



# Historic Preservation Regular Meeting

August 13, 2020 at 9:00 a.m.

Virtual Meeting  
Winter Park, Florida

## Agenda Items

### 1. Call to Order and Election of Chairman and Vice-Chairman

### 2. Approval of February 12, 2020 meeting minutes.

### 3. Public Hearings

- **HDA 20-02** Request of Kathryn Waters to designate the home at 1366 Devon Road on the Winter Park List of Historic Places.
- **COR 20-04** Request by Tim and Jennifer Clark for approval to construct a six-foot wood fence behind the existing hedges along Antonette Avenue as a privacy fence for their swimming pool at 736 Antonette Avenue, zoned R-1A located in the College Quarter Historic District. A variance is requested for the six feet in height in lieu of the four-foot maximum but with the commitment that hedges will remain in place to screen the view of the fence.
- **COR 20-05** Request by Paul Bryan for approval to demolish the existing home at 807 Maryland Avenue and to construct a new two-story, 3,125 square foot single family home with a second-floor garage apartment located in the College Quarter Historic District. Variances are requested for a 10-foot street side setback to Huntington Avenue in lieu of the required 14 feet; a rear setback of 10 feet in lieu of the required 25 feet when a detached accessory garage exceeds a first-floor wall height of 12 feet, two parking spaces located behind the front façade of the building versus the three spaces required and garage door opening 10 feet from the property line in lieu of the required 20 feet on property zoned R-2. **THIS ITEM HAS BEEN TABLE AT THE REQUEST OF STAFF.**
- **COR 20-03** Request by Jacob Johnson for final approval to restore the existing Bungalow home at 1057 Minnesota Avenue and the Bungalow cottage to the rear on Miles Avenue and to build two new single-family homes on this R-3 property to the west of the existing structures on the vacant lot fronting on Minnesota and Balch Avenues, pursuant to the preliminary approval and setbacks granted by the Historic Preservation Board on February 12, 2020.

## appeals & assistance

"If a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need 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).

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

## **Historic Preservation Board Staff Report for August 13, 2020 Meeting**

[HDA 20-02. Request of Kathryn Waters to designate the property at 1366 Devon Road to the Winter Park Register of Historic Places.](#)

Zoned: R-1A Parcel ID # 12-22-29-6432-02-240

### **Description of the Request:**

Kathryn Waters has voluntarily agreed to designate the home at 1366 Devon Road on the Winter Park Register of Historic Places. This home at 1366 Devon Road is significant as an example of the Spanish Mission style applied to a residence and for its association with the Land Boom era development of the Orwin Manor neighborhood. The one-story stucco dwelling has a flat roof with a raised parapet characteristic of the Spanish Mission style. A tile roof extension covers a portion of width of the home with a centered arched entry at the front door. Tiled pent roof extensions cover the side facing, double-hung wood windows.

This one-story home of 1,526 square feet is a two-bedroom, two-bath residence with a detached garage in the rear. While there are no plans to do so at this time, the home could be expanded to the rear to create a three-bedroom, two-bath home with a variance to the rear setback, just as was granted at 1375 Buckingham Road as an almost identical layout and scenario.

The Spanish Mission Style originated in California during the 1880s and 1890s in response to increased interest in that state's colonial Spanish heritage, particularly the ecclesiastical architecture of the Franciscan missions. The style was widely popularized when the Santa Fe and Southern Pacific railroads applied it to railroad stations and hotels throughout their systems. The Mission style became popular in Florida during the Land Boom of the 1920s.

The Spanish Mission style served as a design theme for whole communities and neighborhoods such as Orwin Manor. The Walter Rose Company of Orlando developed Orwin Manor as a subdivision in the 1920s. Many of the original Spanish themed houses of the subdivision are scattered throughout the neighborhood. The original entry gates to the neighborhood are located at Orange and Clay Avenues share the Mission flavor and they have been designated an Orlando historic landmark. 1366 Devon Road was originally constructed in 1925 as part of the Orwin Manor development, retains its original architectural integrity and is highly qualified for listing on the Winter Park Register of Historic Places.

**STAFF RECOMMENDATION IS FOR APPROVAL IN THE WINTER PARK REGISTER OF HISTORIC PLACES.**

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 1366 DEVON ROAD, WINTER PARK, FLORIDA, AS A HISTORIC PROPERTY IN THE WINTER PARK REGISTER OF HISTORIC PLACES**

**WHEREAS**, there are located within the City of Winter Park historic sites, areas, structures, and buildings on individual properties, that serve as reminders of past eras, events, and persons important in local, state and national history; or that provide significant examples of past architectural styles and development patterns and that constitute unique and irreplaceable assets to the City; and

**WHEREAS**, the City Commission recognizes that the sites and properties of historical, cultural, archaeological, aesthetic and architectural merit contribute to the public health, welfare, economic well being and quality of life of the citizens of Winter Park; and

**WHEREAS**, there is the desire foster awareness and civic pride in the accomplishments of the past; and

**WHEREAS**, the property located at 1366 Devon Road, Winter Park, Florida built in 1925, meets the criterion for historic property status as a classic example of a Spanish Mission style popular during the 1920's land boom and development of Orwin Manor,

**NOW, THEREFORE**, be it resolved by the City Commission of the City of Winter Park, Florida that:

The City Commission of the City of Winter Park hereby supports and endorses the designation of the property located at 1366 Devon Road as a historic property on the Winter Park Register of Historic Places and that consistent with the adopted incentives, such property shall be eligible for reimbursement/waiver of the cost of undergrounding of the power lines.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
Mayor Steve Leary

ATTEST:

\_\_\_\_\_  
City Clerk



City of Winter Park  
Planning Department  
401 Park Avenue, South  
Winter Park, Florida 32789  
407-599-3323

### City of Winter Park Historic Designation Application

1. 1366 Devon Road  
Building address
- Kathryn Waters 1366 Devon Road 407-353-3746  
Owner's name(s) Address Telephone

Applicant's name (if different from above) Address Telephone

2. I, Kathryn Waters, as owner of the property described above, do hereby authorize the filing of this application for historic designation for that property.

Kathryn Waters 7/17/2020  
Owner's Signature Date

#### Historic Preservation Board Office Use

##### Criteria for Designation

- ☐ A. Association with events that have made a significant contribution to the broad patterns of history including the local pattern of development; or
- ☐ B. Association with the lives of a person or persons significant in our past; or that
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded or are likely to yield information important in prehistory or history.

Legal description Year built

Historic name of building (if any) Historic district name (if any)

