, except as hereinafter specifically permitted. Under no circumstances shall any boat, trailer, limousine, or recreational vehicle be slept in or otherwise used for lodging or habitation while parked or stored within a residential district.
- (2) Boats and boat trailers may be parked if stored entirely within a carport, garage or enclosed structure. Recreational vehicles (including campers, travel trailers, and motor homes), limousines over 25 feet, and trailers (other than boat trailers) may be parked if stored entirely within a garage or other enclosed structure. As used herein, a garage or other enclosed structure shall mean a structure having at least 75 percent opaqueness.

- (3) Boats, trailers and recreational vehicles having an overall length of 32 feet or less, or limousines over 25 feet, may be parked in a private driveway within a residential district for an aggregate of not more than 24 hours during any one calendar week.
- (4) The parking of boats, trailers, limousines, and recreational vehicles in side and rear lot areas is permitted only if fences, walls and landscape screening, including hedges, trees, etc., having at least 65 percent opaqueness of the view of the boat, trailer or recreational vehicle shall be constructed and planted so as to buffer adjacent residential properties.
- (5) Residents may allow their guests to park a boat, trailer or recreational vehicle having a length of 32 feet or less for up to 48 hours in the driveway or behind the main structure of the lot on which it is parked. If additional time is needed, the Code Compliance Manager shall be notified no later than 24 hours after such vehicle is so parked.

SECTION 2. CODIFICATION. Section 1 of this Ordinance shall be incorporated into the City of Winter Park Code of Ordinances.

SECTION 3. SEVERABILITY. The divisions, sections, subsections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, subsection, section, or division of this Ordinance shall be declared invalid, unconstitutional or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such invalidity, unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs, subsections, sections, and divisions of this Ordinance. The City Clerk is given liberal authority to ensure proper codification of this Ordinance, including the right to correct scrivener's errors.

SECTION 4. CONFLICTS. In the event of a conflict between this Ordinance and any other ordinance of the City of Winter Park, this Ordinance shall control to the extent of such conflict.

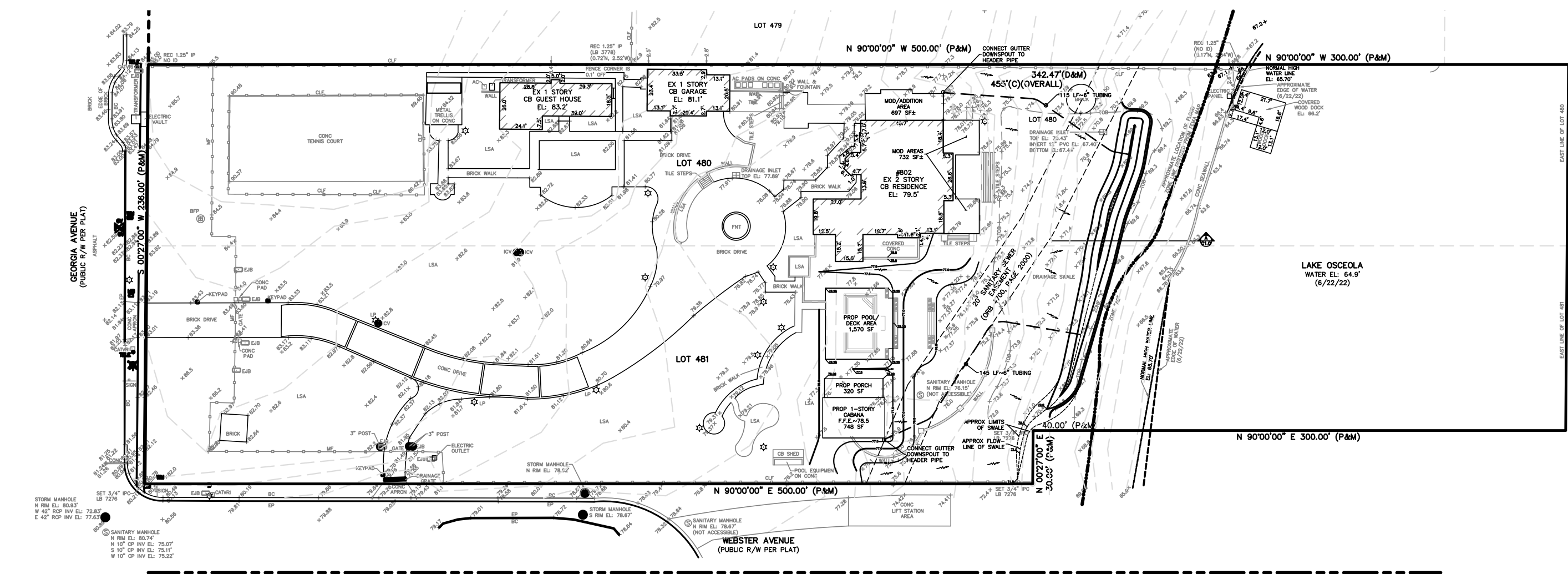
SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and in accordance with Florida law.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida held in City Hall, Winter Park, on this ____ day of _____ 2023.

