



# Planning & Zoning Board Regular Meeting

April 6, 2021 at 6:00 p.m.

721 W. New England Avenue or Hybrid Virtual Meeting  
Winter Park, Florida

<https://cityofwinterpark.org/government/live-broadcasts/>

## Agenda Items

### 1. Call to Order

### 2. Approval of March 2, 2021 meeting minutes

### 3. Public Hearings

- SPR #21-04. Request of Native Homes, Inc. for: Approval to construct a new, two-story, 4,022 square foot, single-family home located at 622 Country Club Drive on Lake Killarney, zoned R-2.
- SPR #21-05. Request of Dap Design for: Approval to construct a new, two-story, 9,469 square-foot, single-family home located at 1400 Green Cove Road on Lake Maitland, zoned R-1AAA.
- SPR #21-06. Request of Jonathan Cole for: Approval to construct a new, two-story, 6,303 square foot, single-family home located at 721 Virginia Drive on Lake Virginia, zoned R-1AAA.
- SPR #21-07. Request of Norma Desmond Properties LLC for: Approval to construct a new, two-story, 16,531 square foot, single-family home located at 570 Seminole Drive on Lake Virginia, zoned R-1AAA.

### 4. New Business

### 5. Planning Director's Report

### 6. Board Updates & Comments

### 7. Upcoming Meeting Schedule

Next P&Z Work Session: Tuesday, April 27, 2021 at 12:00 p.m.

Next P&Z Regular Meeting: Tuesday, May 4, 2021 at 6:00 p.m.

## 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."

## Planning & Zoning Board Staff Report for April 6, 2021 Meeting

SPR #21-04. Request of Native Homes, Inc. for: Approval to construct a new, two-story, 4,022 square foot, single-family home located at 622 Country Club Drive on Lake Killarney, zoned R-2.

### Background

Native Homes, Inc. is requesting site plan approval to construct a new, two-story, 4,022 square-foot, single-family home at 622 Country Club Drive, which is located on Lake Killarney, and is zoned R-2. This property measures 8,050 square feet and is also known as Lot 2 of the Lake Killarney Shores replat that was approved by the Commission on April 9, 2018. Below is a table summarizing this request in comparison to the R-2 zoning/lakefront lot requirements.

**Table 1:**

	<b>R-2/Lakefront Lot Requirements</b>	<b>Proposed</b>
<b>Floor Area Ratio</b>	Max 55%	3,712 square feet/46%*
<b>Impervious Lot Coverage</b>	Max 65%	3,288 square feet/41%
<b>Lakefront Setback</b>	72.3 ft. avg./50 ft. min.	70 feet

\*Total size is 4,022 square feet but the FAR excludes entry/balcony and outdoor living areas.

### Lakefront Lot 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, and the appearance of the property and the shore when viewed from the water will be kept as natural as reasonably possible. The applicant is not proposing to remove any trees as part of this request.

#### View from the Lake

The code limits walls and swimming pool decks facing the lake in excess of three feet in height. The issues that staff typically deals with about grades and pool decks/retaining walls are not present in this case. The applicant is proposing a pool deck that is within the three-foot height maximum, measured from the existing grade, as defined in the code.

## **View of Neighbors**

Another purpose of this review is to ensure that the views of the lake from adjoining properties will not be unduly impaired by new houses, additions, second story additions, etc. In order to achieve this, the code states that the lakefront setback shall be the average established by the adjacent lakefront properties within 200 feet of the subject property, or a 50-foot setback, whichever is greater. However, the P&Z Board does have the authority to approve setbacks less than the average determined, or impose more restrictive setbacks.

During the replat of this Lake Killarney Shores subdivision, there was significant discussion about the lakefront views of the adjoining neighbors to this subdivision at both the P&Z Board and City Commission meetings. At the Commission meeting, it was decided that the lakefront average setback will be established by the setback of the existing homes along the lake within 200 feet of each request (even though they have subsequently been demolished).

Staff has determined that the average lakefront setback for this lot (known as Lot 2 of the attached plat) is approximately 63.4 feet from the lake (see attached analysis). The applicant/builder is proposing a 61-foot setback from the lake to the home, which is slightly less than the average setback determined by staff. Additionally, a 50-foot setback to the pool deck is requested.

The applicant has provided a letter signed by the developer/owner of the Lake Killarney replat properties nearest to this lot and also signed by the nearest affected (non-developer owned property) neighbor to this lot (owner of 518/612 Country Club Drive), that states an agreed-upon building setback of 61 feet from the lake, and a 50-foot pool/deck setback. Staff does not see a concern with the plan as submitted.

The applicant is however, requesting a front setback variance. First is a five-foot front setback variance for a side entry garage, which places the garage 20 feet from the road in lieu of the required 25 feet. The R-2 zoning code does promote side entry garages, but does not provide any setback relief for the design of a side entry garage for narrow lots. The applicant has provided letters from the two adjacent neighbors to this lot (616 and 630 Country Club Drive) that are in support of this variance. Staff also notes that the 616 Country Club Drive neighbor also received this same variance for a side entry garage when they came before the P&Z Board for lakefront review.

## **Stormwater Retention**

The code requires retention of stormwater so that stormwater flowing over a waterfront lawn does not carry any fertilizers, herbicides, or other chemicals that upon entrance into the canal or chain of lakes may affect the water quality of our community's most precious assets. The amount of impervious surface on the lot determines the depth/size of the retention needed. The applicant is proposing a swale retention area along the lakefront that will meet all stormwater retention criteria.

## **Summary**

The applicant is proposing a home that is compatible with the natural grade of the property, is ensuring that water pollution from stormwater runoff and other sources will be minimized, and is ensuring that the appearance of the property and the shore when viewed from the water, will be kept as natural as reasonably possible. Overall, the plans meet the intent of the lakefront review criteria defined in the code.

