



Lakes & Waterways Advisory Board Regular Meeting August 11, 2020

Virtual Meeting

Agenda Items

Call Meeting to Order

Approve minutes from July 21, 2020

Approval Shoreline Permit Applications

SAP-20-16: Request of Steven and Maria McCraney to construct a seawall/revetment at 1216 N Park Ave on Lake Maitland

SAP 20-17: Request of Zonvos Holdings LLC construct a boathouse/dock at 1119 Preserve Point Dr. on Lake Virginia

SAP-20-18. Request of Sebastian and Eileen Tongson to construct a seawall/revetment at 1703 Barcelona Way on Howell Creek

Reports

- a) *Lakes Management - Tim Egan/Megan Johansson*
- b) *Stormwater Management - Don Marcotte*
- c) *WP Police Lakes Patrol Lt John Bologna*
- d) *Sustainability - Vanessa Balta Cook*

New Business

Citizen Comments

ADJOURN - Next Meeting September 8, 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."



Lakes & Waterways Advisory Board Minutes

July 21, 2020 at 12 p.m.

Virtual Meeting

Present

Steve DiClemente, Robert Bendick, Lindsay Eriksson Siddiqui, Paul Missigman, Debbie Cunningham, Jack Goggin

Absent

Tom Smith

ADMINISTRATIVE ITEMS

Board Members, and Staff introduced themselves, staff gave an overview of the board's responsibilities

Steve DiClemente and Jack Goggin were nominated to Chair and Vice Chair the board, the nominations passed unanimously

Meeting called to order: Chairman DiClemente called the meeting to order at 12:11 pm.

Approval of minutes

Minutes of the June 9, 2020, minutes were approved unanimously.

Shoreline Applications -

SAP-20-13: Request of Patrick and Shilpa Finnerty to construct a boathouse/dock at 616 Country Club Dr. on Lake Killarney. Tim Egan provided details of the application and responded to questions. After Board discussion, motion to approve application contingent upon the height of the deck being changed to 2ft or less made by Jack Goggin, seconded by Debbie Cunningham, motion carried unanimously.

SAP 20-14: Request of Brad and Kate Bahmanpour to construct a boathouse/dock at 1041 Via Tuscany Place on Lake Temple, Tim Egan provided details of the application and responded to questions. After Board discussion, motion to approve made by Jack Goggin, seconded by Debbie Cunningham, motion carried unanimously.

SAP-20-15: Request of Bard and Kate Bahnampour to construct a seawall/revetment at 1041 Via Tuscany Place, on Lake Temple, Tim Egan provided details of the application and responded to questions. After Board discussion, motion to deny application made by Robert Bendick, seconded by Debbie Cunningham, motion carried unanimously.

Reports

POLICE REPORT

No Report

LAKES MANAGEMENT/

No Report

STORMWATER MANAGEMENT

Don Marcotte informed the board of the status of some of the current CIP drainage projects

CITY OF MAITLAND

No updates.

July 21, 2020
Page 2

SUSTAINABILITY

The watershed Cleanup scheduled for September is TBD

NEW BUSINESS

The Board would like to see updated water quality reports at the next scheduled meeting

CITIZEN COMMENTS

None

ADJOURNMENT

Chairman DiClemente adjourned the meeting at 12:51 pm. Next meeting August 11, 2020

Respectfully Submitted,

Kesha Thompson

Recording Secretary

Shoreline Alteration Permit Staff Report (Seawall & Revetment)

Application #: 20-16 WATERBODY: Maitland Date: August 2020

APPLICANT NAME AND SITE ADDRESS:

Steven and Maria McCraney
1216 N. Park Avenue, Winter Park, FL 32789

Comments:

Seawall Parameter	Proposed	Allowed
Length (feet)	120'	n.a.
Slope (Horizontal:Vertical)	3:1	3:1 min.
Material	Vinyl Seawall with Natural stone riprap	n.a.
Existing Erosion Problem (Yes/No)	Yes	Must have existing erosion problem
Meets vegetation requirement	No See recommendations	n.a.

This project is located at on Lake Maitland. The applicant would like to replace the existing stone seawall with a vinyl seawall and install riprap in front at a shoreline length of 120' and at a 3:1 slope. Planting is required to be brought up to code.

Staff Recommendation:

Approval with the following condition

- Planting the shoreline to current standards must be completed prior to completion of construction activities. (120 feet of frontage less 50 foot access corridor leaves 70 feet of shoreline that must meet the planting criteria. Existing lily pads can count for 30%, or 21' feet of the requirement leaving 49' feet that must be planted with 4 rows of native, emergent, aquatic plants on 2 foot centers ($49/2 \times 4 = 98$ plants). See attached list of recommended plants.

Reviewed By: Tim Egan and Megan Johansson



CITY OF WINTER PARK
LAKES DIVISION
SHORELINE ALTERATION PERMIT APPLICATION

Amt: \$ _____
Check#: _____
Date: _____
SAP#: 20-14

General Instructions: To request approval of a Shoreline Alteration Permit Application complete this application and submit to Public Works Department (500 N. Virginia Ave., Winter Park, FL 32789) along with the applicable fee and all additional information necessary for public hearing before the Lakes & Waterways Advisory Board. All required must be submitted with application. **Two complete sets of the application and plans are required.** (Signed and sealed plans are NOT required for the Shoreline Alteration Permit)

DEADLINE IS THE SECOND TUESDAY OF EACH MONTH FOR HEARING IN THE FOLLOWING MONTH.

DOCK ONLY (\$50) BOATHOUSE & DOCK (\$75) SEAWALL/REVTMENT (\$100)

OWNER (name & address)

Steven and Maria McCraney
11952 S Edgewater Drive
West Palm Beach, FL 33410

Phone: (770) 654-1091
Email: SMcCraney@McCraneyProperty.com

CONTRACTOR (name & address)

Lori Hodgskin - Hodgskin Outdoor Living
P.O. Box 843
Ocoee, FL 34761

AGENT:
Phone: Sheila Cichra (407) 450-4241
Email: sheilacichra@gmail.com

PROPERTY

Street Address :(if different):

1216 N Park Avenue
Winter Park, FL 32789

Name of lake, canal or stream:

Maitland

Is the property under contract for purchase or lease? Yes No
Is the contract for purchase or lease contingent upon approval of this application? Yes No

If the applicant is NOT the owner, attach a copy of the purchase or lease contract or option on the property, or a letter signed by the owner of record authorizing the applicant to act as agent for the owner. This information is requested to establish the legal status of the applicant and will be held in confidence, except as the information pertains to the zoning application

PARCEL NO: 06-22-30-8802-00-060 (same as tax ID number of Orange Co. property tax records)

Legal Description: Provide complete and accurate legal description below including Plat Book and Page Number OR attach a copy of the legal description to this application.

TWELVE OAKS 5/78 FROM SW COR LOT 6 RUN NELY ALONG CURVE 40.82 FT E
37.59 FT N 21 DEG W 13.01 FT FOR POB TH CON'T N 21 DEG W 302.55 FT N 10 DEG
W 275.9 FT N 20.04 FT S 34 DEG E 712.67 FT W 149.25 FT N 12 DEG W 53.03 FT S 77
DEG W 68.92 FT SWLY 32.64 FT TO POB & 1/13 UND INT IN PRIVATE DRIVE

Applications must include sketches showing the plan view (top) and profile (side) of the proposed structure and all relevant dimensions that demonstrate compliance with applicable codes (see rules summary on permitting web page). For revetments or seawalls the proposed, finished slope must be clearly shown and may not be steeper than 3:1 (horizontal: vertical)

Please note that any properties that do not meet the current shoreline vegetation standards (50 feet or 50% rule), must be revegetated before a shoreline alteration permit will be issued.

It is important for the waterfront property owner to understand that there may be a substantial amount of maintenance and expense required to maintain the new re-vegetated site and to keep it free of unwanted exotic vegetation.

This permit satisfies the requirements of the City of Winter Park Shoreline Protection Ordinance only. Additional permits may be required by the Florida Department of Environmental Protection or Florida Fish & Wildlife Conservation Commission. It is the responsibility of the permittee and their contractor to ensure that all necessary permits are obtained. The City assumes no responsibility for fines or other actions resulting from the permittee's failure to obtain all required permits or approvals.

SEAWALL/REVELMENTS (only)

Project Description: Remove the existing stone seawall and install 120' of vinyl seawall, then install natural stone riprap in front of the seawall in a 3:1 slope.

Reason for Request: The existing wall is deteriorating and allowing the shoreline to erode.

Explain Hardship if Permit Not Granted: Wave action will destroy the existing stone wall and erode the shoreline until the structural integrity of the pool is eventually compromised.

Dock Parameter	Proposed	Allowed	Variance yes/no/n.a.
Total Area (sq. feet)		600 max.	
Length from OHW (feet)		30'*	
Height of Roof (feet above deck)		11 max.	
Height of Deck (feet above OHW)		2 max.	
Enclosures?		80 ft ² max. (no plumbing/water allowed)	
Side Yard Setback(s) (feet)		10 min.**	
Meets Vegetation Criteria?		Only 50% can be cleared	

Applicant is required to complete the table above.

*Lake Killarney has a 50' maximum allowed length from NHWE.

**Side yard setback may be reduced to 5 feet without a variance if a signed letter of no objection is obtained from the affected adjacent property owner.

I certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am:

- the owner of the property described herein
- a party to an agreement for purchase or lease of this property
- an agent for the owner or purchaser/lessee of this property



Signature

06/30/2020

Date

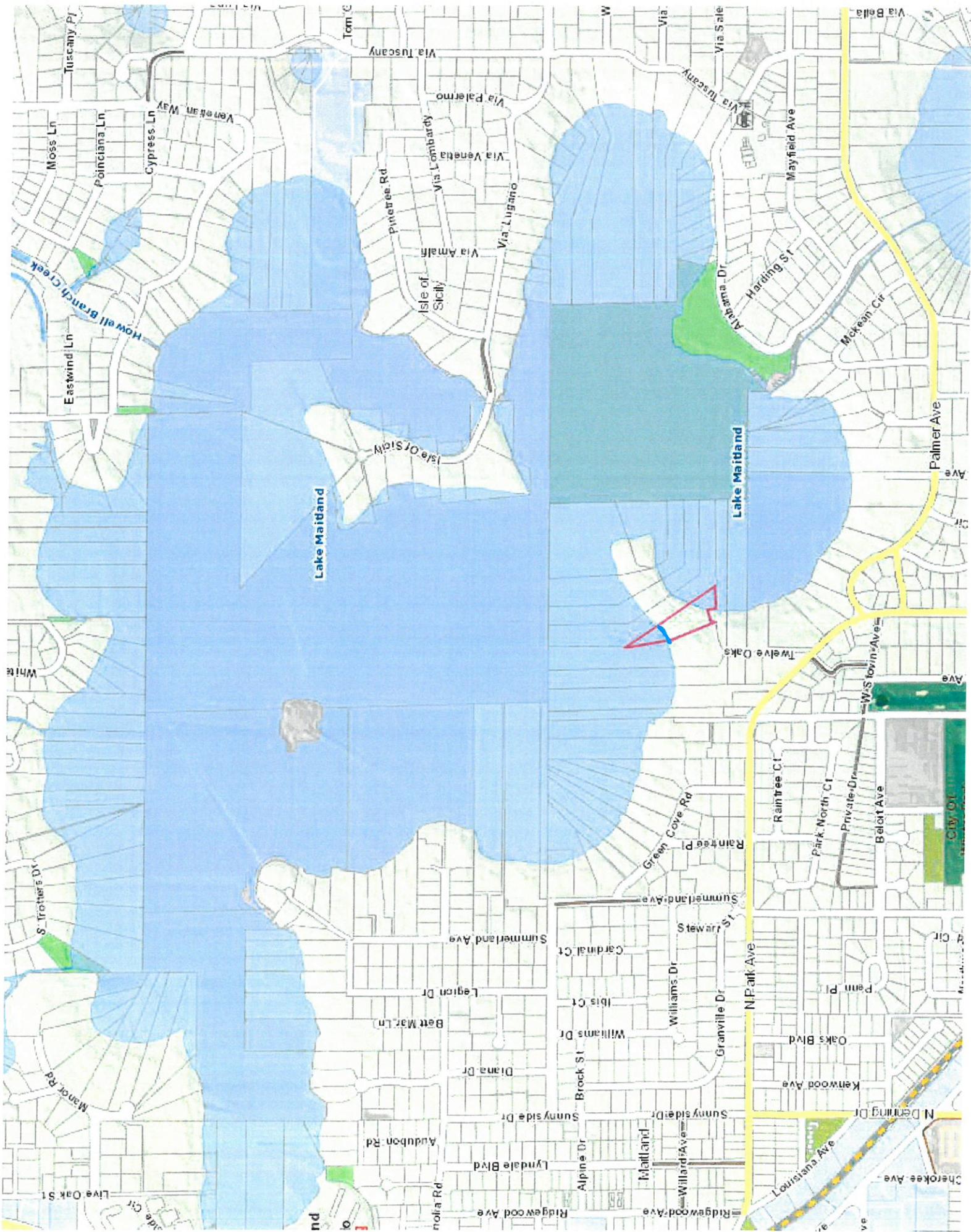
SHORELINE ALTERATION APPROVAL IS REQUIRED PRIOR TO SUBMITTING FOR A BUILDING PERMIT