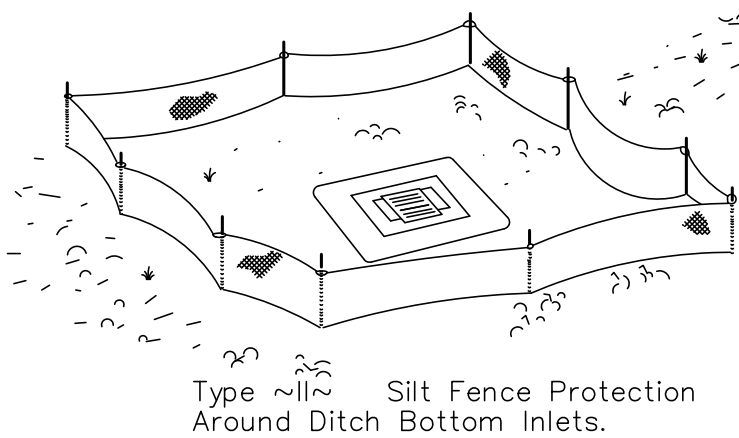
By: _____
Mayor Phil Anderson

ATTEST:

By: _____
Rene Cranis, City Clerk



OVERALL SITE PLAN
SCALE: 1"=100'



Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

Post (Options: 2" x 4" O, 2 1/2' Min. Dia. Wood; Steel 1.33 Lbs/Ft. Min.)

Optional Post Positions

Principle Post Position (Cont'd 20' Toward Flow)

ELEVATION

SECTION

Note: Spacing for Type ~~~ Fence to be in accordance with Chart ~, Sheet 1 of 3 and ditch installations at drainage structures Sheet 2 of 3.

TYPE ~III~ SILT FENCE SILT BARRIER DETAIL

N.T.S.