Date received: \_\_\_\_\_

HPC Meeting: \_\_\_\_\_

Case File No.: \_\_\_\_\_

Florida Master Site File No.: OR- \_\_\_\_\_

☐ Local Historic Landmark

☐ Local Historic Resource







Google Maps 1371 Devon Rd



Winter Park, Florida

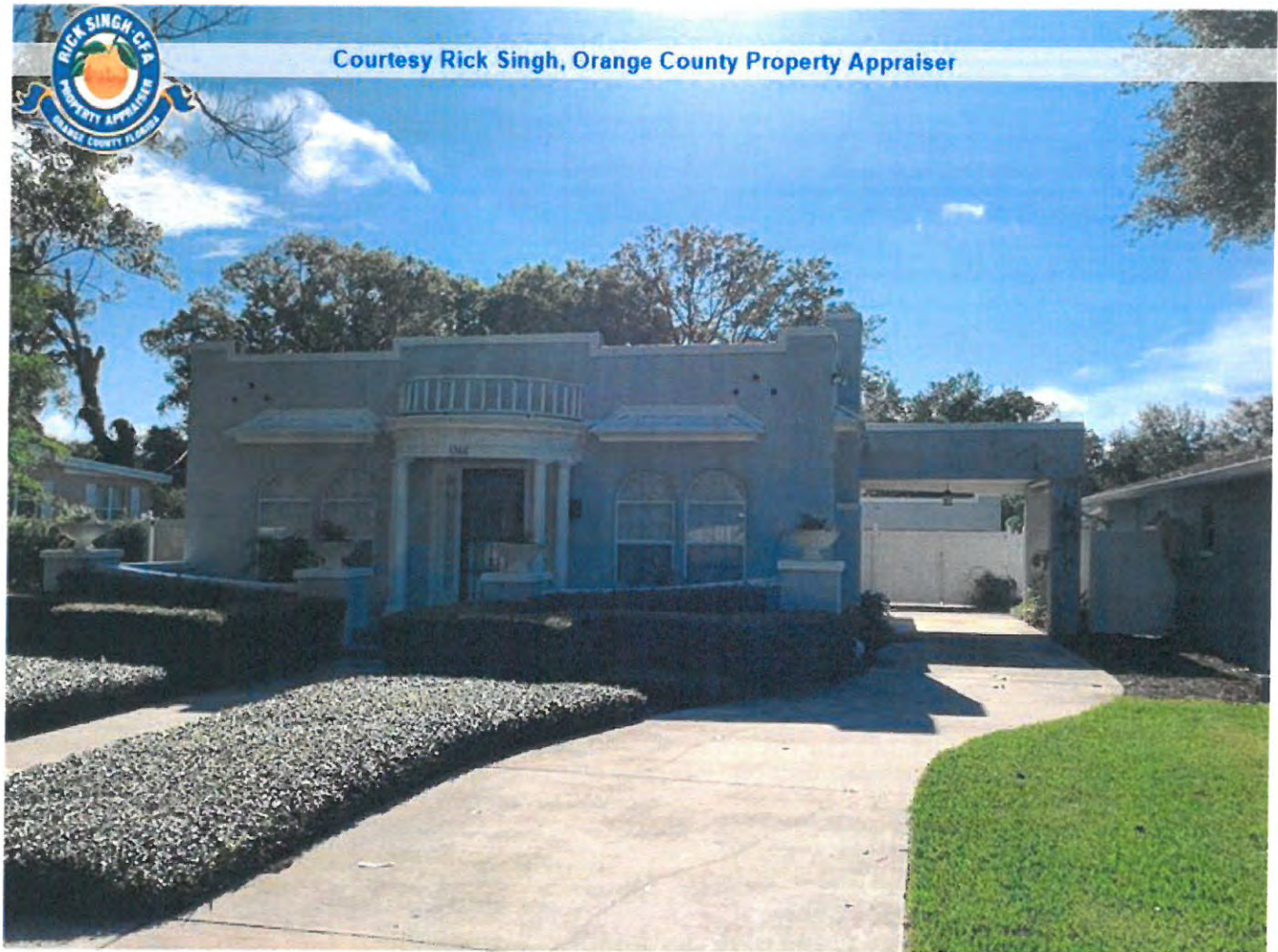
Image capture: Feb 2020 © 2020 Google

Google

Street View



## Parcel Photos - 1366 Devon Rd

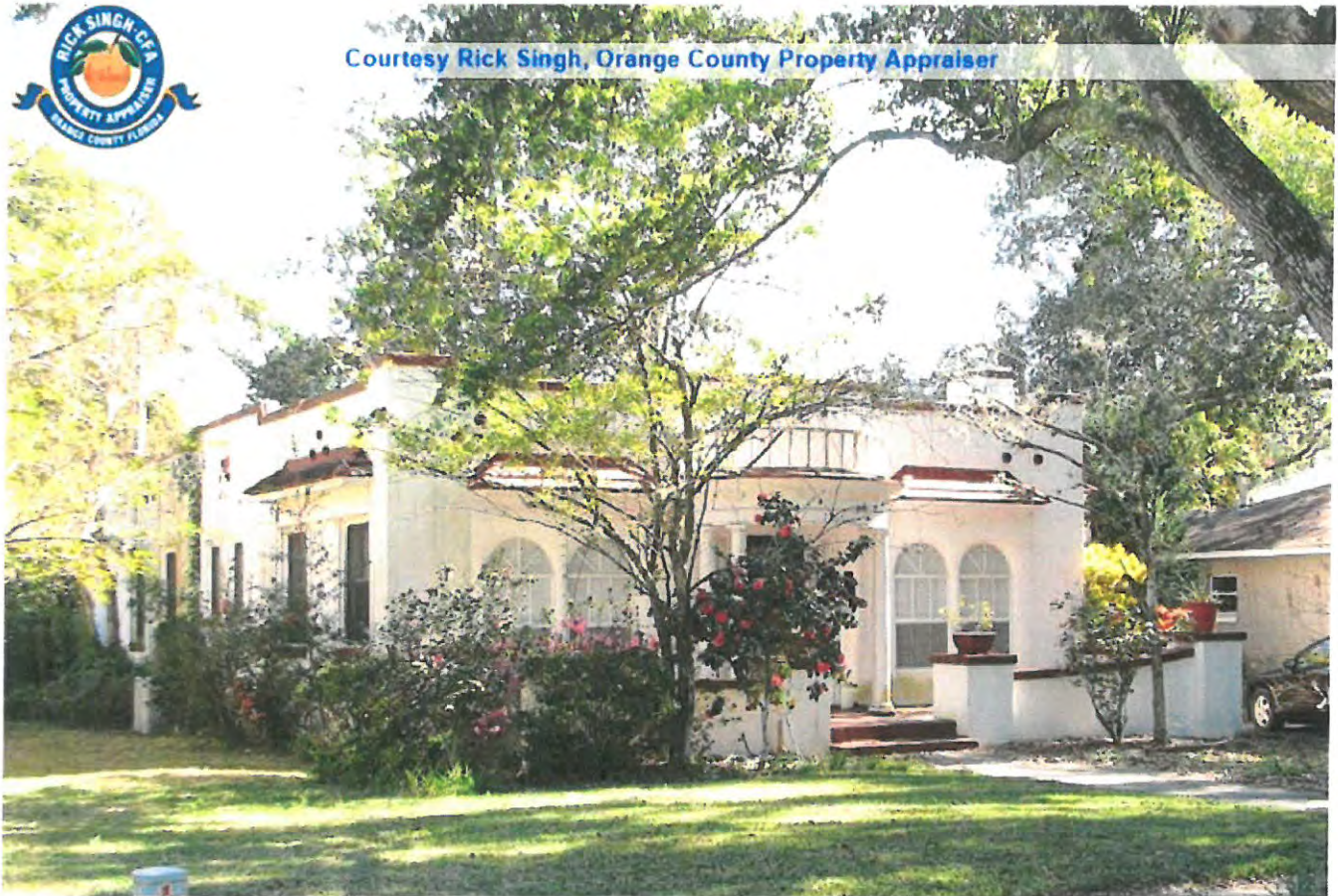


1366 DEVON RD, WINTER PARK, FL 32789 6/18/2019 9:13 AM





Courtesy Rick Singh, Orange County Property Appraiser



292212643202240 01/31/2007



## **Historic Preservation Board Staff Report for August 13, 2020 Meeting**

COR 20-04. Request of Tim and Jennifer Clark to construct a six-foot wood fence behind the existing hedges along Antonette Avenue as a privacy fence for their swimming pool at 736 Antonette Avenue located in the College Quarter Historic District. A variance is requested for the six-foot in fence height in lieu of the four-foot maximum but with the commitment that hedges will remain in place to screen the view of the fence.

Zoned: R-1AA Parcel ID # 7-22-30-1940-01-040

### **Description of the Request**

736 Antonette Avenue is within the College Quarter Historic District. The existing home is a one-story building that was originally built in 1925.

Tim & Jennifer Clark, homeowners at 736 Antonette Avenue, are in the process of adding a swimming pool in the backyard of their property on the corner of Holt and Antonette Avenues. Swimming pools are required to have a four-foot tall perimeter fence for security. The Clark's want added privacy given their corner lot location allows passerby's on the sidewalk to look into their back yard. They are asking to be allowed to have a six-foot fence versus the code maximum of four feet.

This six-foot fence would be located behind the existing hedges along the Antonette side so that the fence would be totally screened by the hedges. The hedges that previously existed along the driveway had to be removed to provide access to build the pool. New dense hedges will be replanted down the driveway as existed before and again the fence will be behind those replanted hedges.

The staff understands the privacy concerns of the Clark's, which are common on corner lots and supports the request with the condition of approval that the fencing is located behind the hedges and that hedges are required to remain, be maintained and/or be replanted as necessary in order to insure, that a complete landscape screen will be in place.