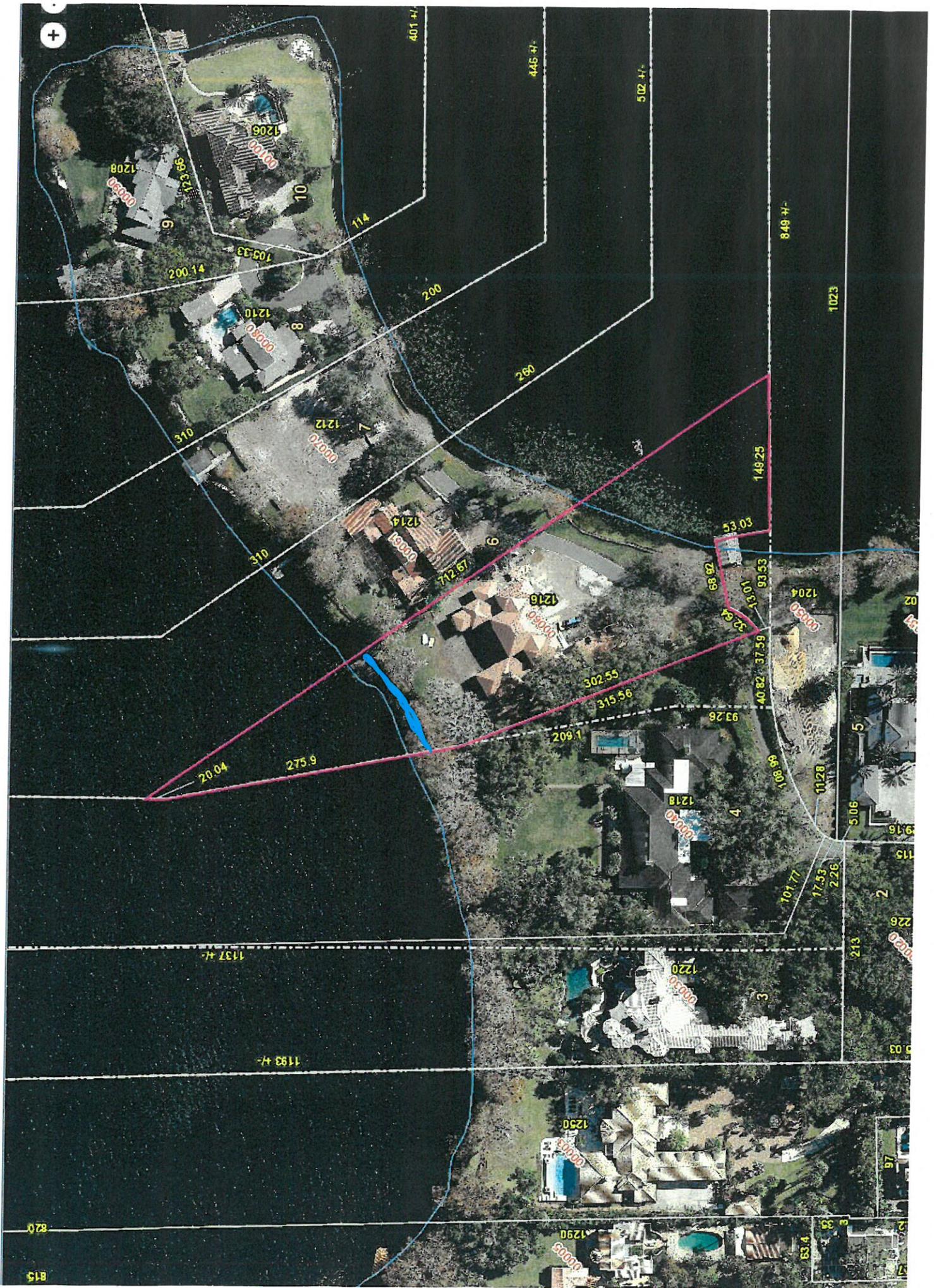
DO NOT WRITE BELOW LINE

APPROVED

DISAPPROVED

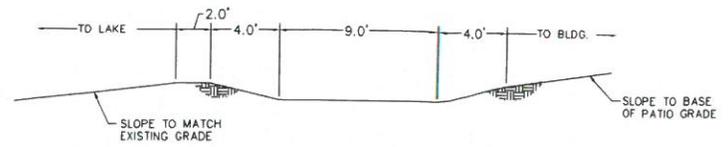
LAKE AND WATERWAYS ADVISORY BOARD MEETING: _____ VOTE: _____





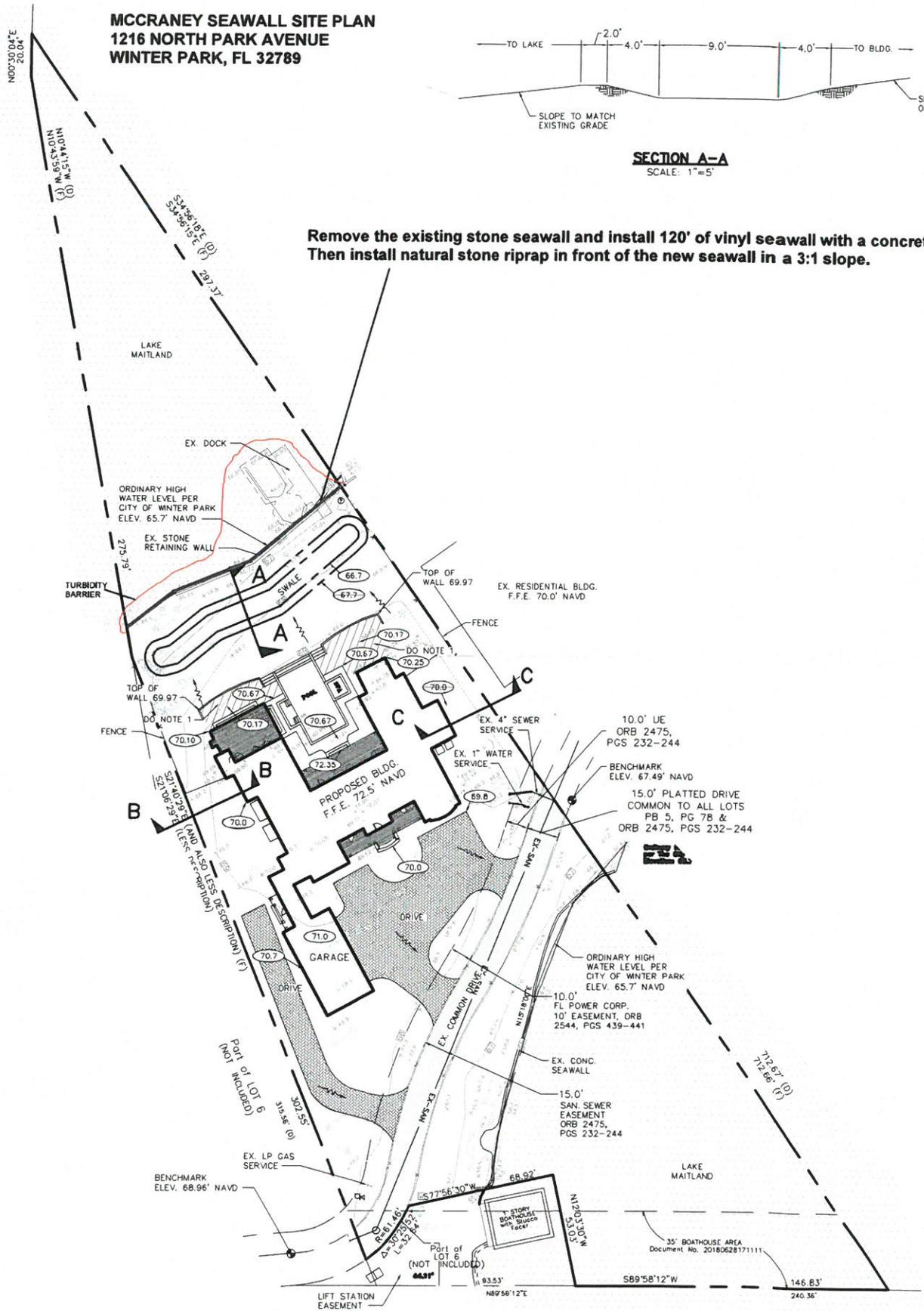
MCCRANEY SEAWALL SITE PLAN
1216 NORTH PARK AVENUE
WINTER PARK, FL 32789

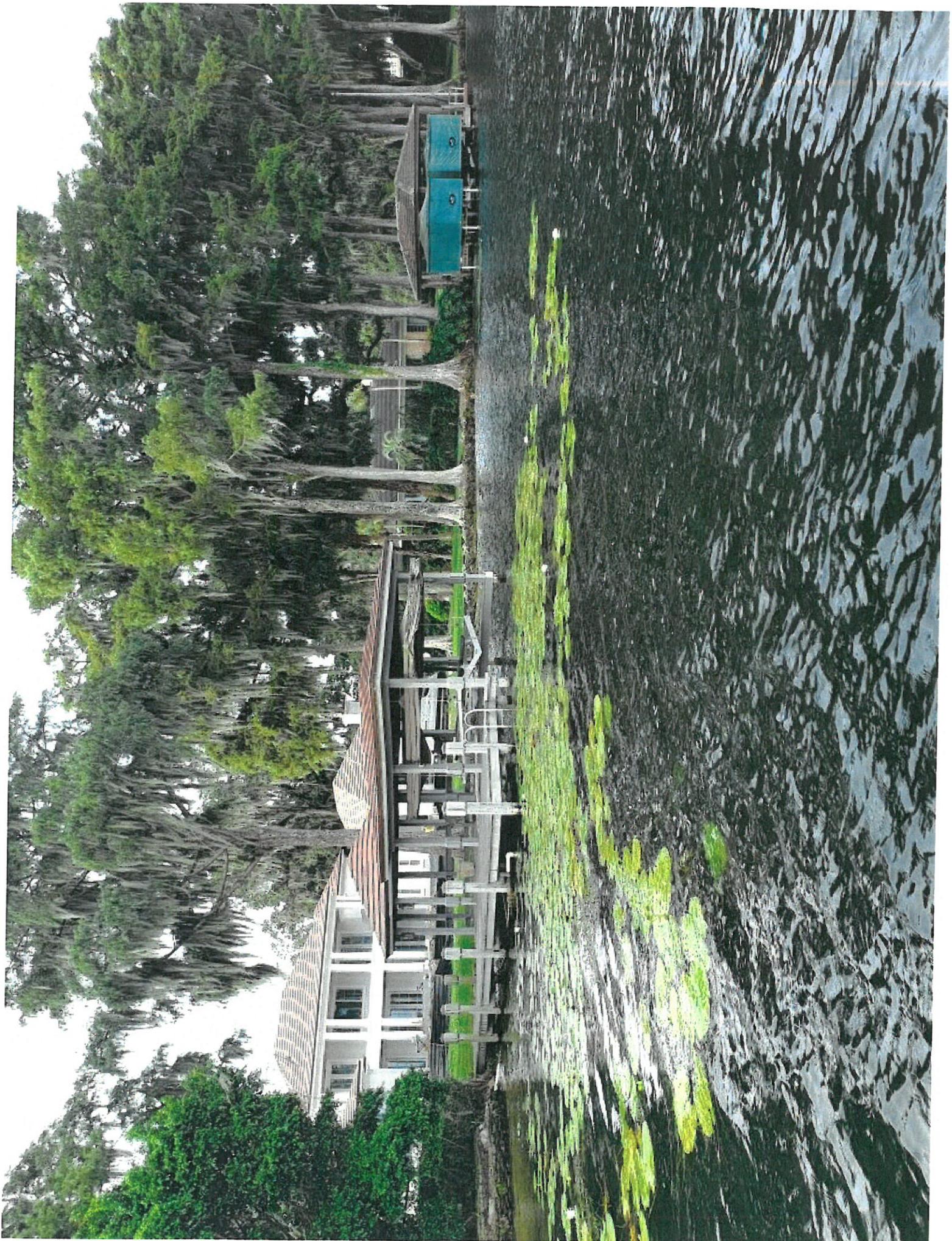
↑ N
 1" = 30'



SECTION A-A
 SCALE: 1"=5'

Remove the existing stone seawall and install 120' of vinyl seawall with a concrete cap. Then install natural stone riprap in front of the new seawall in a 3:1 slope.







Shoreline Alteration Permit Staff Report (Boathouse & Dock)

Application #: 20-17 **WATERBODY:** Lake Maitland **Date:** August 2020

APPLICANT NAME AND SITE ADDRESS:

Zonvos Holdings, LLC, 1000 Legion Place, STE 1200, Orlando 32801
1119 Preserve Point Drive

Comments:

Dock Parameter	Proposed	Allowed	Variance Required?
Total Area (ft ²)	650	600 max	Yes
Length from OHW (ft)	42	30	Yes
Height of Roof (ft above deck)	11	11 max.	No
Height of Deck (ft above OHW)	1-2	2 max.	No
Enclosures?	50 SF	80 ft ² max (no plumbing/water allowed)	No
Side Yard Setback(s) (ft)	>50	10 min*	No
Meets Vegetation Criteria?	Yes	None May be Cleared.	n/a

*Side yard setback may be reduced to 5-feet without a variance if a signed letter of no objection is obtained from the affected adjacent property owner.

Staff Recommendation:

There are cypress trees and vegetation present, but a boardwalk style dock leading to the lake should not impact the existing buffer or cypress trees/knees. The lake is shallow and additional distance from the shoreline is necessary to allow for adequate depth. Approval.

Reviewed By: Megan Johansson and Matthew Noonon



**CITY OF WINTER PARK
LAKES DIVISION
SHORELINE ALTERATION PERMIT APPLICATION**

Amt: \$ _____
Check#: _____
Date: _____
SAP#: <u>20-17</u>

General Instructions: To request approval of a Shoreline Alteration Permit Application complete this application and submit to Public Works Department (500 N. Virginia Ave., Winter Park, FL 32789) along with the applicable fee and all additional information necessary for public hearing before the Lakes & Waterways Advisory Board. All required must be submitted with application. **Two complete sets of the application and plans are required.** (Signed and sealed plans are **NOT** required for the Shoreline Alteration Permit)

DEADLINE IS THE SECOND TUESDAY OF EACH MONTH FOR HEARING IN THE FOLLOWING MONTH.

DOCK ONLY (\$50) BOATHOUSE & DOCK (\$75) SEAWALL/REVTMENT (\$100)

OWNER (name & address)

Zonvos Holdings LLC
1000 Legion Place, Suite 1200
Orlando, FL 32801

Phone: (321) 282-8021 (builder) Richard Woodruff
Email: WoodruffHomes@me.com

CONTRACTOR (name & address)

Lori Hodgskin - Hodgskin Outdoor Living
P.O. Box 843
Ocoee, FL 34761

AGENT:
Phone: Sheila Cichra (407) 450-4241
Email: sheilacichra@gmail.com

PROPERTY

Street Address :(if different):

1119 Preserve Point Drive
Winter Park, FL 32789

Name of lake, canal or stream:

Virginia

Is the property under contract for purchase or lease? Yes No
Is the contract for purchase or lease contingent upon approval of this application? Yes No

If the applicant is NOT the owner, attach a copy of the purchase or lease contract or option on the property, or a letter signed by the owner of record authorizing the applicant to act as agent for the owner. This information is requested to establish the legal status of the applicant and will be held in confidence, except as the information pertains to the zoning application

PARCEL NO: 08-22-30-9367-00-070 (same as tax ID number of Orange Co. property tax records)

Legal Description: Provide complete and accurate legal description below including Plat Book and Page Number OR attach a copy of the legal description to this application.