GENERAL NOTES

- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS, SPECIFICATIONS, REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- FOR BENCHMARKS, CONTACT: HSLM, LLC, (407) 647-7346.
- ALL HANDICAP SPACE STRIPING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE 2011 FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND CITY OF WINTER PARK LAND DEVELOPMENT CODE. ALL STOP BARS SHALL BE THERMOPLASTIC.
- ALL WORK SHALL CONFORM TO THE CITY OF WINTER PARK SPECIFICATIONS AND REGULATIONS.
- THE SITE DIMENSIONS SHOWN ARE FOR CONSTRUCTION OF SITE IMPROVEMENTS ONLY. REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION OF BUILDING. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT/FACE OF CURB UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE FOUND BETWEEN THESE PLANS, THE ARCHITECTURAL PLANS AND/OR FIELD CONDITIONS.
- ALL PRIVATE AND PUBLIC PROPERTY DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-DEVELOPMENT CONDITIONS.
- ALL DISTURBED AREAS SHALL BE REGRADED AND SODDED, UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLANS.
- DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ONTO THE SITE IN SUCH QUANTITIES AS DEEMED HAZARDOUS BY THE FIRE OFFICIAL, ACCESS ROADS AND A SUITABLE TEMPORARY SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC EXCEPT PARKING SPACES WHICH MAY BE FDOT TRAFFIC RATED PAINT. MINIMUM LINE WIDTH SHALL BE 6".
- WOOD IN CONTACT WITH GROUND OR BELOW GROUND LEVEL WHICH SUPPORTS PERMANENT STRUCTURES SHALL BE APPROVED PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE. EXCEPTIONS:
- NATURALLY DURABLE WOOD MAY BE USED IN CONTACT WITH THE GROUND FOR SUPPORT OF STRUCTURES OTHER THAN BUILDINGS AND WALKING SURFACES.
- SEE BUILDING PLANS FOR STRUCTURAL SPECIFICATIONS AND DETAILS.
- BACKGROUND/EXISTING CONDITION INFORMATION PRESENTED WAS TAKEN FROM TOPOGRAPHIC SURVEY PROVIDED BY THE CLIENT AND BEING UTILIZED IN THIS DRAWING FOR INFORMATION PURPOSES ONLY. BRAVO ENGINEERING, LLC IS NOT LIABLE FOR ANY INACCURACY OF THE INFORMATION.
- CONTRACTOR SHALL FIELD STAKE ALL BUILDING CORNERS & CENTERLINE GEOMETRY TO ENSURE PROPOSED DIMENSIONS FIT EXISTING CONDITIONS. CONTRACTOR SHALL NOTIFY BRAVO ENGINEERING, LLC IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND PLANS BEFORE PROCEEDING WITH CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, AND HE SHALL BE RESPONSIBLE FOR ANY DAMAGE DUE TO HIS OPERATIONS. CONTRACTOR IS TO COORDINATE ALL UTILITY CONNECTIONS WITH THE OWNERS AND/OR THE LOCAL AUTHORITIES PRIOR TO INSTALLATION.
- CONTRACTOR SHALL REFER TO MANUFACTURER'S PLANS AND SPECS FOR ACTUAL LOCATION OF ALL UTILITY CONNECTION POINTS, TO INCLUDE: GAS, SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS, COORDINATE WITH UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.
- HANDICAPPED RAMPS SHALL MEET ADA AND FLORIDA STANDARDS.
- INGRESS AND EGRESS TO SITE DURING CONSTRUCTION IS ALLOWED ONLY THROUGH APPROVED SITE DRIVEWAYS.