**STAFF'S RECOMMENDATION IS FOR APPROVAL OF THIS REQUEST, SUBJECT TO THE CONDITION OUTLINED ABOVE.**







City of Winter Park  
Planning Department  
Historic Preservation Board  
401 Park Avenue, South  
Winter Park, Florida 32789  
407-599-3440

## Certificate of Review Application

1. 736 Antonette Ave Winter Park 32789

Building address

Timothy & Jennifer Clark

Owner's name(s)

Address

Telephone

Applicant's name (if different from above) Address

Telephone

2. Please indicate the work you propose to undertake:

☐ Minor alteration ☐ New construction ☐ Addition ☐ Demolition ☐ Rehabilitation

☒ Variance request (additional information required) ☐ Other:

3. Proposed project narrative: (attach additional page if necessary)

Requesting approval for 6ft privacy fence that will  
run along backside of property parallel to Antonette Ave and  
up side of driveway ending at detached structure. Fence along  
Antonette side will be built inside of Suriname Cherry hedge (existing).  
Significant vegetation (hedge) will be added along driveway to hide

4. The following supplementary information shall be provided as applicable to describe the proposal:

☐ Site plan ☐ Floor plan(s) ☐ Elevations(s) ☒ Photo(s) ☒ Survey

☐ Material and product information ☐ Setback/Coverage worksheet REQUIRED

Other:

5. I, Jennifer L. Clark, as owner of the property described above, do hereby authorize the filing of this application on my behalf.

The HPB will take action on completed applications only. Decisions made by the HPB may be appealed to the City Commission no later than 15 days after the ruling is made. If there is no appeal or Commission action, the HPB decision shall be final.

For more information contact:

Planning Department  
401 Park Avenue, South  
Winter Park, FL 32789  
(407) 599-3440

**Historic Preservation Board  
Certificate of Review  
Supplemental Application for Variance Request**

1. Describe variance request: 6ft height allowance for horizontal style fence that will run along the inside of existing Swinane Cherry hedge and up driveway ending @ detached Guesthouse. Significant vegetation will be planted between driveway + fence
2. What are the special conditions and circumstances peculiar to the land, building(s), and structure(s), involved especially as they are established by the historic character of the afore mentioned?  
We have built a pool & would like privacy in our backyard. The fence will be a horizontal style which will compliment our Bungalow. The fence will be built by hand not prefab.
3. Describe the requirements, from the Land Development Code upon which this request is based.  
Code only allows a 3ft fence which does not provide privacy & will force neighbors to have to look at our pool.
4. Describe how the requested variance may be appropriate to achieve the design review standards for historic preservation.  
allowing this variance will finish our home in a way that it will significantly add to the character and will beautifully screen our backyard pool from neighbors / pedestrians
5. Complete the setback and coverage calculations on the appropriate form and include with this application.  
of Survey attached w/ fence drawing



Date received: \_\_\_\_\_ HPC Meeting: \_\_\_\_\_ Case File No \_\_\_\_\_

Historic district name (if any)

Year built 1924

07-22-30-1490-01-040 ☐ historic landmark ☐ historic building/structure

A Certificate of Review (COR) is required for work on designated historic landmarks, properties and districts. The work includes any **exterior** alterations and new construction. The purpose of the Certificate of Review process is to assist owners of individual historic resources and landmarks, and owners in historic districts who plan to rehabilitate, restore or redevelop their property for contemporary use to achieve their goals while preserving the historic character, architecture and materials to the greatest extent achievable. The Historic Preservation Board (HPB) shall not review interior alterations but it shall consider the effect of such plans as they relate to the exterior. The design guidelines used by the (HPB) shall generally be the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and any additional standards adopted by the HPB. The HPB will consider:

- A. The effect of the proposed work on the property; and
- B. The relationship between such work and other buildings, structures, objects or landscape elements on the site or other property in the historic district where applicable. In evaluating the effect and the relationship, the HPB shall consider historical or architectural significance, architectural style, design, arrangement, texture and materials.

The applicant should confer with the city to obtain information and guidance before entering into substantial expense in the preparation of plans surveys and other data.

Applications will be scheduled for the Historic Preservation Board when received at least **24 days** prior to the next meeting. Applicants should submit seven copies of all information required to the Planning Department, City Hall, 2<sup>nd</sup> floor. The printed information size should be limited to 11" x 17". Notice of the proposed work will be advertised and mailed to all property owners within a 500' radius of the site. The HPB shall act upon an application within 60 days of receipt. The time limit may be waived upon mutual consent. Applications will be accepted when a completed application form is submitted together with the supplementary materials necessary to fully describe the proposed work.

The applicant or his/her representative should plan to attend the HPB meeting and present his/her proposal to the HPB. The HPB decision shall be issued in writing and may typically direct one of the following actions:

1. Issuance of a Certificate of Review for the proposed work;
2. Issuance of a Certificate of Review with specified modifications and conditions;
3. Issuance of a Certificate of Review with recommendations for zoning required for the building's preservation which shall be placed on the agenda of the soonest possible Planning and Zoning Board meeting;
4. Denial of the application;
5. Issuance of a Certificate of Review with a deferred effective date of up to 12 months in cases of demolition or moving of a significant building.



Google Maps 739 Antonette Ave

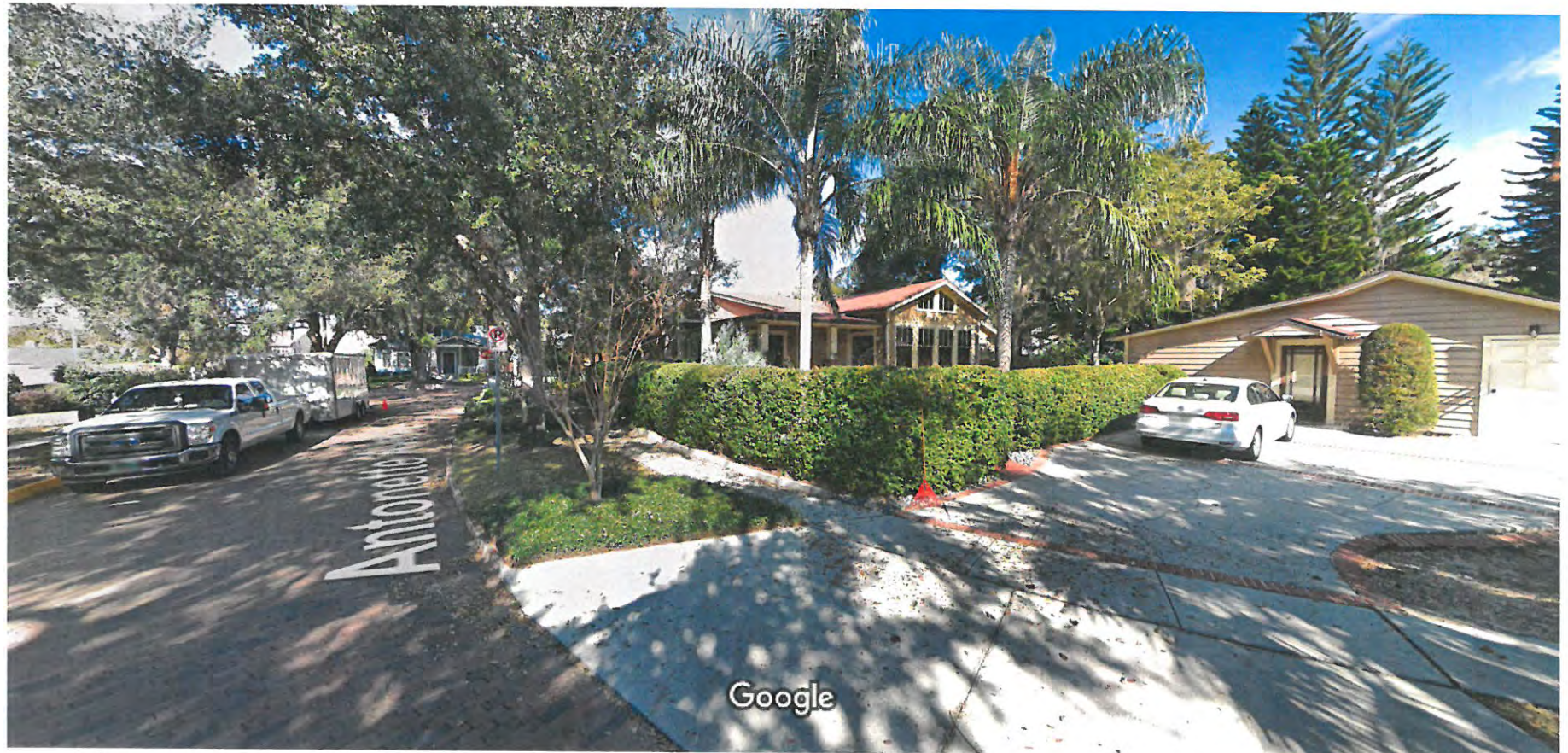


Image capture: Dec 2018 © 2020 Google

Winter Park, Florida

Google

Street View



Google Maps 736 Antonette Ave



Image capture: Dec 2018 © 2020 Google

Winter Park, Florida

Google

Street View

## **Historic Preservation Board Staff Report for August 13, 2020 Meeting**

COR #20-03 Request of Jacob Johnson: to restore the existing home and cottage at 1057 Minnesota Avenue and to build two architecturally compatible new single-family homes on this R-3 property.