WINDSONG - PRESERVE POINT 43/76 LOTS 6 AND 7

Applications must include sketches showing the plan view (top) and profile (side) of the proposed structure and all relevant dimensions that demonstrate compliance with applicable codes (see rules summary on permitting web page). For revetments or seawalls the proposed, finished slope must be clearly shown and may not be steeper than 3:1 (horizontal: vertical)

Please note that any properties that do not meet the current shoreline vegetation standards (50 feet or 50% rule), must be revegetated before a shoreline alteration permit will be issued.

It is important for the waterfront property owner to understand that there may be a substantial amount of maintenance and expense required to maintain the new re-vegetated site and to keep it free of unwanted exotic vegetation.

This permit satisfies the requirements of the City of Winter Park Shoreline Protection Ordinance only. Additional permits may be required by the Florida Department of Environmental Protection or Florida Fish & Wildlife Conservation Commission. It is the responsibility of the permittee and their contractor to ensure that all necessary permits are obtained. The City assumes no responsibility for fines or other actions resulting from the permittee's failure to obtain all required permits or approvals.

<u>SEAWALL/REVETMENTS (only)</u>
Project Description: _____
Reason for Request: _____ _____
Explain Hardship if Permit Not Granted: _____ _____

Dock Parameter	Proposed	Allowed	Variance yes/no/n.a.
Total Area (sq. feet)	650	600 max.	yes
Length from OHW (feet)	42'	30'*	yes
Height of Roof (feet above deck)	11'	11 max.	no
Height of Deck (feet above OHW)	1' - 2'	2 max.	no
Enclosures?	50 sq.ft.	80 ft ² max. <small>(no plumbing/water allowed)</small>	no
Side Yard Setback(s) (feet)	> 50'	10 min.**	no
Meets Vegetation Criteria?	yes (I think)	Only 50% can be cleared	no

Applicant is required to complete the table above.

*Lake Killarney has a 50' maximum allowed length from NHWE.

**Side yard setback may be reduced to 5 feet without a variance if a signed letter of no objection is obtained from the affected adjacent property owner.

I certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am:

- the owner of the property described herein
- a party to an agreement for purchase or lease of this property
- an agent for the owner or purchaser/lessee of this property



Signature

07/14/2020

Date

SHORELINE ALTERANTION APPROAVAL IS REQUIRED PRIOR TO SUBMITTING FOR A BUILDING PERMIT

DO NOT WRITE BELOW LINE

APPROVED

DISAPPROVED

LAKE AND WATERWAYS ADVISORY BOARD MEETING: _____ VOTE: _____

I, William R Bird, Jr, manager of Zonvos Holdings LLC, which owns the property located at 1119 Preserve Point Drive, in the City of Winter Park, hereby grant permission to Sheila Cichra, of Streamline Permitting, Inc., to act as my agent in obtaining all permits associated with the construction of the boat dock.

William R Bird, Jr
(Signature)

4-13-20
(Date)

William R. Bird, JR, Manager
(Print Name)

ACKNOWLEDGEMENT:

STATE OF FLORIDA

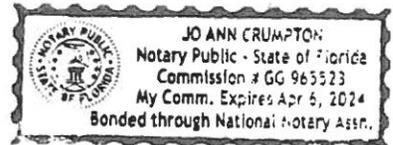
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 13th day of April 2020, by William R. Bird, JR.

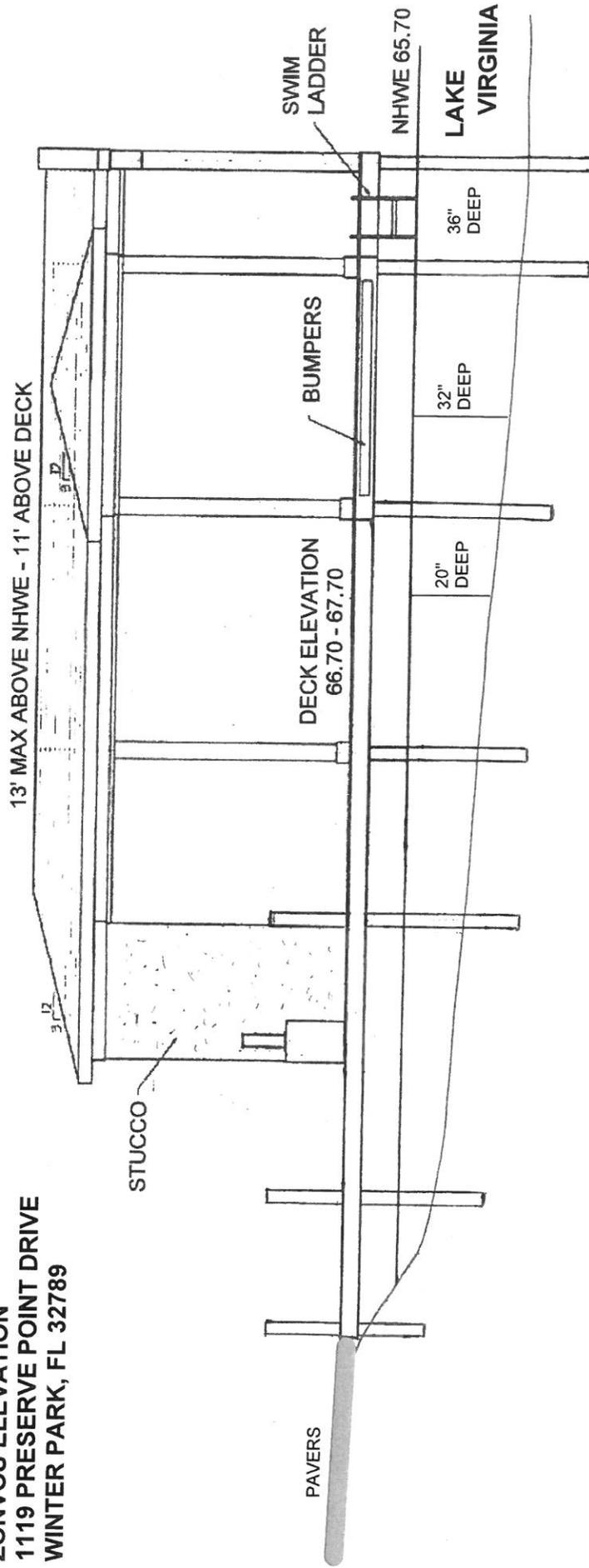
(NOTARY SEAL) Jo Ann Crumpton
(Signature of Notary Public – State of Florida)

Personally Known OR Produced Identification

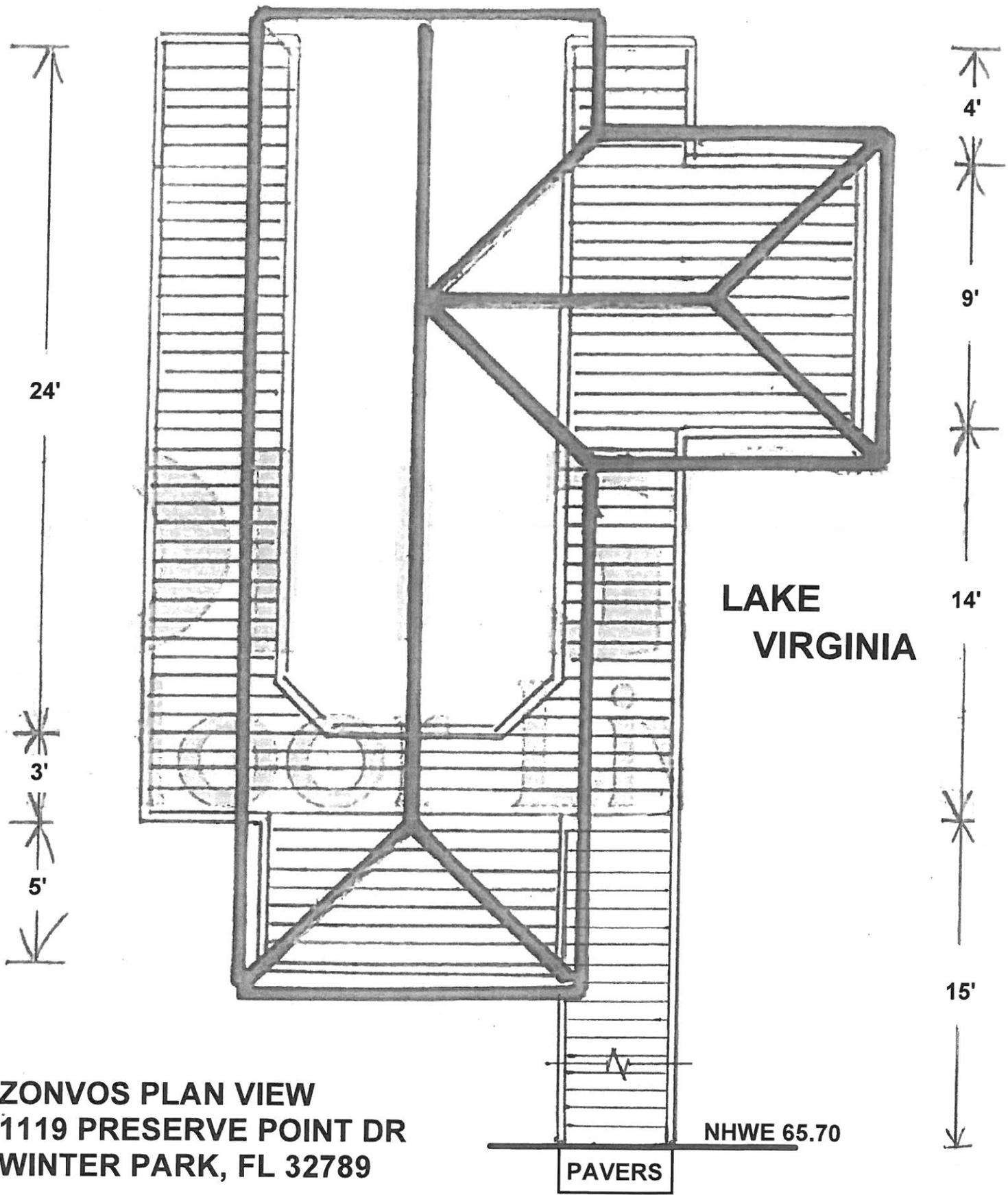
Type of Identification Produced



ZONVOS ELEVATION
1119 PRESERVE POINT DRIVE
WINTER PARK, FL 32789



4' 10' 4' 6'