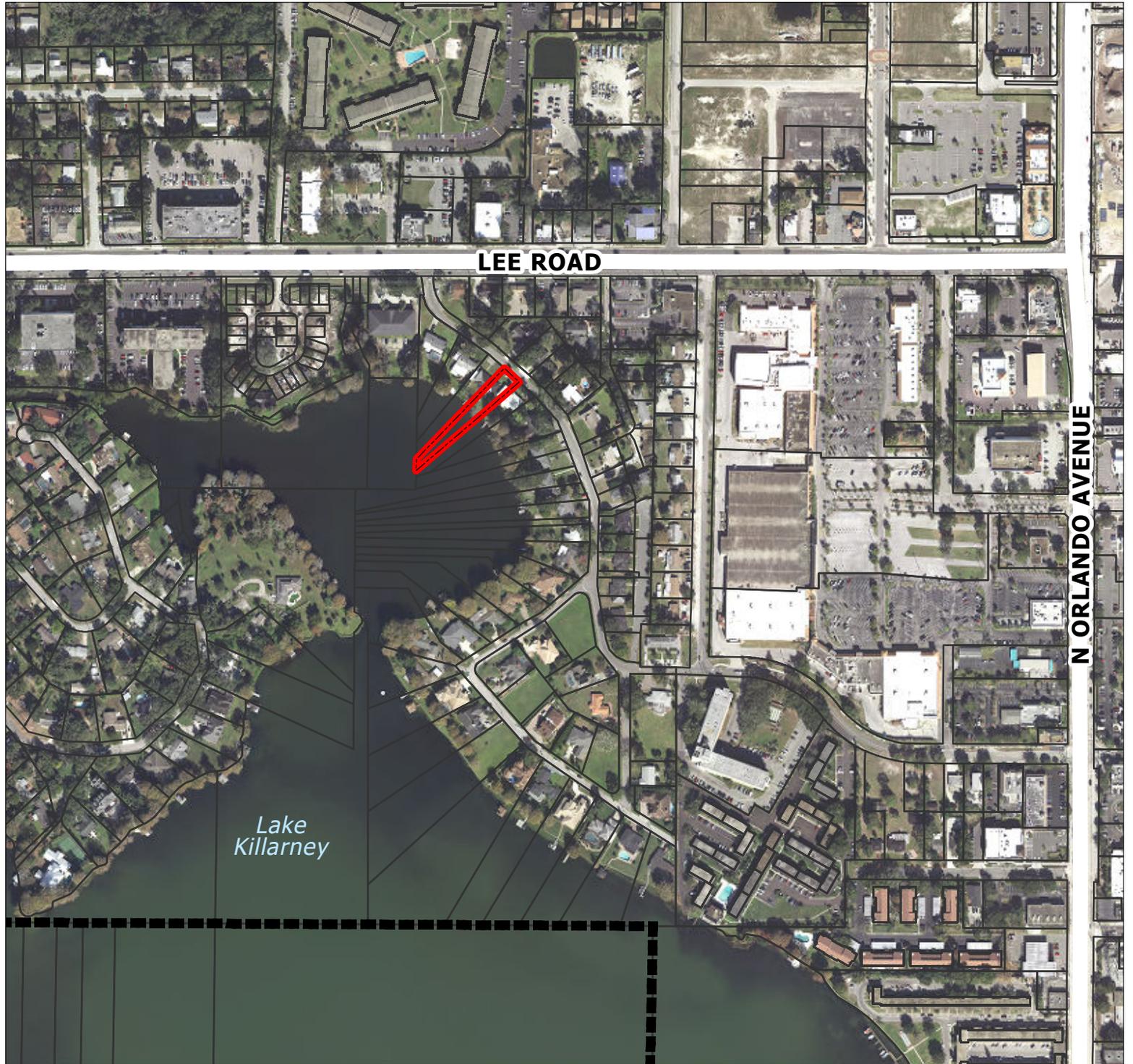
*Staff recommendation is for approval.*



## LOCATION MAP

**622 Country Club Drive**

City of Winter Park  
Florida

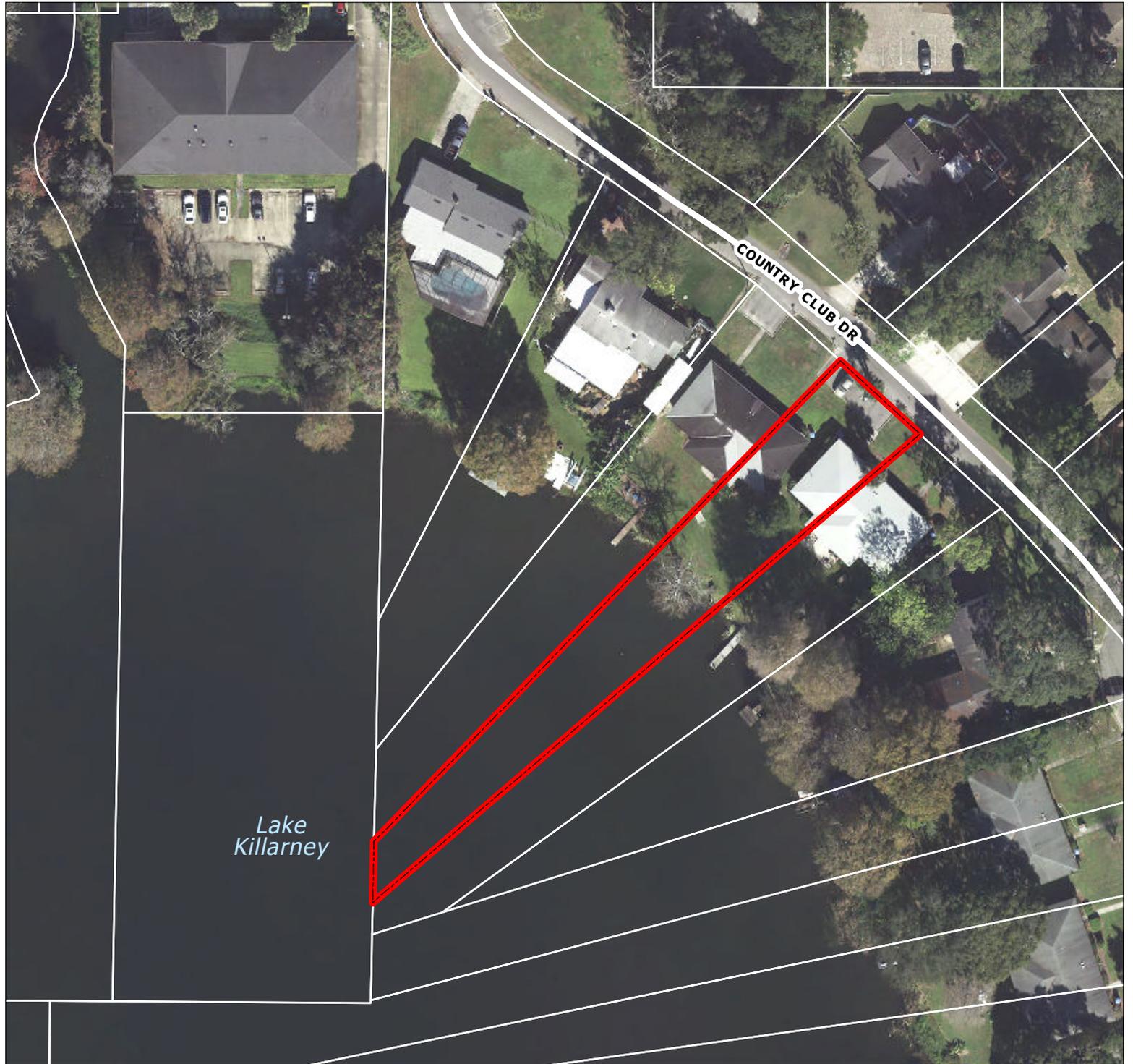




## LOCATION MAP

**622 Country Club Drive**

City of Winter Park  
Florida



Lake  
Killarney



## Existing Buildings Inside and Within 200' of Killarney Shores

Property Address	Existing Setback (ft)
638 Country Club Drive	52
632 Country Club Drive	50
624/626 Country Club Drive	51.8
618/620 Country Club Drive	75.6
612 Country Club Drive	79.7
604/606 Country Club Drive	71.4
600/602 Country Club Drive	55
532/534 Country Club Drive	85.8
524 Country Club Drive	99.5
518 Country Club Drive	85.5
605 Lakefront Boulevard	50
595 Lakefront Boulevard	45