Zoned: R-3 Parcel ID #12-22-29-0340-00-300  
Original Structures Built: 1920

### **Update on 1057 Minnesota Avenue**

On February 12, 2020, the Historic Preservation Board recommended designation of the existing Bungalow home and Bungalow rear cottage at 1057 Minnesota Avenue, and gave Preliminary Approval for the construction of two new homes on the vacant portion of this property, subject to review of the final plans for architectural consistency. The City Commission subsequently approved the Resolution designating the property.

### **Summary of the Project**

The property at 1057 Minnesota Avenue consists of two platted lots that are zoned R-3 comprising 13,650 square feet of land. Under the R-3 zoning, a total of four living units could be built on this site. In most cases, a developer would demolish the existing structures and built 3-4 new townhouses (depending upon the living area desired) similar to many of the other R-3 properties in the surrounding area.

However, the owner, Jacob Johnson, desires to preserve the existing buildings provided they can still reach the same four units of development. The existing structures are a nice Bungalow style home of 1,347 square feet in size on the Minnesota Avenue frontage and to the rear a small accessory Bungalow cottage of 934 square feet in size. These structures were built in 1920 and are certainly worthy of preservation and placement on the Winter Park Register of Historic Places.

### **Overall Development Program**

As indicated, the plans are to restore the existing one-story Bungalow style home at 1057 Minnesota Avenue and the accessory cottage to the rear on Miles Avenue. These would remain “as-is” with interior remodeling but there are no changes proposed to the exterior facades.

On the vacant land to the west, the plan is to build two new two-story, single-family homes on this R-3 property fronting on Minnesota and Balch Avenues. The proposal is to build, two new two-story homes of about 3,100 square feet in size on the Minnesota Avenue frontage and the second new 2-story home of about 2,100 square feet in size on the Miles avenue frontage.



## **Final Architectural Approval**

The plans attached, outline the building program and exterior elevations in fulfillment of the agreement to submit plans for new homes with architectural styles that would be compatible with the adjacent Bungalow style homes and which would replicate styles from that 1920 era. Recognizing that the two-dimensional pencil drawings may not convey their intent, the picture below presents the exterior style proposed. Clearly, the new homes of this appearance will be compatible and not resemble today's typical production homes.



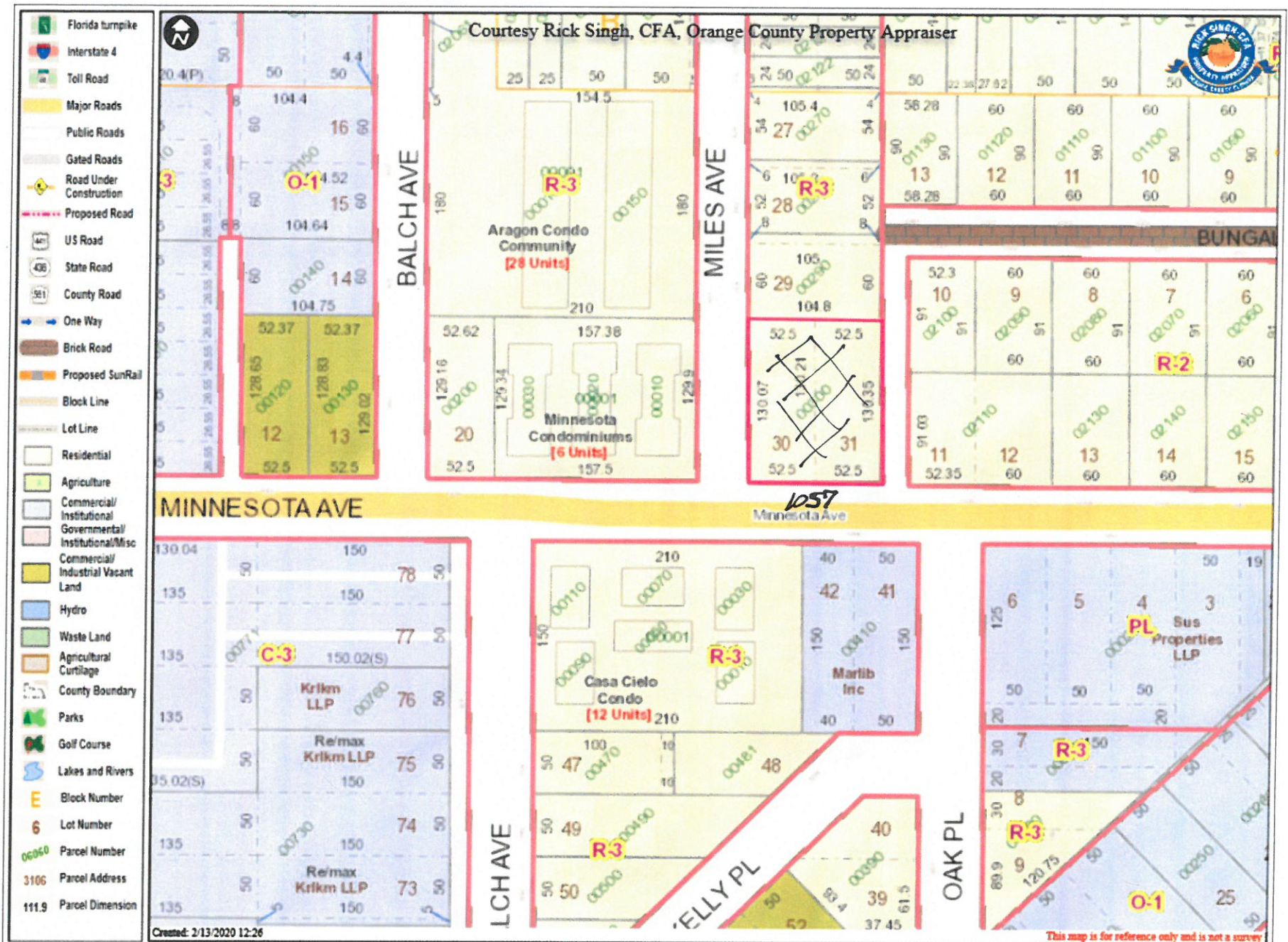
Also, it is notable that a design effort has been expended to preserve several live oak trees on the site.

### **Staff Recommendation**

Typically, other buyer/builder would simply tear down these existing structures and build three to four new townhouse structures. However, this request benefits the city in gaining the designation and preservation of a very nice Bungalow home and cottage from 1920, and two new homes, similar to the picture above, which will be compatible with the designation of the property.