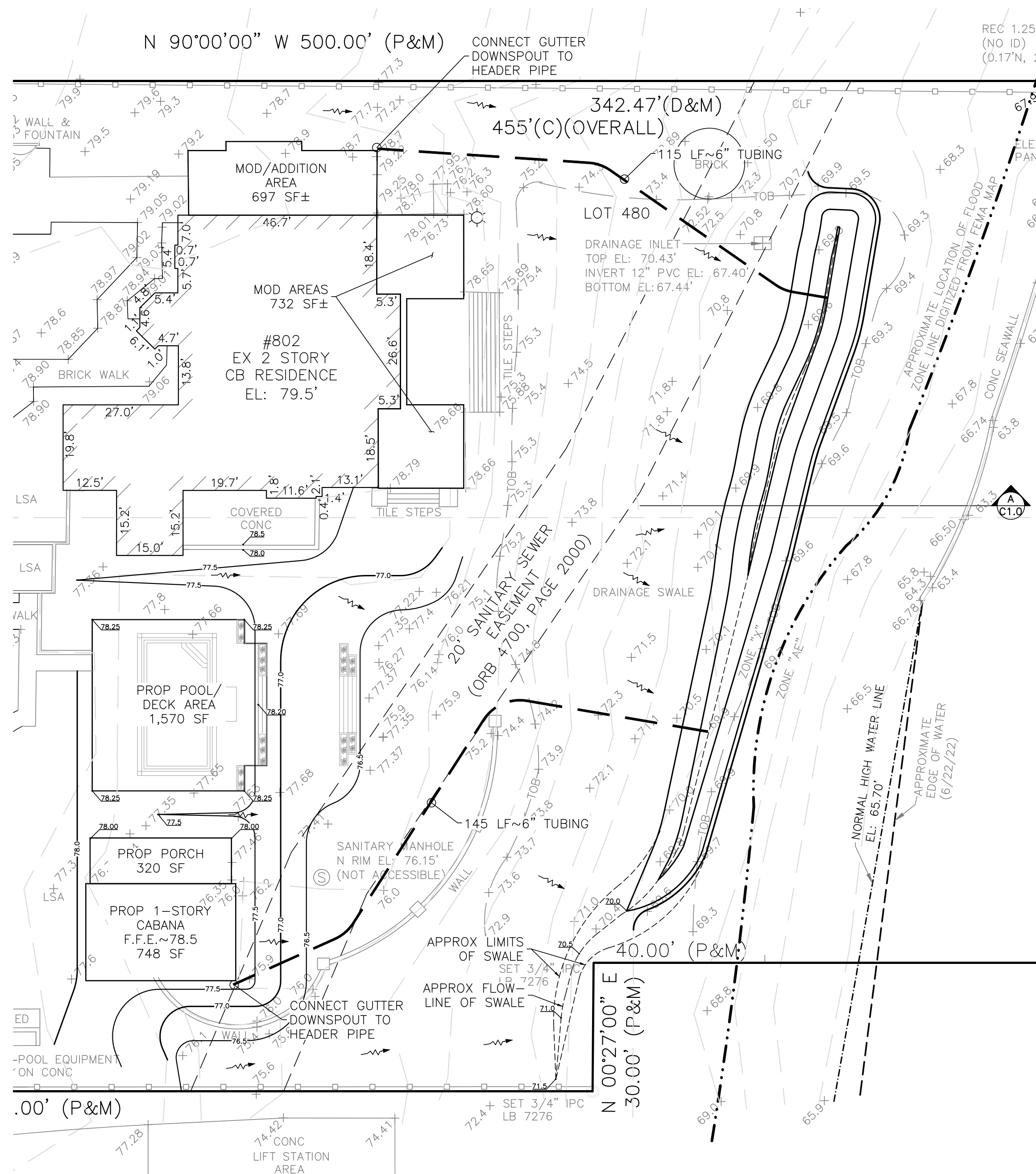
Site Area Data					
Site Area: 135,660' SF (Area Above NWL)					
Exist Impervious Area:	39,826	SF			
Impervious Area Removed:	5,240	SF			
Modified Impervious Area:	1,055	SF			
Impervious Area Added:	2,801	SF			
Total Final Impervious Area:	37,387	SF			
Retention Stage/Storage					
Stage (Ft)	Area (S.F.)	Area (Ac)	Inc Vol	Cum Vol (C.F.)	Cum Vol (C.Y.)
69.50	80	0.002	0	0	0
69.75	1,100	0.025	148	148	5
70.00	2,515	0.058	452	599	22
Water Quality Calculations					
(Retain 1" of runoff over the Added/Modified Impervious Area)					
Added/Modified Area:	3,856	SF			
1" x 3,856 SF =	321	CF			
Vol Prov'd (599) CF > Vol Req'd (321) CF					
Therefore, retention provided is sufficient.					

NOTES:

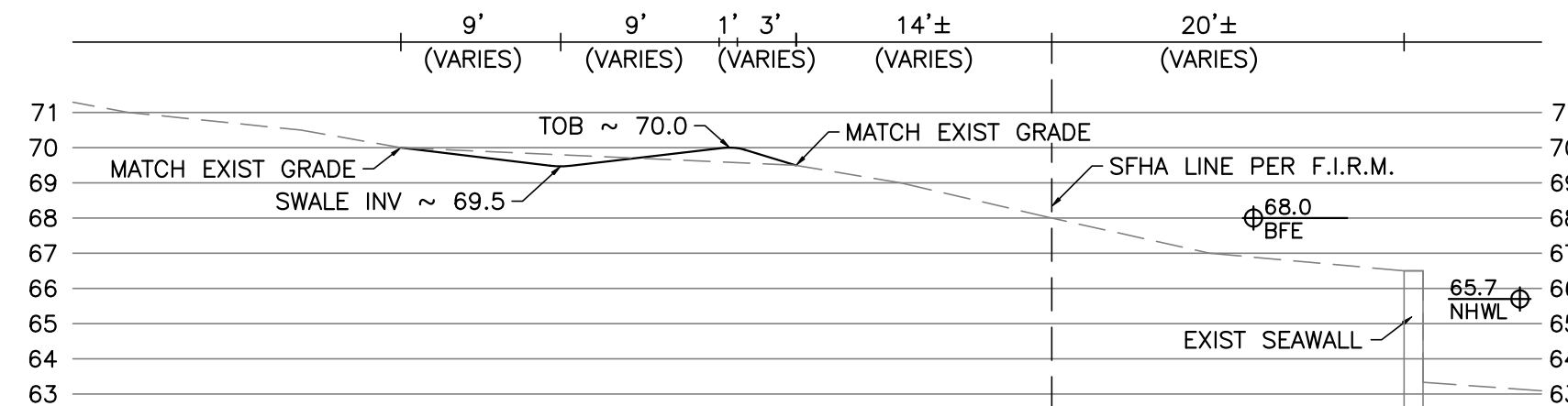
- THIS PLAN ADDRESSES ONLY THE SITE GRADING & DRAINAGE. ALL OTHER ASPECTS OF THE PROJECT, INCLUDING BUILDING, LAYOUT, UTILITIES, ETC., ARE BY OTHERS AND SHOWN ON THIS PLAN FOR INFORMATION PURPOSES ONLY.
- THE PROPOSED GRADING & DRAINAGE OF THE SUBJECT PROPERTY HAS BEEN DESIGNED IN SUCH A WAY AS TO MAINTAIN EXISTING DRAINAGE PATTERNS.
- THE LEGAL DESCRIPTION, FLOOD ZONE, BENCHMARKS, AND AREA CALCULATIONS HAVE BEEN PROVIDED BY THE CLIENT AND ARE NOT INCLUDED ON THIS PLAN.
- ACCORDING TO THE FEMA MAP NUMBER 12095C0255F, DATED 09/25/09, THE 100-YEAR BASE FLOOD ELEVATION IS 68.0 (NAVD-88).

GRADING DRAINAGE AND PAVING

- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE VARIOUS UTILITIES TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT. RELOCATION OR EXTENSION OF EXISTING UTILITIES SHALL BE COORDINATED BY THE CONTRACTOR.
- MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO CONTROL EROSION ON THE SITE DURING CONSTRUCTION. SUCH MEASURES SHALL BE IN ACCORDANCE WITH CURRENT STANDARDS AND SPECIFICATIONS OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- ALL SOIL STRIPPINGS AND ANY UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION OR SHOALING PROBLEMS THAT RESULT FROM THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY WATER QUALITY PROBLEMS THAT RESULT FROM THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL NEWLY PLANTED GRASS OR VEGETATION UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER.
- ALL MANHOLE AND INLET STRUCTURES SHALL BE PRECAST AND IN ACCORDANCE WITH FDOT & LOCAL STANDARDS.
- ALL FILL MATERIAL SHALL BE CLEAN, COARSE SAND CONTAINING LESS THAN 5% FINES PASSING ALL #200 SIEVE. FILL PLACEMENT SHALL BE IN 12" LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180. EACH LIFT SHALL BE TESTED FOR COMPACTION BY A FLORIDA REGISTERED SOILS ENGINEER RETAINED BY THE CONTRACTOR. ALL TEST RESULTS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW BY HIS CONSULTANT. COMPACTION AT THE BUILDING PAD SHALL BE IN ACCORDANCE WITH ABOVE EXCEPT THAT MAXIMUM DENSITY SHALL BE 98%.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO ANY FACILITY CAUSED.
- THE CONTRACTOR SHALL SUBMIT ASBUILT DRAWINGS (RECORD DRAWINGS) PREPARED BY A PROFESSIONAL LAND SURVEYOR AND LICENSED IN THE STATE OF FLORIDA, TO THE ENGINEER OF RECORD. ASBUILT DRAWINGS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF CITY OF WINTER PARK AND SURVIMD.
- THE ASBUILT DRAWINGS SHALL SHOW ADEQUATE ELEVATIONS TO INDICATE SURFACE FLOW PATTERNS, FINISHED FLOOR ELEVATION, TOPS OF ALL STRUCTURES, INVERTS OF ALL STRUCTURES & PIPE MATERIALS, HIGH POINTS AND LOW POINTS OF FINISHED GRADES.
- SOD ALL DISTURBED AREAS WITHIN THE DEMISED PREMISES, INCLUDING THE RETENTION POND, EXCEPT AS DIRECTED BY LANDSCAPE PLANS.
- ALL PAVING SURFACES SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION INDICATED IN THE PLAN AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. PAVED AREAS ARE TO BE CONSTRUCTED IN A PRECISE MANNER AND APPROVED BY THE OWNER OR HIS REPRESENTATIVE PRIOR TO COMPLETION OF WORK.
- THE OPEN SPACE IS TO BE GRADED IN SUCH A MANNER AS TO PROMOTE POSITIVE FLOW AND AVOID ANY PONDING ON SITE.
- WHERE SODDING IS USED ON SLOPES OR IN DRAINAGE DITCHES, ARRANGE THE SETTING OF THE PIECES TO AVOID A CONTINUOUS PATH FOR THE LINE OF FLOW.
- ON AREAS WHERE THE SOD MAY SLIDE DUE TO SLOPE, PEG THE SOD WITH PEGS DRIVEN THROUGH THE SOD INTO FIRM EARTH AT SUITABLE INTERVALS. REPLACE ANY SOD WHICH, AFTER PLACING, SHOWS AN APPEARANCE OF DRYNESS.
- PROPOSED SLOPE ELEVATIONS ARE AT THE EDGE OF PAVEMENT. ADD 6" TO DETERMINE BACK OF CURB ELEVATION.
- ALL STORM PIPE SHALL BE REINFORCED CONCRETE (RCP) CLASS III (MINIMUM) UNLESS OTHERWISE NOTED ON PLANS OR APPROVED BY ENGINEER OF RECORD.