## Existing Lakefront Setback Averages within 200' Per Lot

### Lot 1

Property Address	Existing Setback (ft)
612 Country Club Drive	79.7
618/620 Country Club Drive	75.6
624/626 Country Club Drive	51.8
632 Country Club Drive	50
638 Country Club Drive	52
<b>Average</b>	<b>61.82</b>

### Lot 2

Property Address	Existing Setback (ft)
604/606 Country Club Drive	71.4
612 Country Club Drive	79.7
618/620 Country Club Drive	75.6
624/626 Country Club Drive	51.8
632 Country Club Drive	50
638 Country Club Drive	52
<b>Average</b>	<b>63.4</b>

### Lot 3

Property Address	Existing Setback (ft)
604/606 Country Club Drive	71.4
612 Country Club Drive	79.7
618/620 Country Club Drive	75.6
624/626 Country Club Drive	51.8
632 Country Club Drive	50
<b>Average</b>	<b>65.7</b>

**Lot 4**

Property Address	Existing Setback (ft)
600/602 Country Club Drive	55
604/606 Country Club Drive	71.4
612 Country Club Drive	79.7
618/620 Country Club Drive	75.6
<b>Average</b>	<b>70.4</b>

**Lot 5**

Property Address	Existing Setback (ft)
524 Country Club Drive	99.5
600/602 Country Club Drive	55
604/606 Country Club Drive	71.4
612 Country Club Drive	79.7
618/620 Country Club Drive	75.6
<b>Average</b>	<b>76.2</b>

**Lots 6 & 7**

Property Address	Existing Setback (ft)
518 Country Club Drive	85.5
524 Country Club Drive	99.5
600/602 Country Club Drive	55
604/606 Country Club Drive	71.4
612 Country Club Drive	79.7
<b>Average</b>	<b>78.2</b>

**Lot 8**

Property Address	Existing Setback (ft)
605 Lakefront Boulevard	50
518 Country Club Drive	85.5
524 Country Club Drive	99.5
600/602 Country Club Drive	55
604/606 Country Club Drive	71.4
<b>Average</b>	<b>72.3</b>

**Lot 9**

Property Address	Existing Setback (ft)
605 Lakefront Boulevard	50
518 Country Club Drive	85.5
532/534 Country Club Drive	85.8
600/602 Country Club Drive	55
595 Lakefront Boulevard	45
<b>Average</b>	<b>64.3</b>

# LAKE KILLARNEY SHORES

SHEET 1 OF 3

BEING A REPLAT OF PORTIONS OF LOTS 1 AND 4, LORD'S SUBDIVISION, AS RECORDED IN PLAT BOOK P, PAGE 89, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SECTION 1, TOWNSHIP 22 SOUTH, RANGE 29 EAST CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA

## LEGAL DESCRIPTION:

PARCELS OF LAND BEING A PORTION OF LOTS 1 AND 4, LORD'S SUBDIVISION, AS RECORDED IN PLAT BOOK P, PAGE 89, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING WITHIN SECTION 1, TOWNSHIP 22 SOUTH, RANGE 29 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(1ST DESCRIBED)

**BEGIN** AT A IRON PIPE (NO ID) MARKING THE NORTHEAST CORNER OF THAT PARTICULAR PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 6448, PAGE 2972, (FOR A POINT OF REFERENCE, SAID POINT IS THE FOLLOWING THREE (3) COURSES FROM THE NORTHEAST CORNER OF SAID LOT 1, LORD'S SUBDIVISION: (1) SOUTH 88°48'25" WEST, A DISTANCE OF 192.85 FEET (2) SOUTH 00°08'22" EAST, A DISTANCE OF 270.14 FEET, AND (3) NORTH 88°48'25" EAST, A DISTANCE OF 165.00 FEET). THENCE, FROM SAID POINT OF BEGINNING, RUN SOUTH 00°51'00" EAST, ALONG THE WESTERLY LINE OF THOSE PARTICULAR PROPERTIES AS DESCRIBED IN OFFICIAL RECORDS BOOK 4184, PAGE 1708 AND BOOK 10684, PAGE 7897, FOR A DISTANCE OF 115.36 FEET; THENCE RUN SOUTH 00°00'00" EAST, ALONG THE WESTERLY LINE OF THOSE PARTICULAR PROPERTIES AS DESCRIBED IN OFFICIAL RECORDS BOOKS 10684, PAGE 7897, BOOK 7711, PAGE 4852, AND BOOK 9605, PAGE 2646, FOR A DISTANCE OF 199.59 FEET; THENCE CONTINUE SOUTH 20°28'36" EAST, ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 12.83 FEET; THENCE CONTINUE SOUTH 69°08'54" WEST, FOR A DISTANCE OF 4.80 FEET; THENCE RUN SOUTH 00°00'00" EAST ALONG THE WESTERLY LINE OF THOSE PARTICULAR PROPERTIES AS DESCRIBED IN OFFICIAL RECORDS BOOKS 9605, PAGE 2646; BOOK 10658, PAGE 3768; BOOK 10450, PAGE 32; BOOK 9838, PAGE 8700; AND BOOK 4865, FOR A DISTANCE OF 506.96 FEET TO A POINT ON THE NORTH LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4425, PAGE 366; THENCE RUN NORTH 89°32'17" WEST, ALONG SAID NORTH PROPERTY LINE, FOR A DISTANCE OF 27.80 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE SOUTH 00°01'28" WEST, ALONG THE WESTERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 119.05 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORD BOOK 9126, PAGE 2378 (KNOWN AS COUNTRY CLUB DRIVE); THENCE RUN ALONG THE NORTHERLY AND EASTERLY LINES OF SAID PROPERTY (COUNTRY CLUB DRIVE) THE FOLLOWING EIGHT (8) COURSES: (1) NORTH 82°56'13" WEST, FOR A DISTANCE OF 43.61 FEET; (2) NORTH 67°02'46" WEST, FOR A DISTANCE OF 32.85 FEET; (3) NORTH 44°29'39" WEST, FOR A DISTANCE OF 29.31 FEET; (4) NORTH 19°26'25" WEST, FOR A DISTANCE OF 36.63 FEET; (5) NORTH 10°13'52" WEST, FOR A DISTANCE OF 160.05 FEET; (6) NORTH 00°07'50" EAST, FOR A DISTANCE OF 260.46 FEET; (7) NORTH 21°40'44" WEST, FOR A DISTANCE OF 80.00 FEET; (8) NORTH 19°29'40" WEST, FOR A DISTANCE OF 100.16 FEET TO THE MOST SOUTHERLY CORNER OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9750, PAGE 4747; THENCE DEPARTING SAID EASTERLY PROPERTY LINE (COUNTRY CLUB DRIVE), RUN NORTH 63°30'30" EAST, ALONG THE SOUTHERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9750, PAGE 4747, FOR A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 24°01'54" WEST, ALONG THE EASTERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 138.85 FEET TO THE MOST NORTHERLY CORNER OF SAID PROPERTY; THENCE NORTH 55°10'58" WEST, FOR A DISTANCE OF 23.45 FEET TO A POINT ON THE EAST LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2925, PAGE 1746; THENCE RUN NORTH 00°08'22" WEST, ALONG THE EAST PROPERTY LINE OF THOSE PARTICULAR PROPERTIES AS DESCRIBED IN OFFICIAL RECORDS BOOK 2925, PAGE 1746 AND OFFICIAL RECORDS BOOK 10658, PAGE 4875, FOR A DISTANCE OF 83.56 FEET TO THE SOUTHWEST CORNER OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9126, PAGE 2378 (KNOWN AS ELLEN DRIVE). SAID POINT DESIGNATED HEREIN AS REFERENCE POINT "A". THENCE RUN NORTH 88°48'25" EAST, ALONG THE SOUTH LINE OF SAID PROPERTY (ELLEN DRIVE) AND THE SOUTH LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORD BOOK 10056, PAGE 9292, FOR A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 145,116 SQUARE FEET OR 3.331 ACRES, MORE OR LESS.