**THE STAFF RECOMMENDATION IS FOR APPROVAL OF THE FINAL APPROVAL OF THE BUILDING PROGRAM, AS PRESENTED.**





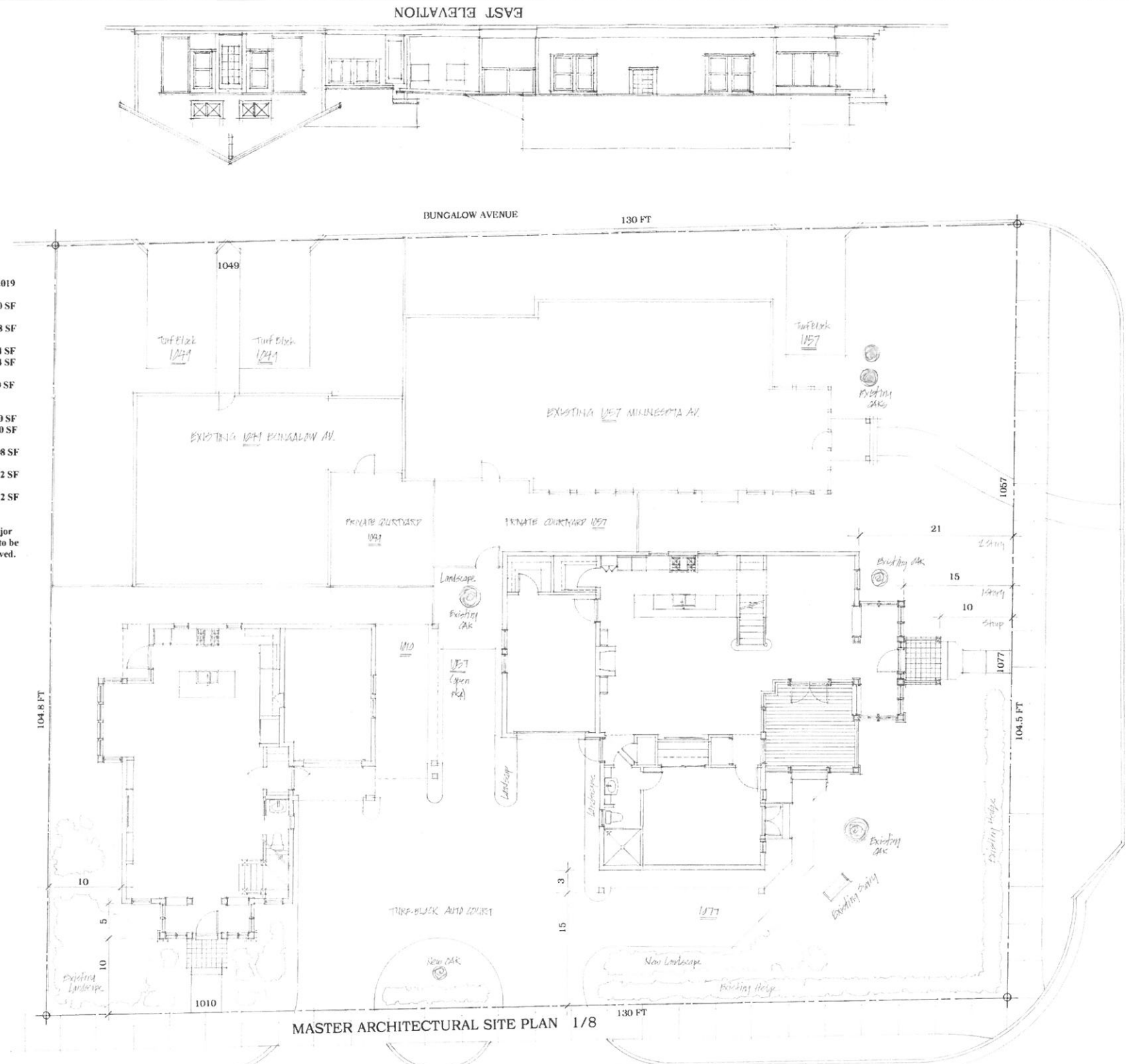
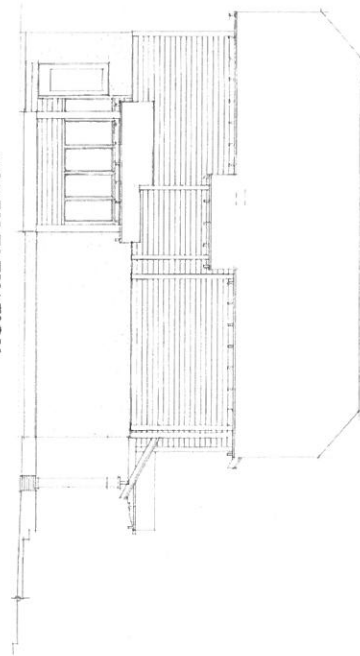


NOTE:  
THIS STRUCTURE HAS BEEN DESIGNED AND  
MANUFACTURED TO MEET THE MINIMUM  
REQUIREMENTS PER THE FLORIDA BUILDING  
CODE, 2018 EDITION, AS AMENDED. THE  
DESIGN AND CONSTRUCTION OF THIS  
STRUCTURE IS BASED ON THE ASSUMPTION  
THAT THE FOUNDATION AND SOILS ARE  
DISTRIBUTED LIVE LOADS AS FOLLOWS (UNO):  
FLOORS: 40 P.S.F. BALCONIES: 60 P.S.F.  
DECKS: 40 P.S.F. ROOFS: 20 P.S.F.

**SITE and BUILDING AREA DATA:**  
(Boundary Survey: Shannon Surveying Inc), Nov. 22, 2019

**TOTAL LAND AREA:** 13,650 SF  
**Allowable total construction area: (FAR)** 55% x 13,650 = 7508 SF  
**Bungalow AV cottage building Area: (existing)** 934 SF  
**Minnesota AV cottage building Area: (existing)** 1374 SF  
**New construction allowed:** 7508 less 934 less 1374 = 5200 SF (including garages)  
**Proposed new Minnesota Av house area:** Not to exceed 3100 SF  
**Proposed new Miles Av house area:** Not to exceed 2100 SF  
**Total existing plus new construction area:** Not to exceed 7508 SF  
**Maximum Impervious Surface Area:** Not to exceed 65%: 8872 SF  
**Minimum Landscape area of 25%:** Minimum of 3412 SF (to incorporate existing landscaping wherever possible)  
**Tree cover to maintain Live Oaks along Minnesota AV and major Interior Live Oak at center of site. New 12" caliper Live Oaks to be planted each side of driveway to replace the Laurel Oaks removed.**

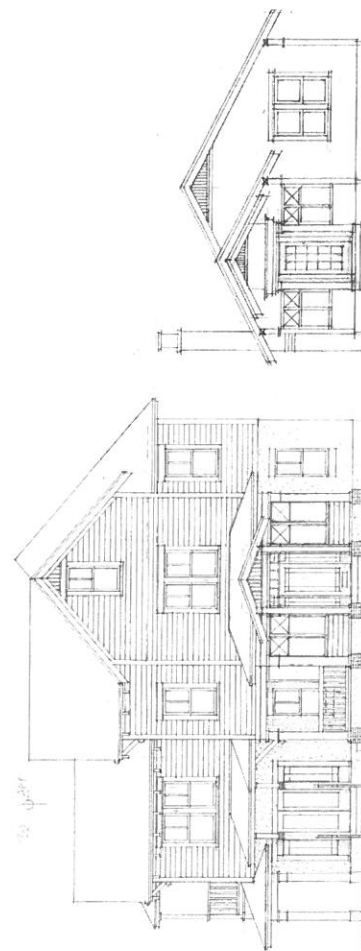
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



REVISIONS:

DATE:

DRAWN:

APPROVED:

SCALE:

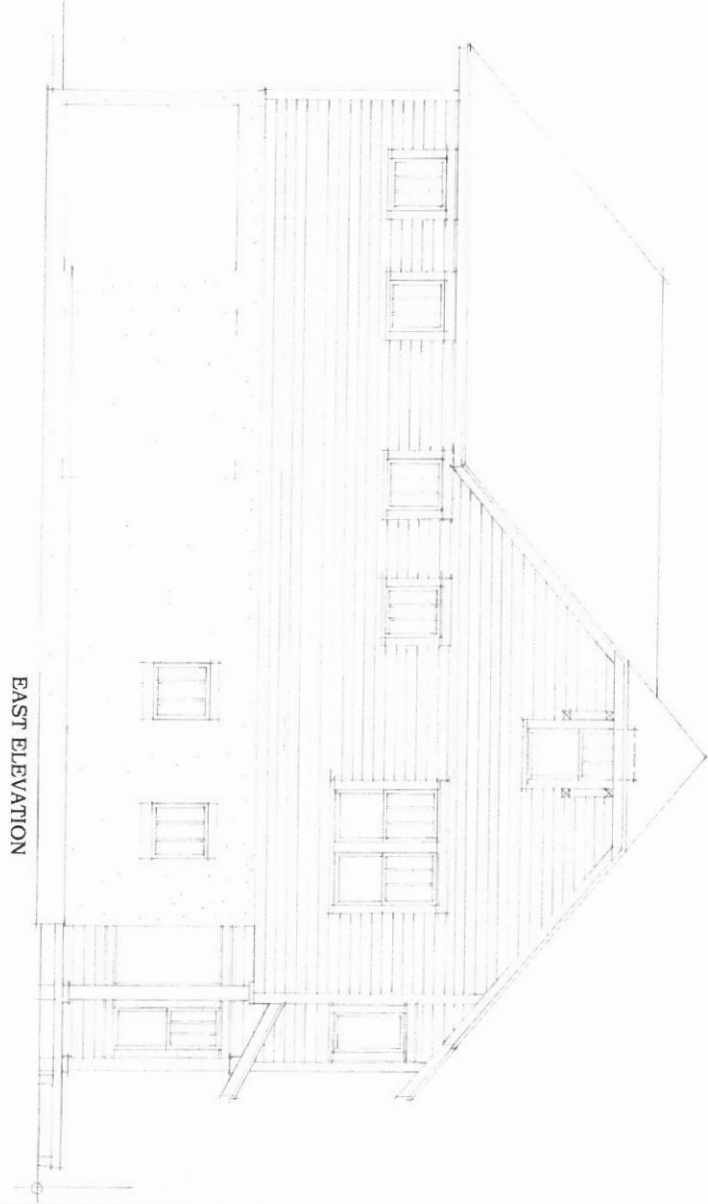
SHEET:

OF SHEETS

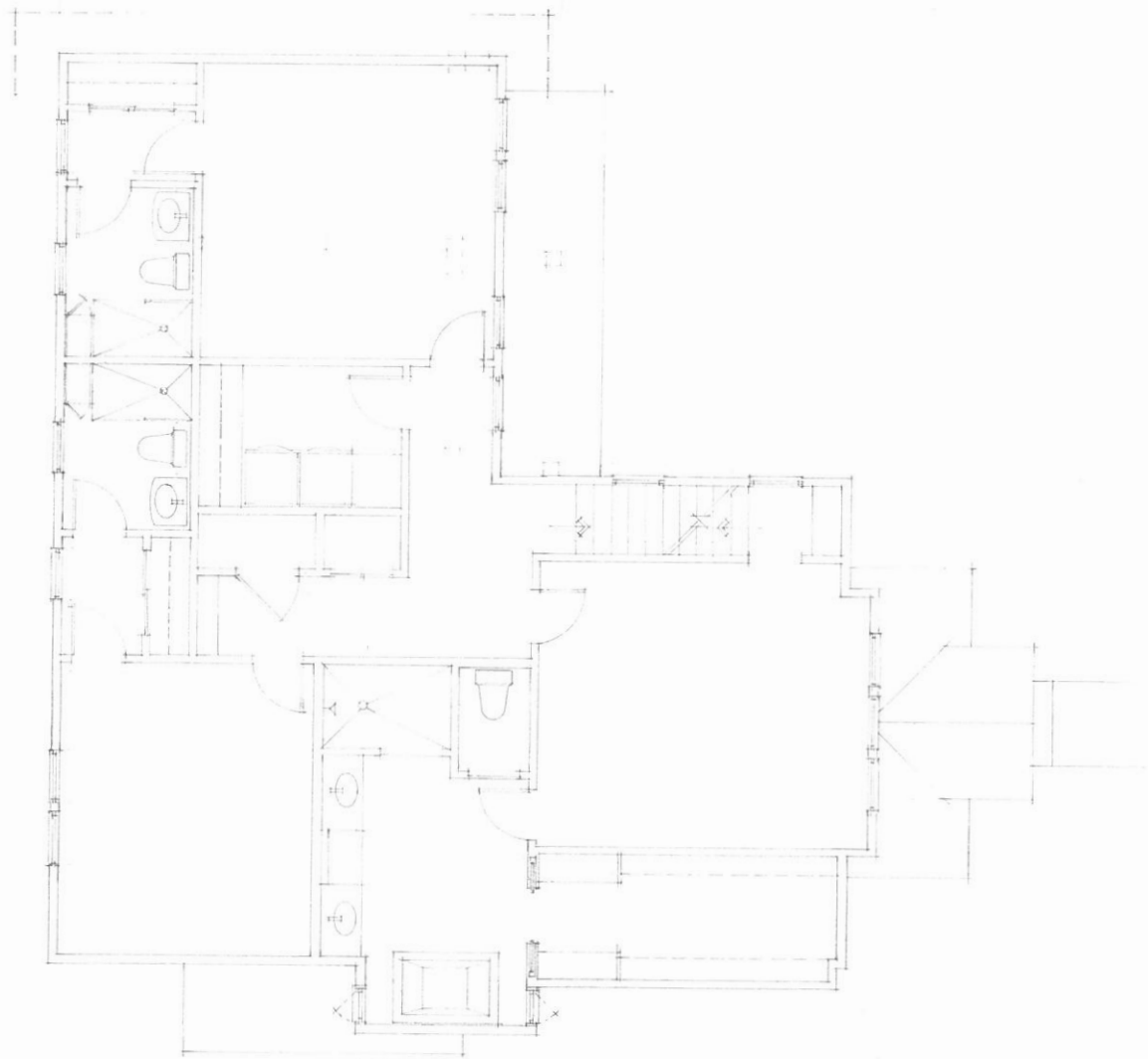
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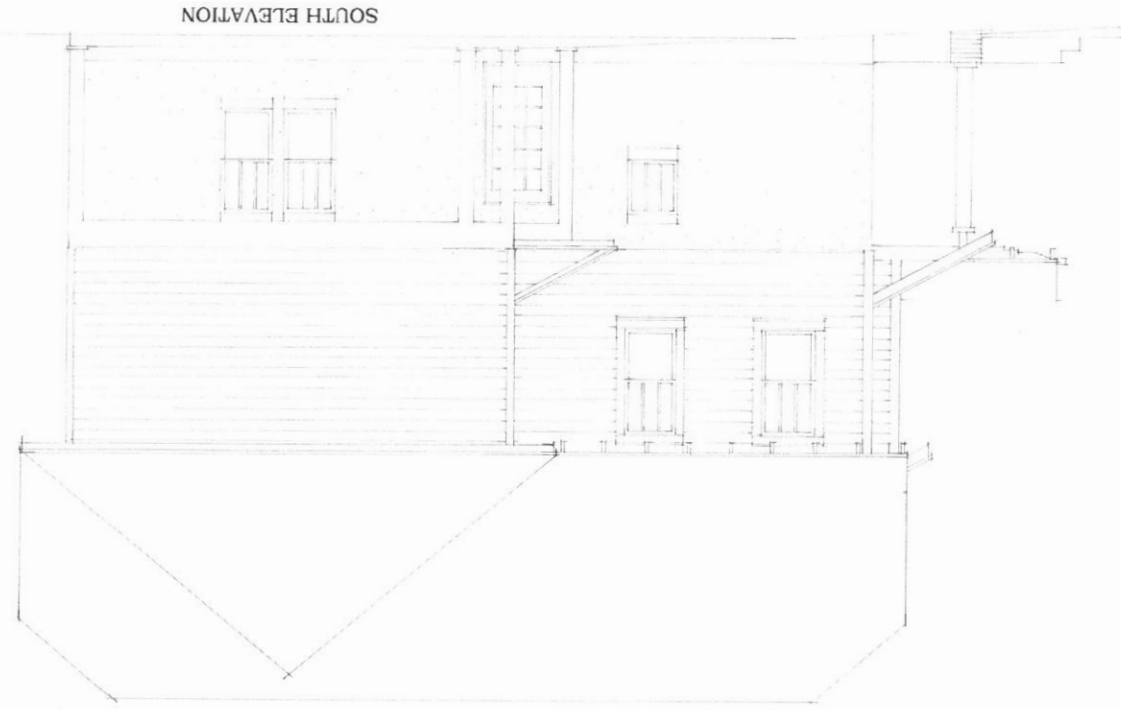




EAST ELEVATION



SECOND FLOOR PLAN



SOUTH ELEVATION

**TOM PRICE**  
ARCHITECT, P.A.

5541 AKE AVE.  
ORLANDO, FL 32801  
(407) 422-4122 P313/P314

AA26000905  
TOM PRICE ARCHITECT, P.A.