LAKE VIRGINIA

ZONVOS PLAN VIEW
1119 PRESERVE POINT DR
WINTER PARK, FL 32789

NHWE 65.70

PAVERS

Shoreline Alteration Permit Staff Report (Boathouse & Dock)

Application #: 20-12 WATERBODY: Lake Maitland Date: August 2020

APPLICANT NAME AND SITE ADDRESS:

Zonvos Holdings, LLC, 1000 Legion Place, STE 1200, Orlando 32801
1119 Preserve Point Drive

Comments:

Dock Parameter	Proposed	Allowed	Variance Required?
Total Area (ft ²)	650	600 max	Yes
Length from OHW (ft)	42	30	Yes
Height of Roof (ft above deck)	11	11 max.	No
Height of Deck (ft above OHW)	1-2	2 max.	No
Enclosures?	50 SF	80 ft ² max (no plumbing/water allowed)	No
Side Yard Setback(s) (ft)	>50	10 min*	No
Meets Vegetation Criteria?	Yes	None May be Cleared.	n/a

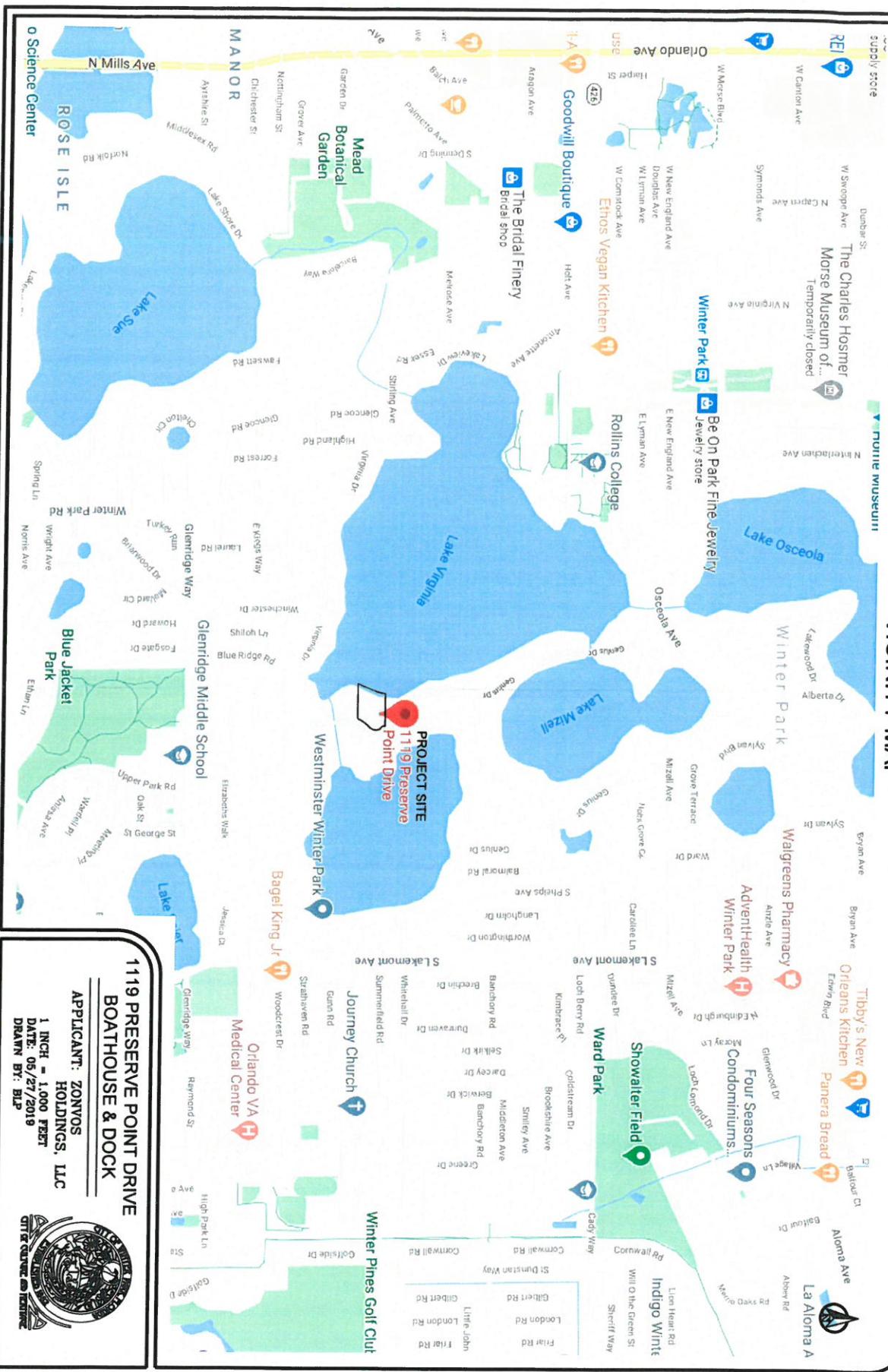
*Side yard setback may be reduced to 5-feet without a variance if a signed letter of no objection is obtained from the affected adjacent property owner.

Staff Recommendation:

There are cypress trees and vegetation present, but a boardwalk style dock leading to the lake should not impact the existing buffer or cypress trees/knees. The lake is shallow and additional distance from the shoreline is necessary to allow for adequate depth. Approval.