ALONG WITH (2ND DESCRIBED):

**COMMENCING** AT THE AFOREMENTIONED REFERENCE POINT "A", BEING THE SOUTHWEST CORNER OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9126, PAGE 2378 (KNOWN AS ELLEN DRIVE); THENCE RUN SOUTH 63°27'11" WEST, FOR A DISTANCE OF 75.47 FEET TO THE MOST NORTHERLY CORNER OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10948, PAGE 2596, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE RUN SOUTH 02°02'57" WEST, ALONG THE NORTHWESTERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 135.24 FEET TO THE NORTHEASTERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9126, PAGE 2378 (KNOWN AS COUNTRY CLUB DRIVE). SAID POINT DESIGNATED HEREIN AS REFERENCE POINT "B". THENCE NORTH 49°27'42" WEST, ALONG SAID NORTHEASTERLY PROPERTY LINE (COUNTRY CLUB DRIVE), FOR A DISTANCE OF 129.41 FEET; TO THE MOST SOUTHERLY CORNER OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9744, PAGE 4872; THENCE NORTH 47°05'24" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 158.91 FEET TO THE MOST EASTERLY CORNER OF SAID PROPERTY, SAID POINT ALSO LYING ON THE WESTERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10658, PAGE 4875; THENCE SOUTH 37°31'42" EAST, ALONG SAID WESTERLY PROPERTY LINE, FOR A DISTANCE OF 112.20 FEET; THENCE SOUTH 47°41'20" EAST, CONTINUING ALONG SAID WESTERLY PROPERTY LINE, FOR A DISTANCE OF 19.19 FEET, TO THE POINT OF BEGINNING.

CONTAINING 18,880 SQUARE FEET, OR 0.433 ACRES, MORE OR LESS.

ALONG WITH (3RD DESCRIBED):

**COMMENCING** AT A 3/4-INCH IRON PIPE (NO ID) BEING THE AFOREMENTIONED REFERENCE POINT "B", THENCE RUN SOUTH 53°05'10" WEST, CROSSING SAID COUNTRY CLUB DRIVE (AS DESCRIBED IN OFFICIAL RECORD BOOK 9126, PAGE 2378), FOR A DISTANCE OF 37.19 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL; THENCE SOUTH 43°49'00" EAST, ALONG SAID SOUTHWESTERLY PROPERTY LINE, FOR A DISTANCE OF 102.04 FEET; THENCE SOUTH 22°14'49" EAST, CONTINUING ALONG SAID PROPERTY LINE, FOR A DISTANCE OF 33.39 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 22°14'49" EAST, CONTINUING ALONG SAID PROPERTY LINE, FOR A DISTANCE OF 180.00 FEET TO AN ANGLE BREAK; THENCE SOUTH 26°43'08" EAST, CONTINUING ALONG SAID PROPERTY LINE, FOR A DISTANCE OF 45.70 FEET TO AN ANGLE BREAK; THENCE SOUTH 02°25'21" EAST, CONTINUING ALONG SAID PROPERTY LINE, FOR A DISTANCE OF 128.20 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6538, PAGE 4003; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH 90°00'00" WEST, ALONG THE NORTHERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 186.31 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER LINE OF LAKE KILLARNEY; THENCE RUN NORTHWESTERLY ALONG SAID ORDINARY HIGH WATER LINE OF LAKE KILLARNEY, THE FOLLOWING SIXTEEN (16) COURSES: (1) NORTH 14°43'36" EAST, FOR A DISTANCE OF 26.86 FEET; (2) NORTH 04°48'08" EAST, FOR A DISTANCE OF 13.31 FEET; (3) NORTH 02°52'30" WEST, FOR A DISTANCE OF 11.03 FEET; (4) NORTH 01°28'29" WEST, FOR A DISTANCE OF 8.06 FEET; (5) NORTH 22°47'37" WEST, FOR A DISTANCE OF 12.48 FEET; (6) NORTH 01°03'57" WEST, FOR A DISTANCE OF 10.96 FEET; (7) NORTH 13°32'39" WEST, FOR A DISTANCE OF 15.09 FEET; (8) NORTH 18°51'49" WEST, FOR A DISTANCE OF 40.94 FEET; (9) NORTH 25°09'04" WEST, FOR A DISTANCE OF 14.95 FEET; (10) NORTH 30°03'30" WEST, FOR A DISTANCE OF 23.57 FEET; (11) NORTH 32°19'44" WEST, FOR A DISTANCE OF 24.01 FEET; (12) NORTH 20°34'10" WEST, FOR A DISTANCE OF 19.67 FEET; (13) NORTH 24°51'44" WEST, FOR A DISTANCE OF 28.28 FEET; (14) NORTH 23°52'10" WEST, FOR A DISTANCE OF 17.25 FEET; (15) NORTH 31°28'29" WEST, FOR A DISTANCE OF 24.16 FEET; (16) NORTH 27°05'50" WEST, FOR A DISTANCE OF 6.15 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6642, PAGE 2836; THENCE RUN NORTH 71°31'12" EAST, ALONG SAID SOUTHERLY PROPERTY LINE, FOR A DISTANCE OF 190.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,008 SQUARE FEET, OR 0.574 ACRES, MORE OR LESS.