NOTE:  
THIS STRUCTURE HAS BEEN DESIGNED AND  
MUST BE CONSTRUCTED IN ACCORDANCE WITH THE  
DESIGN WIND SPEED OF 140 MPH. LOAD  
RESISTANCE PER THE FLORIDA BUILDING  
CODE. ALL STRUCTURAL MEMBERS SHALL BE  
DESIGNED FOR LIVE LOADS AS FOLLOWS (IN G.I.):  
FLOORS: 40 P.S.F. BALCONIES: 60 P.S.F.  
DECKS: 40 P.S.F. ROOFS: 20 P.S.F.

MILES AV HOUSE

REVISIONS


DATE:

DRAWN:

APPROVED:

SCALE:

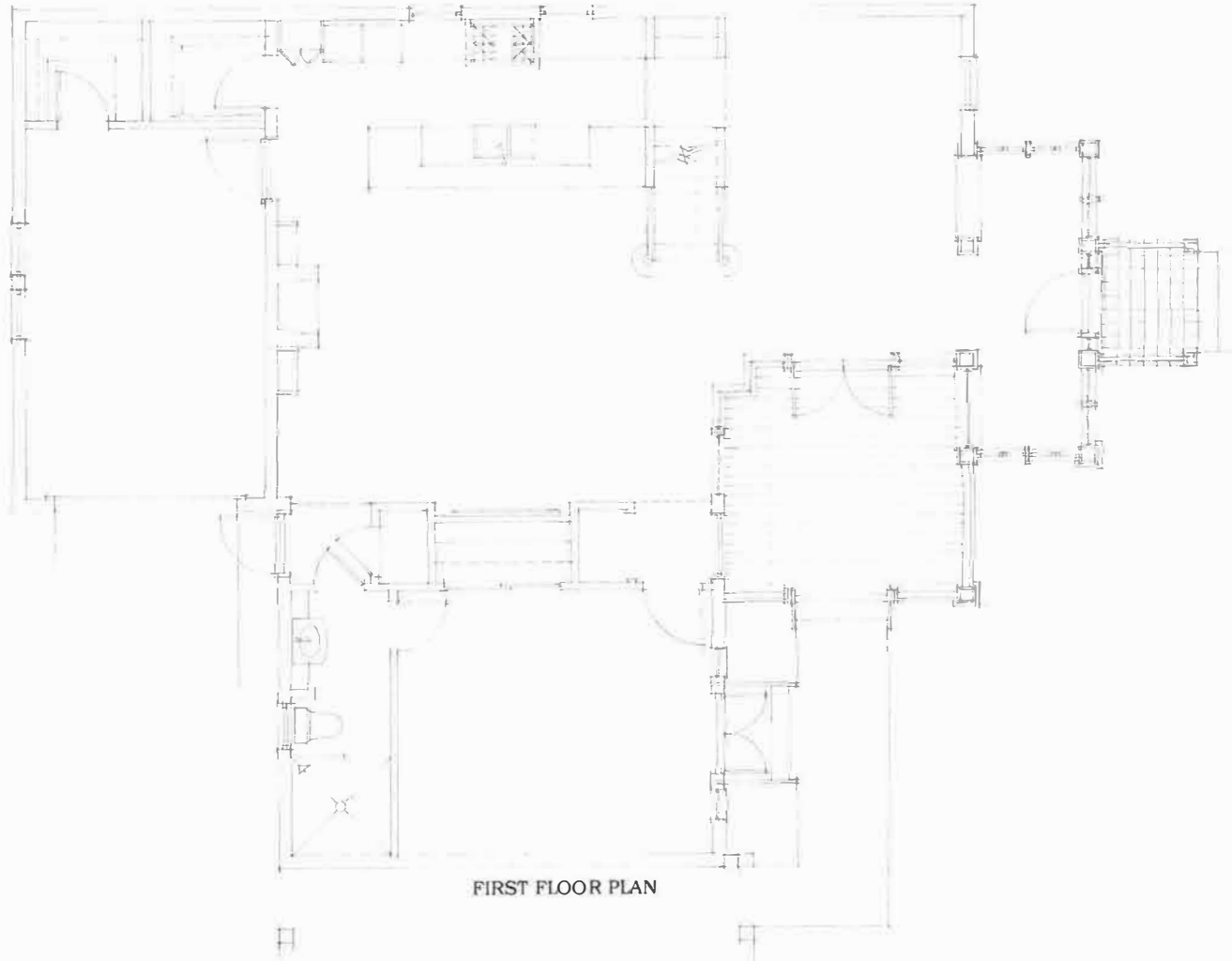
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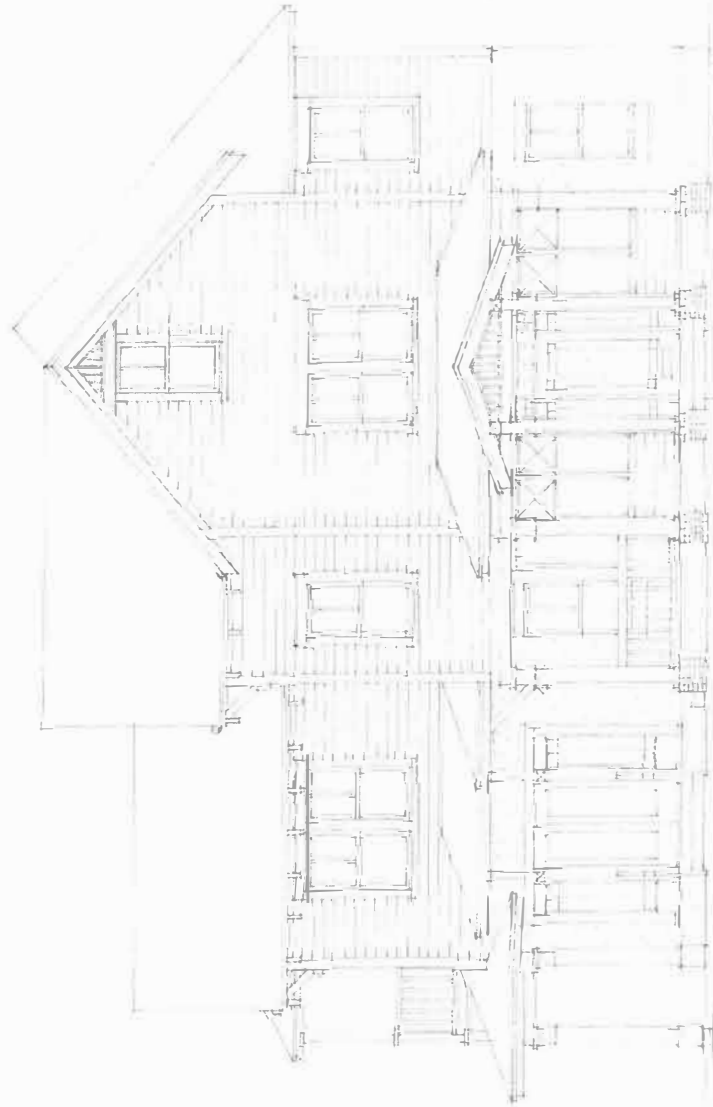
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WEST ELEVATION



FIRST FLOOR PLAN



SOUTH ELEVATION

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REV	DATE	BY	APP	SCALE	SHEET

1077 MINNESOTA AV HOUSE

NOTES:  
THIS STRUCTURE HAS BEEN DESIGNED AND  
BUILT TO MEET THE MINIMUM REQUIREMENTS  
FOR CONSTRUCTION TO MEET THE ULTIMATE  
DESIGN WIND SPEED OF 140 MPH. LOAD  
RESISTANCE SHALL BE IN ACCORDANCE WITH  
CODE 2015 EDITION, 6. MET UNIFORM  
DISTRIBUTED LIVE LOADS AS FOLLOWS (UNOJ)  
FLOORS: 40 PSF BALCONIES: 60 PSF  
ROOFS: 20 PSF  
DECK: 15 PSF