Reviewed By: Megan Johansson and Matthew Noonon

VICINITY MAP



**1119 PRESERVE POINT DRIVE
BOATHOUSE & DOCK**

APPLICANT: ZONYOS HOLDINGS, LLC
1 INCH = 1,000 FEET
DATE: 05/27/2019
DRAWN BY: BLP



NEIGHBORHOOD MAP

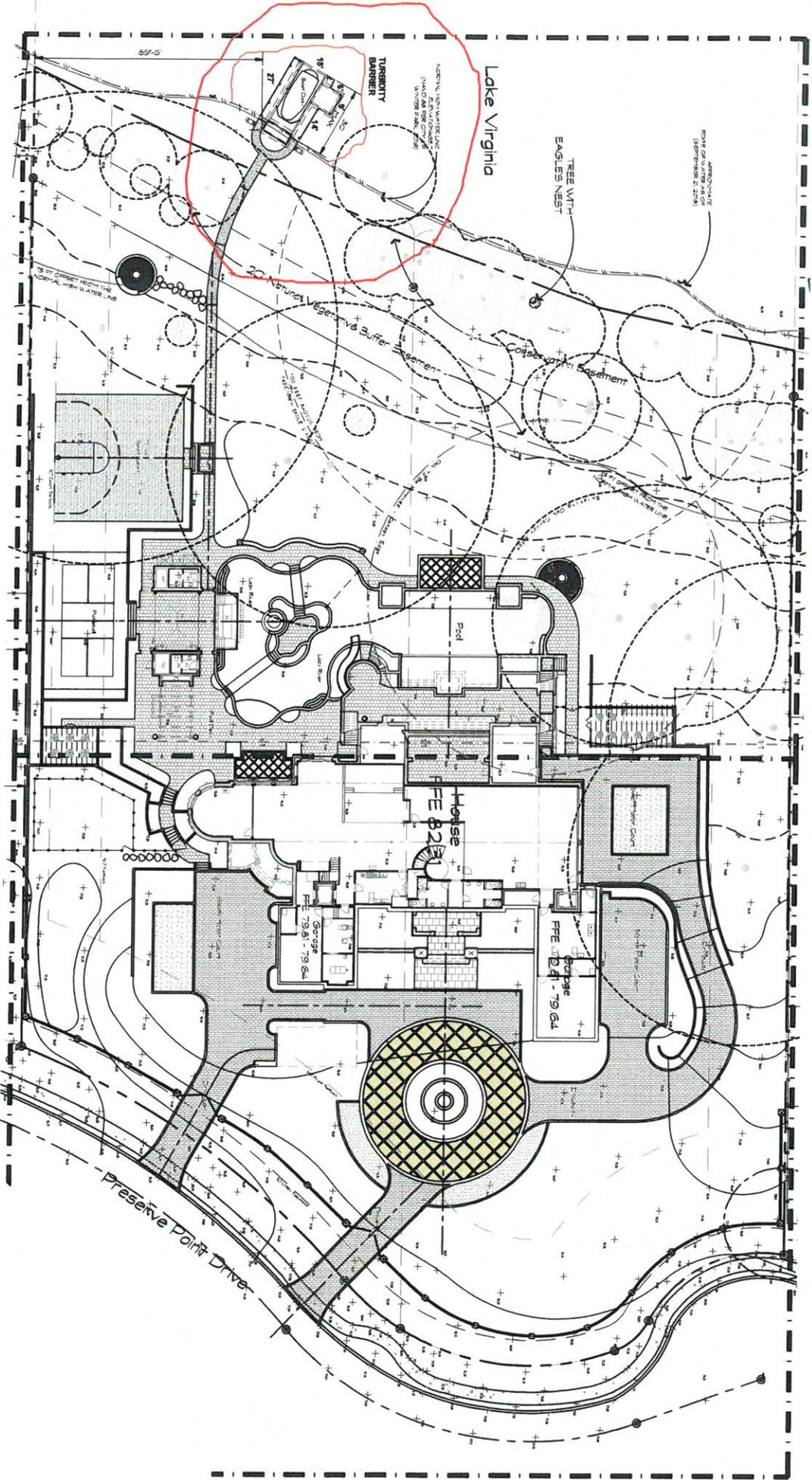


1119 PRESERVE POINT DRIVE
BOATHOUSE & DOCK

APPLICANT: ZONVOS HOLDINGS, LLC
1 INCH = 60 FEET
DATE: 05/27/2018
DRAWN BY: BLP



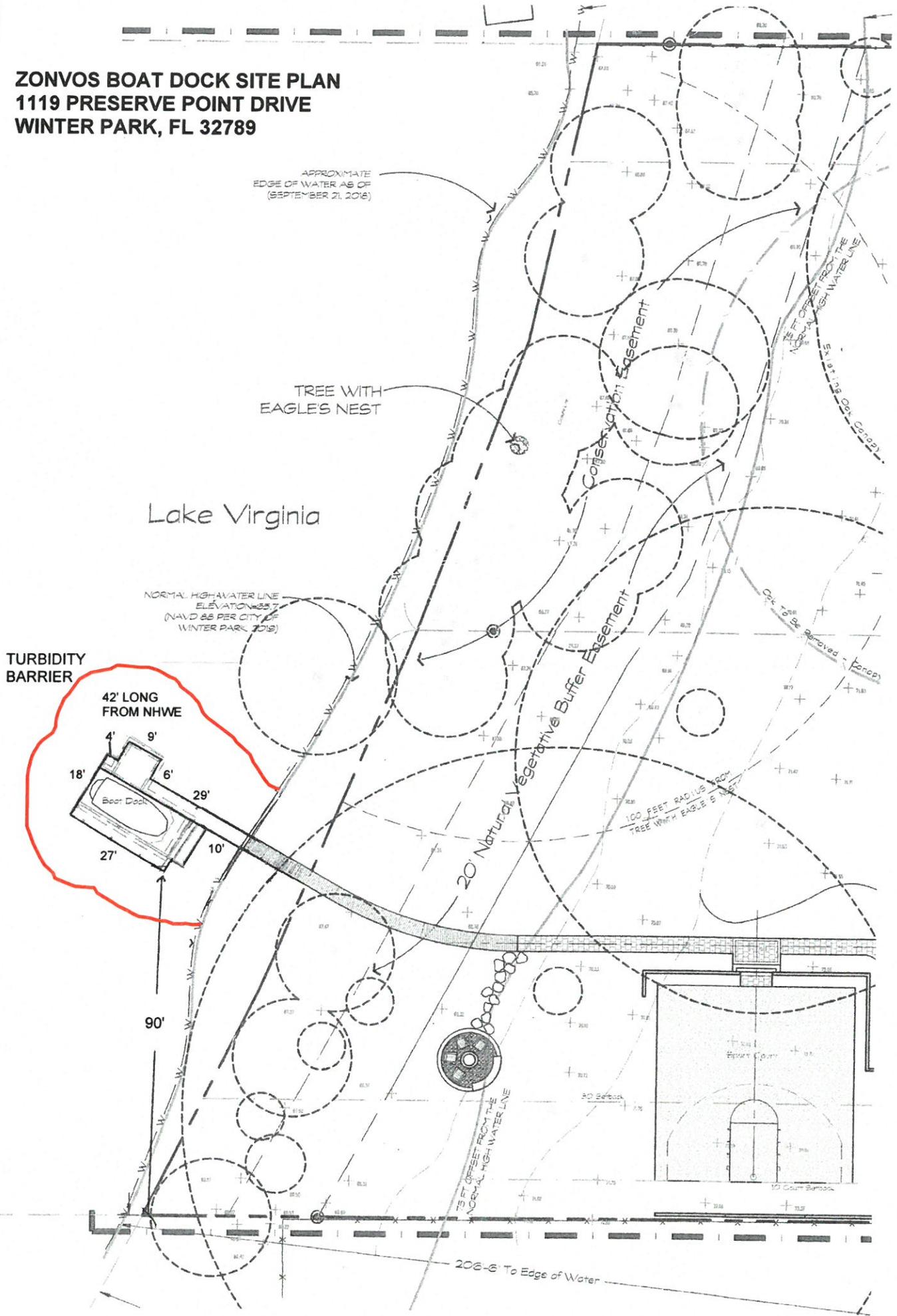
ZONVOS BOAT DOCK SITE PLAN - 1119 PRESERVE POINT DRIVE - WINTER PARK, FL 32789





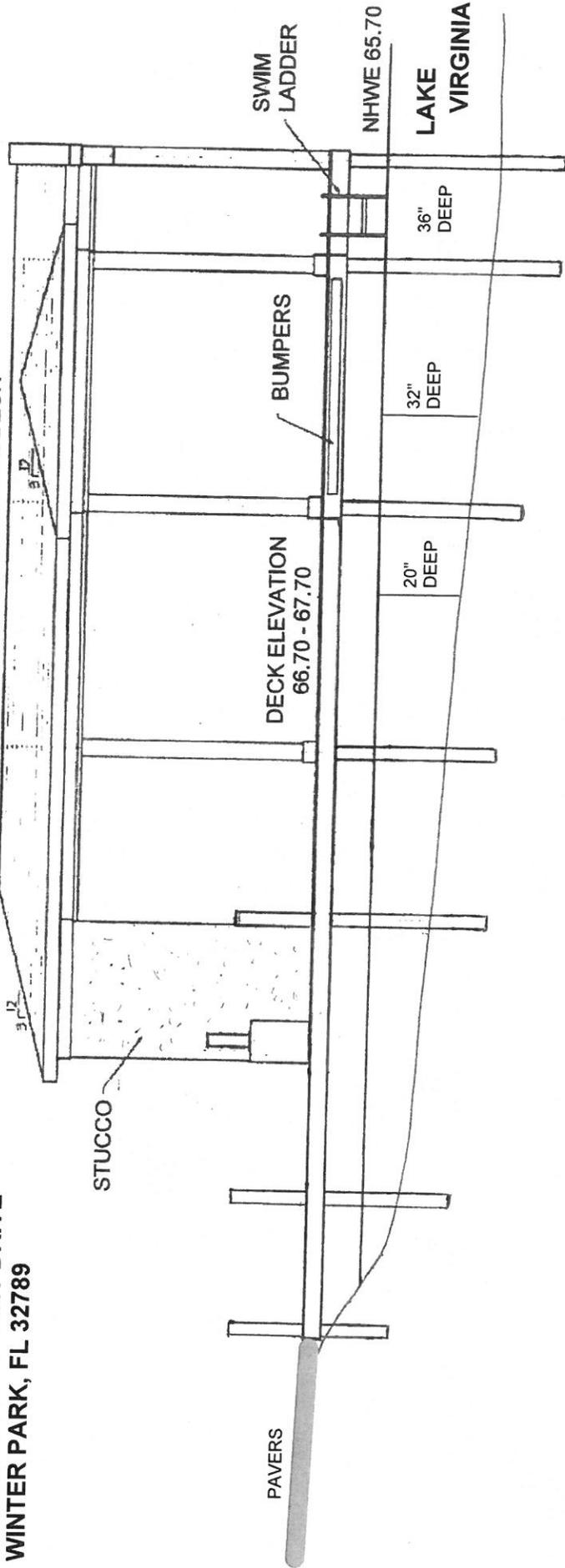


ZONVOS BOAT DOCK SITE PLAN
1119 PRESERVE POINT DRIVE
WINTER PARK, FL 32789

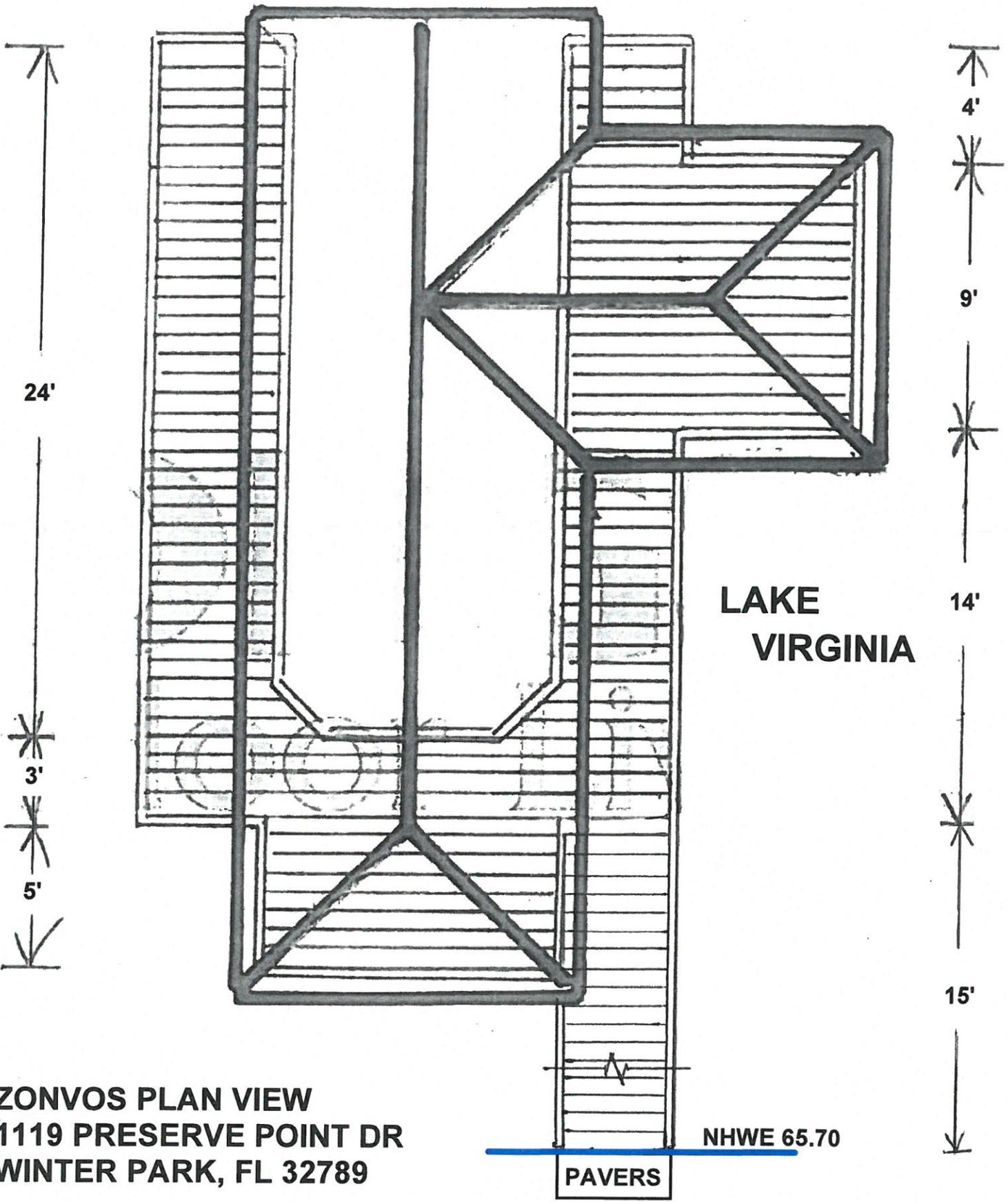


ZONVOS ELEVATION
1119 PRESERVE POINT DRIVE
WINTER PARK, FL 32789

13' MAX ABOVE NHWE - 11' ABOVE DECK



4' 10' 4' 6'



ZONVOS PLAN VIEW
1119 PRESERVE POINT DR
WINTER PARK, FL 32789

PAVERS

NHWE 65.70

LAKE
VIRGINIA

Shoreline Alteration Permit Staff Report (Revetment)

Application #: 20-18 WATERBODY: Howell Creek Date: August 2020

APPLICANT NAME AND SITE ADDRESS:

Sebastian and Eileen Tongson
1703 Barcelona Way, Winter Park, FL 32789

Seawall Parameter	Proposed	Allowed
Length (feet)	135'	n.a.
Slope (Horizontal:Vertical)	3:1	3:1 min.
Material	Fieldstone riprap	n.a.
Existing Erosion Problem (Yes/No)	No	Must have existing erosion problem
Meets vegetation requirement	Yes	n.a.

Comments:

This project is located on Howell Creek adjacent to Mead Gardens. Applicant would like to install 135' of riprap along their shoreline at a slope of 3:1. There is currently vegetation including cypress knees along the shoreline. No erosion was identified.

Staff Recommendation:

Denial due to absence of erosion.

Reviewed By: Tim Egan and Megan Johansson



**CITY OF WINTER PARK
LAKES DIVISION
SHORELINE ALTERATION PERMIT APPLICATION**

Amt: \$ _____
Check#: _____
Date: _____
SAP#: <u>20-18</u>

General Instructions: To request approval of a Shoreline Alteration Permit Application complete this application and submit to Public Works Department (500 N. Virginia Ave., Winter Park, FL 32789) along with the applicable fee and all additional information necessary for public hearing before the Lakes & Waterways Advisory Board. All required must be submitted with application. **Two complete sets of the application and plans are required.** (Signed and sealed plans are **NOT** required for the Shoreline Alteration Permit)

DEADLINE IS THE SECOND TUESDAY OF EACH MONTH FOR HEARING IN THE FOLLOWING MONTH.

DOCK ONLY (\$50) BOATHOUSE & DOCK (\$75) SEAWALL/REVTMENT (\$100)

OWNER (name & address)
Sebastian and Eileen Tongson
1703 Barcelona Way
Winter Park, FL 32789

CONTRACTOR (name & address)
Rafael Valle - M.J. Carpentry, Inc.
4409 Hoffner Avenue, Suite 339
Orlando, FL 32812

Phone: _____

Phone: (321) 202-0478

Email: _____

Email: Rafael@DocksNSeawalls.com

PROPERTY **Agent: Sheila Cichra (407) 450-4241 sheilacichra@gmail.com**
Street Address :(if different):