ALONG WITH (4TH DESCRIBED):

**COMMENCING** AT A 3/4-INCH IRON PIPE (NO ID) BEING THE AFOREMENTIONED REFERENCE POINT "B", THENCE RUN SOUTH 53°05'10" WEST, CROSSING SAID COUNTRY CLUB DRIVE (AS DESCRIBED IN OFFICIAL RECORD BOOK 9126, PAGE 2378), FOR A DISTANCE OF 37.19 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL; THENCE SOUTH 43°49'00" EAST, ALONG SAID SOUTHWESTERLY PROPERTY LINE, FOR A DISTANCE OF 102.04 FEET; THENCE SOUTH 22°14'49" EAST, CONTINUING ALONG SAID PROPERTY LINE, FOR A DISTANCE OF 33.39 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 22°14'49" EAST, CONTINUING ALONG SAID PROPERTY LINE, FOR A DISTANCE OF 180.00 FEET TO AN ANGLE BREAK; THENCE SOUTH 26°43'08" EAST, CONTINUING ALONG SAID PROPERTY LINE, FOR A DISTANCE OF 45.70 FEET TO AN ANGLE BREAK; THENCE SOUTH 02°25'21" EAST, CONTINUING ALONG SAID PROPERTY LINE, FOR A DISTANCE OF 128.20 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6538, PAGE 4003; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH 90°00'00" WEST, ALONG THE NORTHERLY LINE OF SAID PROPERTY, FOR A DISTANCE OF 186.31 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER LINE OF LAKE KILLARNEY; THENCE RUN NORTHWESTERLY ALONG SAID ORDINARY HIGH WATER LINE OF LAKE KILLARNEY, THE FOLLOWING SIXTEEN (16) COURSES: (1) NORTH 14°43'36" EAST, FOR A DISTANCE OF 26.86 FEET; (2) NORTH 04°48'08" EAST, FOR A DISTANCE OF 13.31 FEET; (3) NORTH 02°52'30" WEST, FOR A DISTANCE OF 11.03 FEET; (4) NORTH 01°28'29" WEST, FOR A DISTANCE OF 8.06 FEET; (5) NORTH 22°47'37" WEST, FOR A DISTANCE OF 12.48 FEET; (6) NORTH 01°03'57" WEST, FOR A DISTANCE OF 10.96 FEET; (7) NORTH 13°32'39" WEST, FOR A DISTANCE OF 15.09 FEET; (8) NORTH 18°51'49" WEST, FOR A DISTANCE OF 40.94 FEET; (9) NORTH 25°09'04" WEST, FOR A DISTANCE OF 14.95 FEET; (10) NORTH 30°03'30" WEST, FOR A DISTANCE OF 23.57 FEET; (11) NORTH 32°19'44" WEST, FOR A DISTANCE OF 24.01 FEET; (12) NORTH 20°34'10" WEST, FOR A DISTANCE OF 19.67 FEET; (13) NORTH 24°51'44" WEST, FOR A DISTANCE OF 28.28 FEET; (14) NORTH 23°52'10" WEST, FOR A DISTANCE OF 17.25 FEET; (15) NORTH 31°28'29" WEST, FOR A DISTANCE OF 24.16 FEET; (16) NORTH 27°05'50" WEST, FOR A DISTANCE OF 6.15 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6642, PAGE 2836; THENCE RUN NORTH 71°31'12" EAST, ALONG SAID SOUTHERLY PROPERTY LINE, FOR A DISTANCE OF 190.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 58,782 SQUARE FEET, OR 1.349 ACRES, MORE OR LESS.

FOR AN AGGREGATE TOTAL OF 247,786 SQUARE FEET, OR 5.688 ACRES, MORE OR LESS.

TOGETHER WITH THAT CERTAIN EASEMENT RECORDED IN O.R. BOOK 3282, PAGE 2096, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA,

AND

TOGETHER WITH THAT DECLARATION OF ACCESS AND UTILITY EASEMENT RECORDED IN O.R. BOOK 7464, PAGE 1949, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