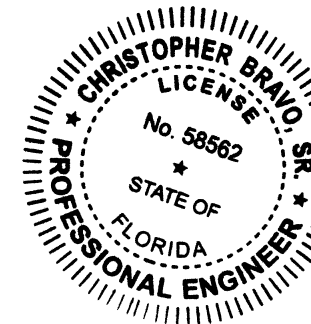
PROJECT AREA
SCALE: 1"=20'



SECTION A
SCALE: 1"=10' H
1"=5' V

DEMOLITION NOTES

- DEMOLISH STRUCTURES AND IMPROVEMENTS AS INDICATED ON PLANS.
- REMOVE FOUNDATIONS FOR STRUCTURES INDICATED TO BE REMOVED.
- REMOVE WEEKLY FROM SITE ACCUMULATED DEBRIS, RUBBISH AND OTHER MATERIAL RESULTING FROM DEMOLITION AND CONSTRUCTION.
- DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OCCUPIED FACILITIES.
- PROVIDE PROTECTION OF PERSONS AND ADJACENT FACILITIES TO REMAIN AROUND AREA OF DEMOLITION. PROVIDE SHORING AND/OR BRACING AS REQUIRED TO PREVENT INJURIES AND DAMAGE TO ADJACENT FACILITIES.
- MAINTAIN EXISTING UTILITIES, EXCEPT AS REQUIRED TO BE REMOVED, AND PROTECT AGAINST DAMAGE.
- COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION AND POLLUTION ABATEMENT.
- TRANSPORT DEMOLITION MATERIALS AND LEGALLY DISPOSE OFF SITE.



This item has been digitally signed and sealed by Christopher T. Bravo, PE on the time & date stamp shown using digital signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

Digitally signed by Christopher T Bravo
DN: c=US, o=Florida,
dnQualifier=A01410C0000018563F47D
58000D03BD, cn=Christopher T Bravo
Date: 2023.07.01 17:19:39 -04'00'

CHRISTOPHER T. BRAVO, P.E.
REGISTRATION # 58562
C.A. # 28953

THE ELISCUE RESIDENCE
802 GEORGIA AVE, WINTER PARK, FL 32789

RESIDENTIAL LOT GRADING PLAN

BRAVO ENGINEERING, LLC
7221 ALOMA AVE STE 300
WINTER PARK, FLORIDA 32792
Telephone: 407-252-1671

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NO.	DATE	DESCRIPTION
1	6/30/23	INITIAL SUBMIT TO CITY FOR LAKESIDE REVIEW
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DRAWN BY: CTB

CHECK BY: CTB

PROJECT NO.: 2023-06

PROJECT DATE: 5/26/23

C1.0