1703 Barcelona Way

Name of lake, canal or stream:
Howell Creek

Is the property under contract for purchase or lease? Yes No
Is the contract for purchase or lease contingent upon approval of this application? Yes No

If the applicant is NOT the owner, attach a copy of the purchase or lease contract or option on the property, or a letter signed by the owner of record authorizing the applicant to act as agent for the owner. This information is requested to establish the legal status of the applicant and will be held in confidence, except as the information pertains to the zoning application

PARCEL NO: 07-22-30-7939-00-230 (same as tax ID number of Orange Co. property tax records)

Legal Description: Provide complete and accurate legal description below including Plat Book and Page Number OR attach a copy of the legal description to this application.

Lot 23, Sevilla, as per Plat Book 3, page 24

Applications must include sketches showing the plan view (top) and profile (side) of the proposed structure and all relevant dimensions that demonstrate compliance with applicable codes (see rules summary on permitting web page). For revetments or seawalls the proposed, finished slope must be clearly shown and may not be steeper than 3:1 (horizontal: vertical)

Please note that any properties that do not meet the current shoreline vegetation standards (50 feet or 50% rule), must be revegetated before a shoreline alteration permit will be issued.

It is important for the waterfront property owner to understand that there may be a substantial amount of maintenance and expense required to maintain the new re-vegetated site and to keep it free of unwanted exotic vegetation.

This permit satisfies the requirements of the City of Winter Park Shoreline Protection Ordinance only. Additional permits may be required by the Florida Department of Environmental Protection or Florida Fish & Wildlife Conservation Commission. It is the responsibility of the permittee and their contractor to ensure that all necessary permits are obtained. The City assumes no responsibility for fines or other actions resulting from the permittee's failure to obtain all required permits or approvals.

<u>SEAWALL/REVETMENTS (only)</u>	
Project Description:	<u>5' x 135' Florida Fieldstone revetment installed at the NHWE</u>
Reason for Request:	<u>the bank of the creek is eroding</u>
<hr/>	
Explain Hardship if Permit Not Granted:	<u>the creek bank will continue to erode and the creek will eventually become impassable</u>

Dock Parameter	Proposed	Allowed	Variance yes/no/n.a.
Total Area (sq. feet)		600 max.	
Length from OHW (feet)		30'*	
Height of Roof (feet above deck)		11 max.	
Height of Deck (feet above OHW)		2 max.	
Enclosures?		80 ft ² max. <small>(no plumbing/water allowed)</small>	
Side Yard Setback(s) (feet)		10 min.**	
Meets Vegetation Criteria?		Only 50% can be cleared	

Winter Park
Gardens
[127 Units]

Mead Garden
[71 Units]