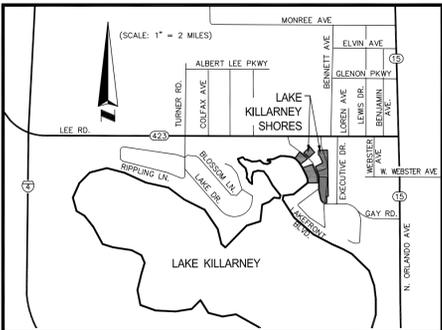


**NOTICE**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, AS PER 177.091 (27) F.A.C.

## SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON A PORTION OF THE MONUMENTED WESTERLY LINE OF COUNTRY CLUB DRIVE (SEE MAP SHEET 2 OF 3), PER OFFICIAL RECORDS BOOK 9126, PAGE 2378, AS HAVING A BEARING OF S 48°42'32" E, AND AS PER SURVEY MAP PROVIDED BY THE CITY OF WINTER PARK, PREPARED BY: HENRICH, TROTTER, CARTER & AYERS, INC., DATED 12/17/99, CERTIFIED BY: G.L.CARTER, REGISTERED LAND SURVEYOR NO. 2435, DATE: 5/15/01.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (SECTION 177.091 (28), FLORIDA STATUTES).
- DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE LAKE KILLARNEY SHORES HOMEOWNERS' ASSOCIATION, INC. FOR THE OPERATION, MAINTENANCE AND REPAIR OF THE SUBDIVISION'S STORMWATER MANAGEMENT AND DRAINAGE SYSTEM.
- UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF WINTER PARK AND TO OTHER PUBLIC UTILITY SERVICE PROVIDERS FOR THE OPERATION, INSTALLATION, MAINTENANCE, AND REPAIR OF UTILITIES OF EVERY TYPE. THE CITY OF WINTER PARK SHALL ONLY BE RESPONSIBLE FOR THE MAINTENANCE OF UTILITIES IT INSTALLS OR ACCEPTS WITHIN ANY OF THE UTILITY EASEMENTS DEPICTED ON THIS PLAT, AND THE CITY SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENTS FOR ANY OTHER PURPOSE, INCLUDING IN REGARD TO THE SURFACE IMPROVEMENTS, SOIL AND LANDSCAPING AND UTILITIES OWNED BY OTHERS. THE CITY OF WINTER PARK'S UTILITY EASEMENT RIGHTS SHALL BE SUPERIOR TO THAT OF OTHER UTILITY OWNERS IN THE EVENT OF A CONFLICT.
- THE CITY OF WINTER PARK AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, REPAIR, REPLACE OR OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, TRACT "A" AND DRAINAGE EASEMENTS INCLUDING, WITHOUT LIMITATION THE DRAINAGE SYSTEMS CONSTRUCTED THEREON. A BLANKET INGRESS/EGRESS EASEMENT IS GRANTED IN FAVOR OF THE CITY OF WINTER PARK AND/OR THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FOR SAID PURPOSE OVER SAID DRAINAGE EASEMENTS, AND OVER TRACT "A".
- SIDEWALK EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF WINTER PARK FOR THE OPERATION, REPAIR AND MAINTENANCE OF PUBLIC SIDEWALKS AND FOR THE GENERAL PUBLIC'S PEDESTRIAN ACCESS AND USE OF SIDEWALK IMPROVEMENTS THEREIN. THE CITY OF WINTER PARK SHALL ONLY BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIDEWALK IMPROVEMENTS IT INSTALLS OR ACCEPTS WITHIN ANY OF THE SIDEWALK EASEMENTS DEPICTED ON THIS PLAT, AND THE CITY SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENTS FOR ANY OTHER PURPOSE.
- LOT OWNERS SHALL BE RESPONSIBLE TO MAINTAIN THEIR LOTS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR LAKE KILLARNEY.
- TRACT "E" (PUBLIC RIGHT-OF-WAY), AN EXTENSION OF THE ELLEN DRIVE RIGHT-OF-WAY, IS HEREBY DEDICATED TO THE CITY OF WINTER PARK FOR THE OPERATION, REPAIR AND MAINTENANCE OF THE RIGHT-OF-WAY FOR THE GENERAL PUBLIC'S VEHICULAR AND PEDESTRIAN ACCESS AND USE OF THE ROADWAY IMPROVEMENTS THEREON.
- THIS SUBDIVISION IS SUBJECT TO AND GOVERNED BY THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR LAKE KILLARNEY SHORES.
- TRACT "A" (STORMWATER MANAGEMENT) AND TRACT "B" (LAKE ACCESS) SHALL BE OWNED AND MAINTAINED BY THE LAKE KILLARNEY SHORES HOMEOWNERS' ASSOCIATION, INC. FOR THE BENEFIT OF THE OWNERS OF LOTS 1-30 AND FOR THE OTHER PURPOSES AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS TO BE RECORDED IN THE PUBLIC RECORDS. A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY GRANTED TO THE CITY OF WINTER PARK OVER, UNDER, AND THROUGH TRACT "A" AND THE DRAINAGE EASEMENTS ADJACENT TO THE PUBLIC RIGHTS-OF-WAY. THE CITY OF WINTER PARK SHALL NOT HAVE ANY OPERATION, MAINTENANCE AND REPAIR OBLIGATIONS CONCERNING TRACT "A", TRACT "B" OR ANY DRAINAGE EASEMENTS DEDICATED HEREON.
- EACH DRAINAGE EASEMENT AREA ON LOTS 1-11 AND 26-30 MUST BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
- THE CITY OF WINTER PARK AND ITS OFFICERS, EMPLOYEES AND AGENTS ARE HEREBY DEDICATED A NON-EXCLUSIVE, PERPETUAL EASEMENT OVER AND THROUGH TRACT "B" (20' WIDE LAKE ACCESS) AND IMPROVEMENTS THEREON FOR PEDESTRIAN, VEHICULAR AND BOAT ACCESS TO AND FROM LAKE KILLARNEY AND PUBLIC RIGHTS-OF-WAY FOR MAINTENANCE, SEARCH AND RESCUE, PATROLLING AND RELATED MATTERS. THIS DOES NOT CREATE A PUBLIC RIGHT OF USE AND ACCESS IN TRACT "B". THE CITY SHALL HAVE NO MAINTENANCE AND REPAIR OBLIGATIONS CONCERNING TRACT "B".
- DOCKS/BOATHOUSES SHALL BE LOCATED ONLY WHERE INDICATED ON THIS PLAT (BY ASTERISK SYMBOL, SEE LEGEND). PURSUANT TO CITY COMMISSION APPROVAL, SUCH DOCKS/BOATHOUSES MAY BE LOCATED WITH ZERO SIDE SETBACKS AND NO MORE THAN THREE FEET. SIZE, HEIGHT AND DIMENSIONS SHALL BE PERMITTED BY THE CITY OF WINTER PARK LAKES AND WATERWAYS BOARD.
- ACCESS EASEMENT TRACT "C" AND "D" SHALL BE CONVEYED TO THE LAKE KILLARNEY SHORES HOMEOWNERS' ASSOCIATION, INC. AND OPERATED, REPAIRED AND MAINTAINED FOR INGRESS AND EGRESS TO AND FROM CERTAIN LOTS AND THE PUBLIC RIGHT-OF-WAY AND FURTHER SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS TO BE RECORDED IN THE PUBLIC RECORDS.
- THE DEDICATOR/PROPERTY OWNER FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS HEREBY DISCLAIMS, RELEASES AND QUIT CLAIMS TO THE CITY OF WINTER PARK AND ANY AND ALL RIGHTS, TITLE AND INTERESTS DEDICATOR/PROPERTY OWNER MAY HAVE IN COUNTRY CLUB DRIVE AND TO ANY GAPS AND GORES THAT MAY EXIST BETWEEN THE PROPERTY BEING SUBDIVIDED BY THIS PLAT AND COUNTRY CLUB DRIVE, WHETHER BEING INSIDE OR OUTSIDE THE BOUNDARIES OF THIS PLAT.
- REGARDLESS OF THE TRACT AND LOT BOUNDARIES ADJACENT TO LAKE KILLARNEY SHOWN HEREON, THE STATE OF FLORIDA INTERNAL IMPROVEMENT TRUST'S TITLE, AS SOVEREIGN LANDS, TO THOSE LANDS OF LAKE KILLARNEY LYING WATERWARD OF THE ORDINARY HIGH WATER LINE (OHWL). ORDINARY HIGH WATER ELEVATION IS BASED ON A PUBLICATION BY CITY OF WINTER PARK, DEPARTMENT OF PUBLIC WORKS (LAKES DIVISION), WHICH LISTS THE ORDINARY HIGH WATER ELEVATION AS: 82.0 NAVD-1988 (82.8 NGVD-1929).
- ALL SITE CONSTRUCTION AND TREE REMOVAL ACTIVITIES MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF WINTER PARK CODES OF ORDINANCES AND THE CONDITIONS OF APPROVAL FOR THIS PLAT AND ALL OTHER DEVELOPMENT ORDERS AND BUILDING PERMITS ISSUED CONCERNING THIS SUBDIVISION. AMONG OTHER THINGS, THERE ARE SPECIFIC CONDITIONS OF APPROVAL FOR THIS SUBDIVISION CONCERNING BUILDING SETBACKS, TREE PRESERVATION AND RESTRICTING THE REMOVAL OF TREES FROM THE LOTS WHICH SHALL BE BINDING UPON THE LOTS AND MUST BE COMPLIED WITH BY ALL LOT OWNERS AS SET FORTH IN THE CONDITIONS OF PLAT APPROVAL, WHEN DEEMED NECESSARY BY CITY'S URBAN FORESTRY PERSONNEL. IN ORDER TO PRESERVE TREE(S) AND TREE CANOPY, THE BUILDING SETBACK TO AN INTERIOR (SAME SUBDIVISION) PROPERTY LINE CONCERNING LOTS #10, 11, 13, 14, 15, 19, 20, 22, 23, 26, AND 28 MAY BE REDUCED TO A 5 FOOT ONE STORY AND 8 FOOT TWO STORY SIDE SETBACK IN LIEU OF THE REQUIRED 7 FOOT ONE STORY AND 10 FOOT TWO STORY SIDE SETBACKS AND A 15 FOOT SECOND STORY REAR IN LIEU OF THE REQUIRED 25 FOOT REAR SETBACK. ALL OTHER LOTS SHALL MEET THE NORMAL 8-7 ZONING DISTRICT SETBACK REQUIREMENTS. NO PERMIT FOR REMOVAL OF TREES ON THE "TREES TO BE SAVED" PLAN ON FILE WITH THE CITY WILL BE GRANTED BY THE CITY FOR A PERIOD OF AT LEAST 25 YEARS FROM THE DATE OF RECORDING OF THIS PLAT UNLESS THE CITY ARBORIST DETERMINES THAT THEIR CONDITION, HEALTH OR OTHER NON-ECONOMIC FACTORS WARRANT THEIR REMOVAL.