**TOM PRICE**  
ARCHITECT, P.A.

354 LAKE AVE.  
ORLANDO, FL 32801  
(407) 254-3777 PHONE

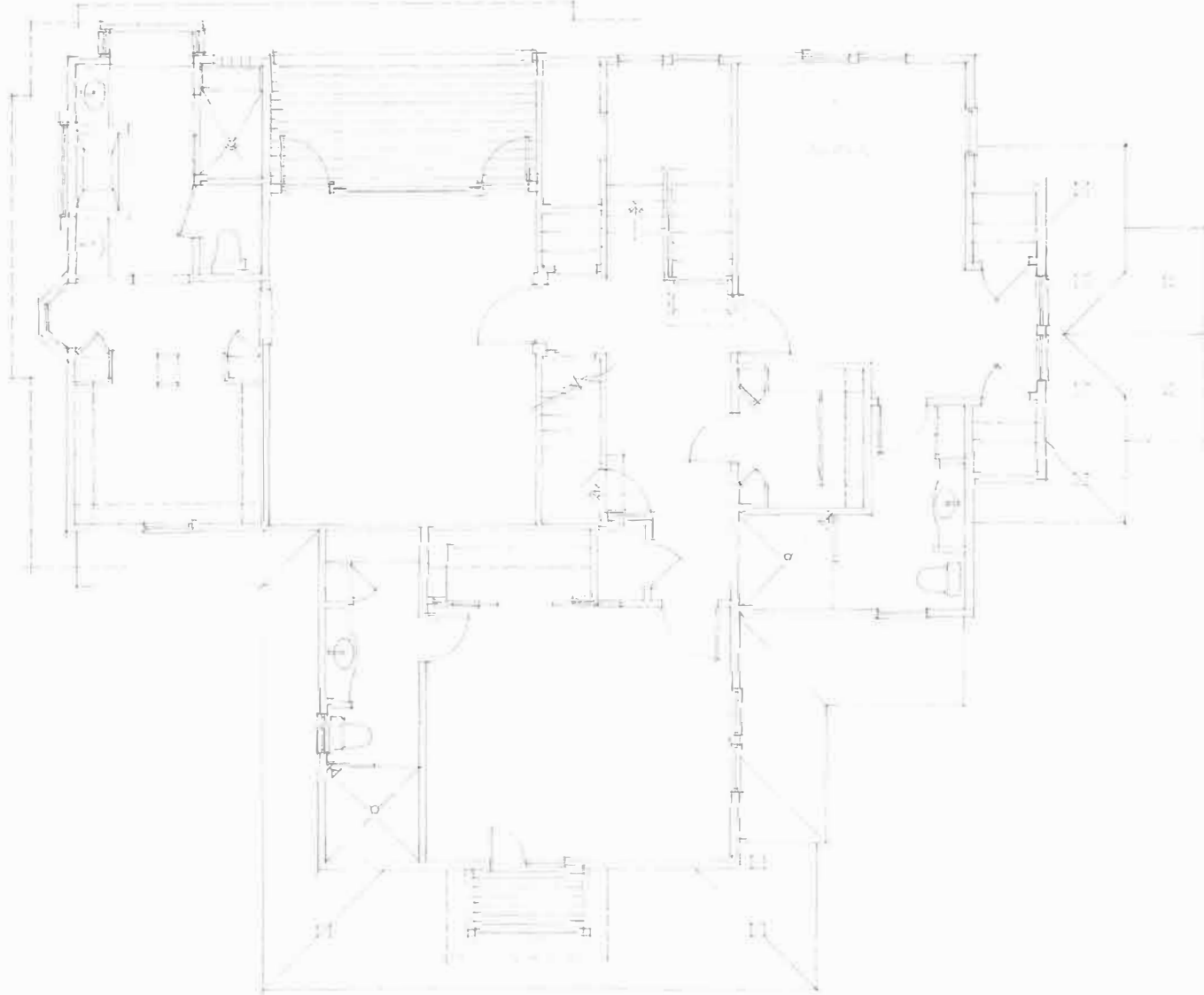
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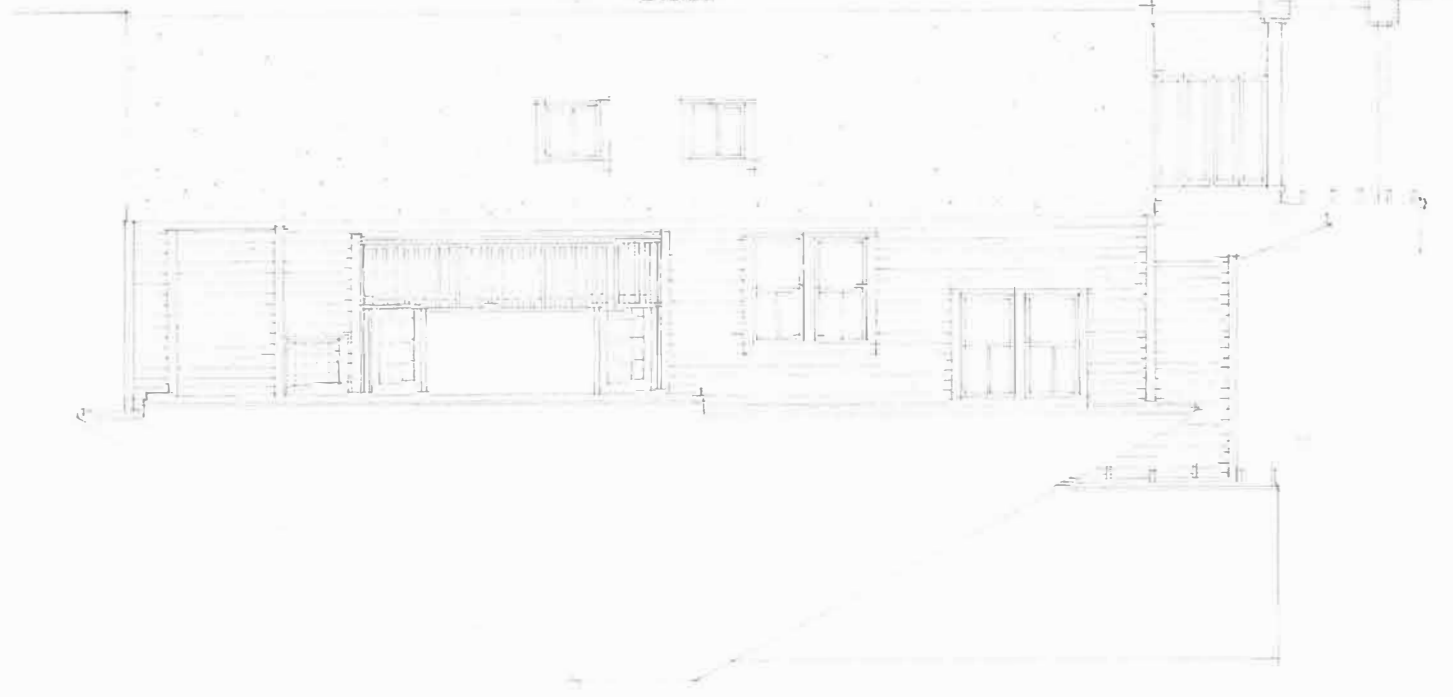
NORTH ELEVATION



SECOND FLOOR PLAN



EAST ELEVATION



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1077 MINNESOTA AVENUE HOUSE

REVISIONS

DATE

BY

APPROVED

SCALE

SHEET

OF SHEETS

**TOM PRICE**  
ARCHITECT, P.A.  
5541 ALICE AVE.  
ORLANDO, FL 32801  
(407) 422-4422 PHONE  
(407) 422-4422 FAX  
260069003  
FLORIDA ARCHITECT NO. 14955

NOTE:  
THIS STRUCTURE HAS BEEN DESIGNED AND  
ANALYZED IN ACCORDANCE WITH THE  
RECOMMENDATIONS OF THE FLORIDA BUILDING  
CODE, 2018 EDITION, AND THE  
DETERMINED LIVE LOADS AS FOLLOWS (UNO):  
FLOORS, 40 PSF BALCONIES, 60 PSF  
DECKS, 40 PSF STAIRS, 40 PSF  
ROOFS, 20 PSF



WEST ELEVATION



MINNESOTA AVENUE

3/2 0 APP



SOUTH ELEVATION



SOUTH ELEVATION



30' AFF.