Mead Botanical
Gardens/Fl Fdrtn Of
& Wp Garden Clubs
City Of Winter Park

S Denning Dr

Arington Pl

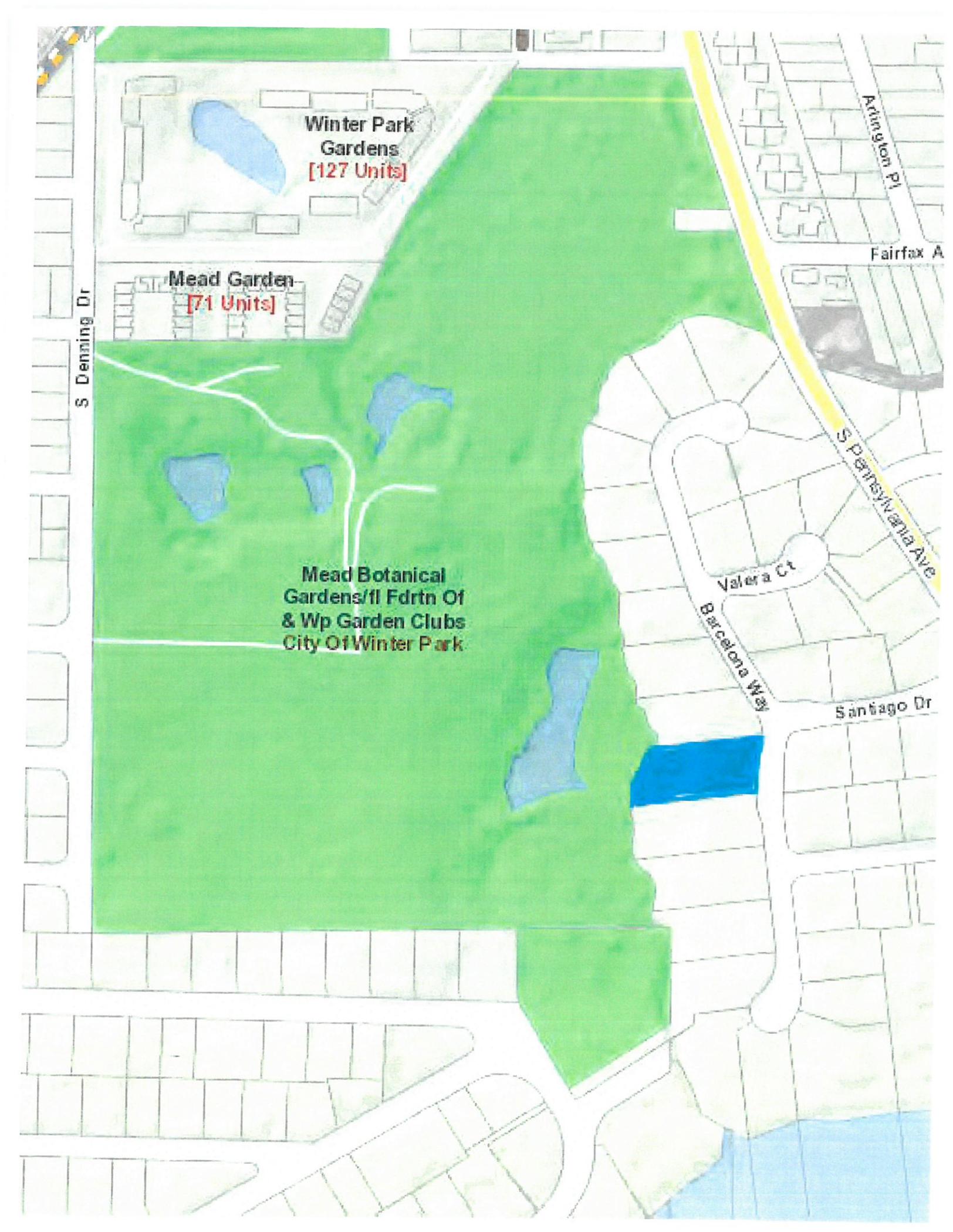
Fairfax A

S Pennsylvania Ave

Valera Ct

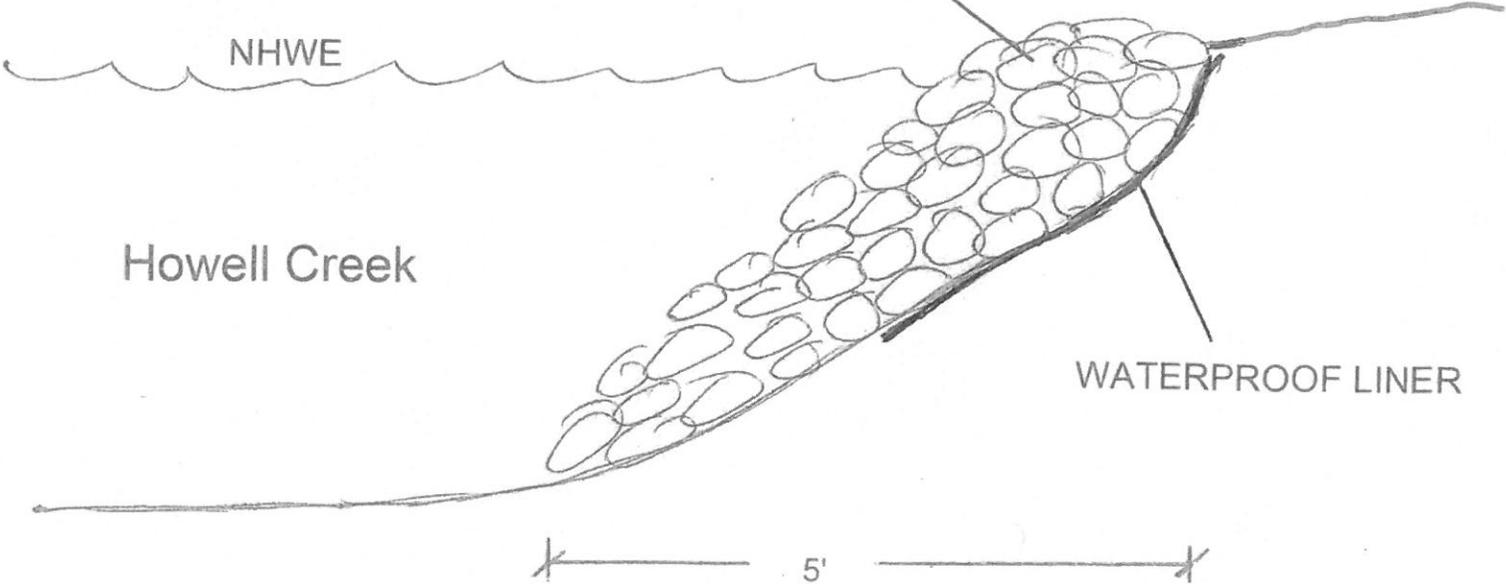
Barcelona Way

Santiago Dr

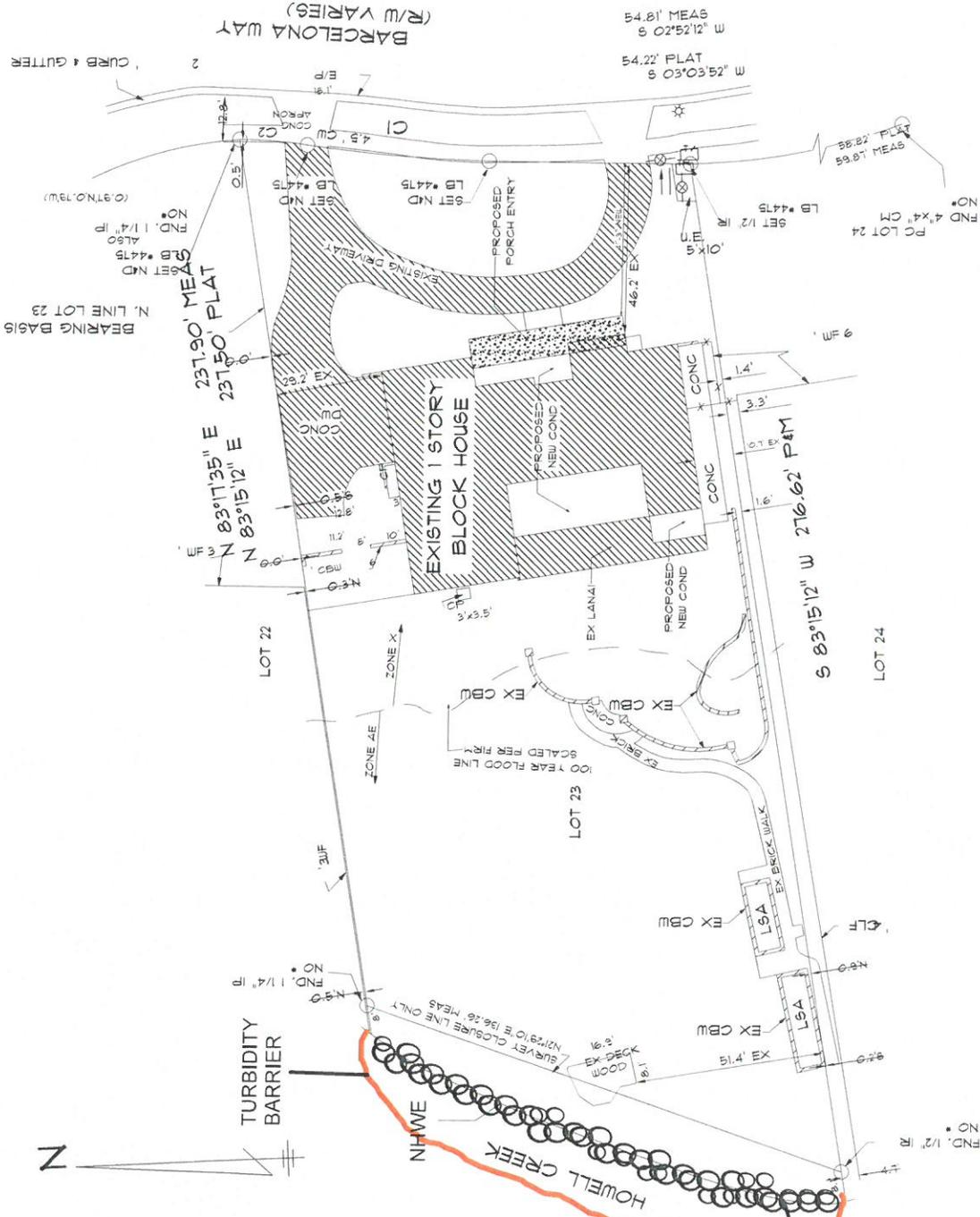


TONGSON CROSS SECTION
1703 BARCELONA WAY
WINTER PARK, FL 32789

PROPOSED 5' X 135' FLORIDA
FIELDSTONE RIP-RAP REVETMENT
INSTALLED @ NHWE IN A 3:1 SLOPE



**TONGSON SITE PLAN
1703 BARCELONA WAY
WINTER PARK, FL 32789**



5' WIDE BY 135' LONG
FLORIDA FIELDSTONE
REVETMENT INSTALLED @
THE NHWE IN A 3:1 SLOPE

Curve Data	Curve Data
C1 CURVE DATA	C2 CURVE DATA
$\Delta = 8^{\circ}16'08"$	$\Delta = 09^{\circ}40'02"$
$R = 346.45'$	$R = 110.00'$
$L = 50.00'$	$L = 18.56'$
CHORD	CHORD
$507'11'56" W$	$506^{\circ}29'59" E$
$49.96' P&M$	$18.54' P&M$

SITE PLAN
SCALE: 1/16" = 1'-0"