## VICINITY MAP



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LAND WHICH WAS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, AND THAT SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

SURVEYOR'S NAME: JAMES D. FLICK, PSM DATE  
Registration Number: LS 6088  
Florida Registration Number of Legal Entity: LB 6393  
3191 Maguire Boulevard, Suite 200, Orlando FL 32803

PLAT BOOK	PAGE
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## LAKE KILLARNEY SHORES DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the limited liability company named below, being the owner in fee simple of the lands shown hereon, does hereby dedicate said lands and plat for the uses and purposes therein expressed, including as set forth in the Surveyor's Notes.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Owner:  
Turner Real Property Investments, LLC,  
a Florida limited liability company

BY: \_\_\_\_\_ TITLE

SIGNED AND SEALED IN THE PRESENCE OF:

SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF FLORIDA

ORANGE COUNTY

THIS IS TO CERTIFY, That on \_\_\_\_\_, 2018, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared \_\_\_\_\_ (title)

of Turner Real Property Investments, LLC, a Florida limited liability company under the laws of the State of Florida, to me know to be the individual and officer described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed as such officer there unto duly authorized; and that the said dedication for the uses and purposes therein expressed is the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date \_\_\_\_\_

NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_

## CERTIFICATE OF APPROVAL, BY THE CITY OF WINTER PARK

THIS IS TO CERTIFY, That on \_\_\_\_\_, the City Commission of the City of Winter Park, Florida approved the foregoing plat.

Steve Leary Mayor

Attest:

Cindy Bonham City Clerk

## CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined & Approved: \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_

Florida Registration No: \_\_\_\_\_

## CERTIFICATE OF REVIEW BY CITY SURVEYOR

I have reviewed this plat and find it be in conformity with Chapter 177, Florida Statutes.

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Florida Registration Number \_\_\_\_\_

## CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on \_\_\_\_\_ as

File No. \_\_\_\_\_  
County Comptroller in and for Orange County, Florida

# LAKE KILLARNEY SHORES

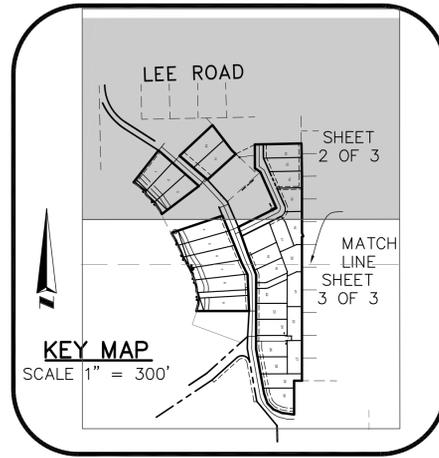
SHEET 2 OF 3

PLAT BOOK

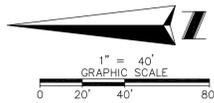
PAGE

BEING A REPLAT OF PORTIONS OF LOTS 1 AND 4, LORD'S SUBDIVISION, AS RECORDED IN PLAT BOOK P, PAGE 89, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SECTION 1, TOWNSHIP 22 SOUTH, RANGE 29 EAST CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA

NOTE: FOR LEGAL DESCRIPTION AND NOTES SEE SHEET 1 OF 3.



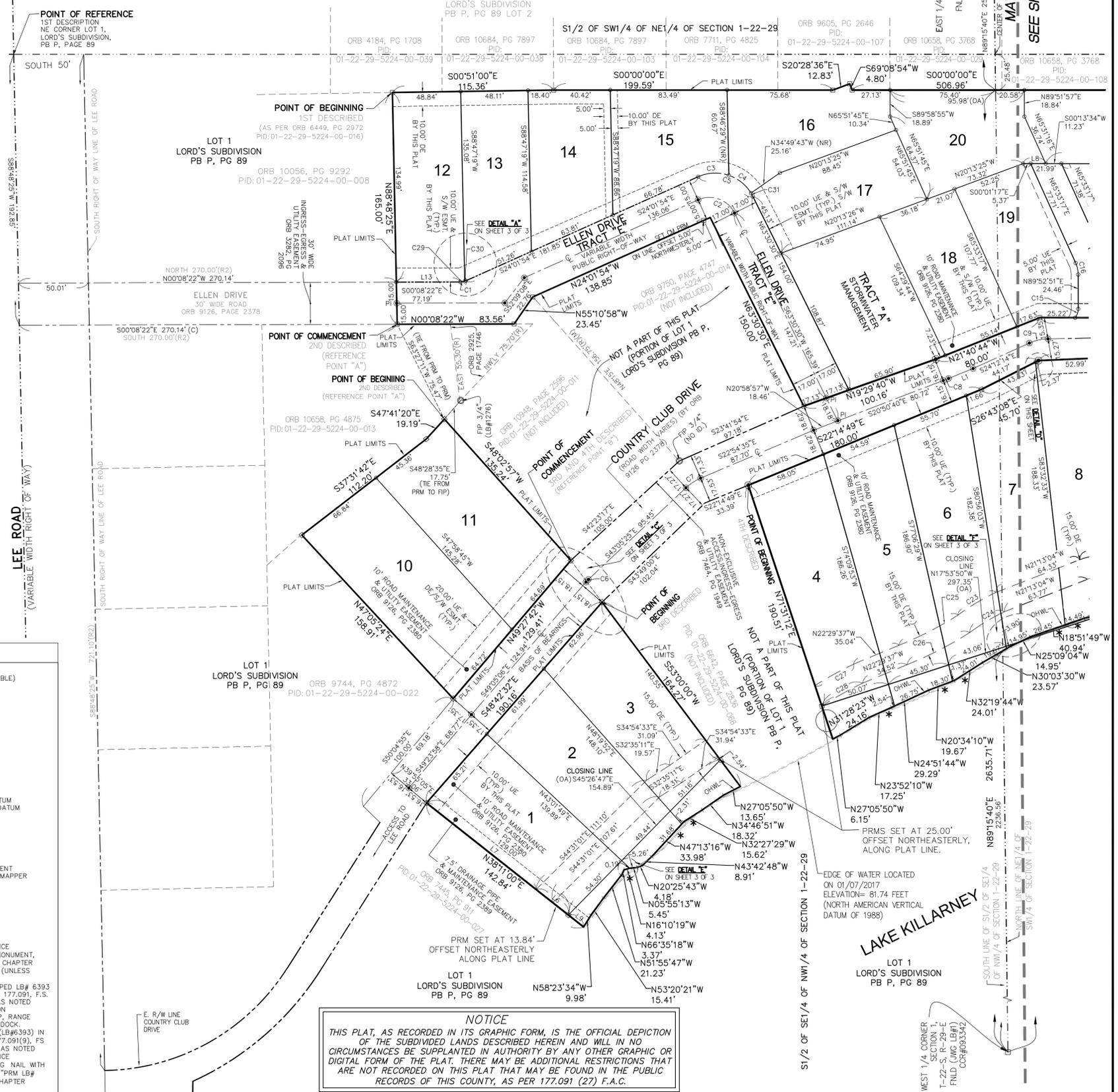
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	4.17'	10.00'	023°53'31"	S12°05'08"E	4.14'
C2	30.56'	20.00'	087°32'23"	S19°44'18"W	27.67'
C3	22.46'	30.00'	042°53'42"	S02°35'03"E	21.94'
C4	20.65'	30.00'	039°25'45"	S38°34'40"W	20.24'
C5	45.84'	30.00'	087°32'23"	S19°44'18"W	41.51'
C6	2.61'	25.00'	005°59'07"	N46°06'31"W	2.61'
C7	12.60'	36.00'	020°02'52"	N33°03'59"W	12.53'
C8	4.11'	200.00'	001°10'42"	S21°26'01"E	4.11'
C23	31.78'	160.18'	011°21'59"	N30°43'49"W	31.72'
C24	28.83'	145.18'	011°22'36"	N30°55'42"W	28.78'
C25	47.26'	254.94'	010°37'21"	N27°00'29"W	47.20'
C26	50.50'	269.94'	010°43'06"	N27°04'43"W	50.42'
C27	31.73'	288.20'	006°18'28"	N28°47'38"W	31.71'
C28	33.27'	273.20'	006°18'38"	N29°12'50"W	33.25'
C29	3.24'	10.00'	018°35'05"	S09°25'55"E	3.23'
C30	0.93'	10.00'	005°18'27"	S21°22'40"E	0.93'
C31	2.73'	30.00'	005°12'57"	N60°54'01"E	2.73'



Line Table		
Line #	Direction	Length
L1	S22°01'22"E	18.87'
L5	N86°49'37"W	26.07'
L6	N38°11'00"E	29.39'
L7	N38°11'00"E	99.61'
L8	S00°01'17"E	16.12'
L9	N38°11'00"E	13.84'
L13	S00°08'22"E	45.70'



LEGEND	
(C)	CALCULATED DATA
C#	CURVE NUMBER (SEE CURVE TABLE)
CB	CHORD BEARING
CCR	CERTIFIED CORNER RECORD
CHD	CHORD LENGTH
CL	CENTER LINE
CM	CONCRETE MONUMENT
DE	DRAINAGE EASEMENT
ID.	IDENTIFICATION
EW	EDGE OF WATER
F.A.C.	FLORIDA ADMINISTRATIVE CODE
FIP	FOUND IRON PIPE
FNLD	FOUND NAIL AND DISK
FPC	FLORIDA POWER CORPORATION
L#	LINE NUMBER (SEE LINE TABLE)
LB #	LICENSE BUSINESS NUMBER
LS	LICENSE SURVEYOR
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
(NR)	NON RADIAL
OHWL	ORDINARY HIGH WATER LINE
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PC	POINT OF CURVATURE
PG	PAGE
PI	POINT OF INTERSECTION
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PT	POINT OF TANGENCY
(R2)	PER ORB 9126, PAGE 2378
R/W	RIGHT OF WAY
SEC	SECTION
S/W	SIDEWALK
ESMT.	SIDEWALK EASEMENT
TYP.	TYPICAL
UE	UTILITY EASEMENT
SET PRM	PERMANENT REFERENCE MONUMENT) 4"x4" CONCRETE MONUMENT, LB#6393 IN ACCORDANCE WITH CHAPTER 177.091, F.S. FOUND CONCRETE MONUMENT AS NOTED OTHERWISE (NOTED)
SET PCP NAIL AND DISK, STAMPED LB# 6393	IN ACCORDANCE WITH CHAPTER 177.091, F.S. FOUND CONCRETE MONUMENT AS NOTED OTHERWISE (NOTED)
INDICATES CHANGE OF DIRECTION	29-27-27 SECTION, TOWNSHIP, RANGE PROPOSED LOCATION OF BOAT DOCK
SET 1/2" IRON ROD AND CAP (LB#6393) IN ACCORDANCE WITH CHAPTER 177.091(9), F.S.	FOUND IRON PIPE MOUNTMENT AS NOTED
SET PRM (PERMANENT REFERENCE MONUMENT) 1/8" DIAMETER IRON NAIL WITH 1/4" BRASS DISK INSCRIBED "PRM LB# 6393" IN ACCORDANCE WITH CHAPTER 177.091(8), FLORIDA STATUTES.	



**NOTICE**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, AS PER 177.091 (27) F.A.C.

# LAKE KILLARNEY SHORES

SHEET 3 OF 3

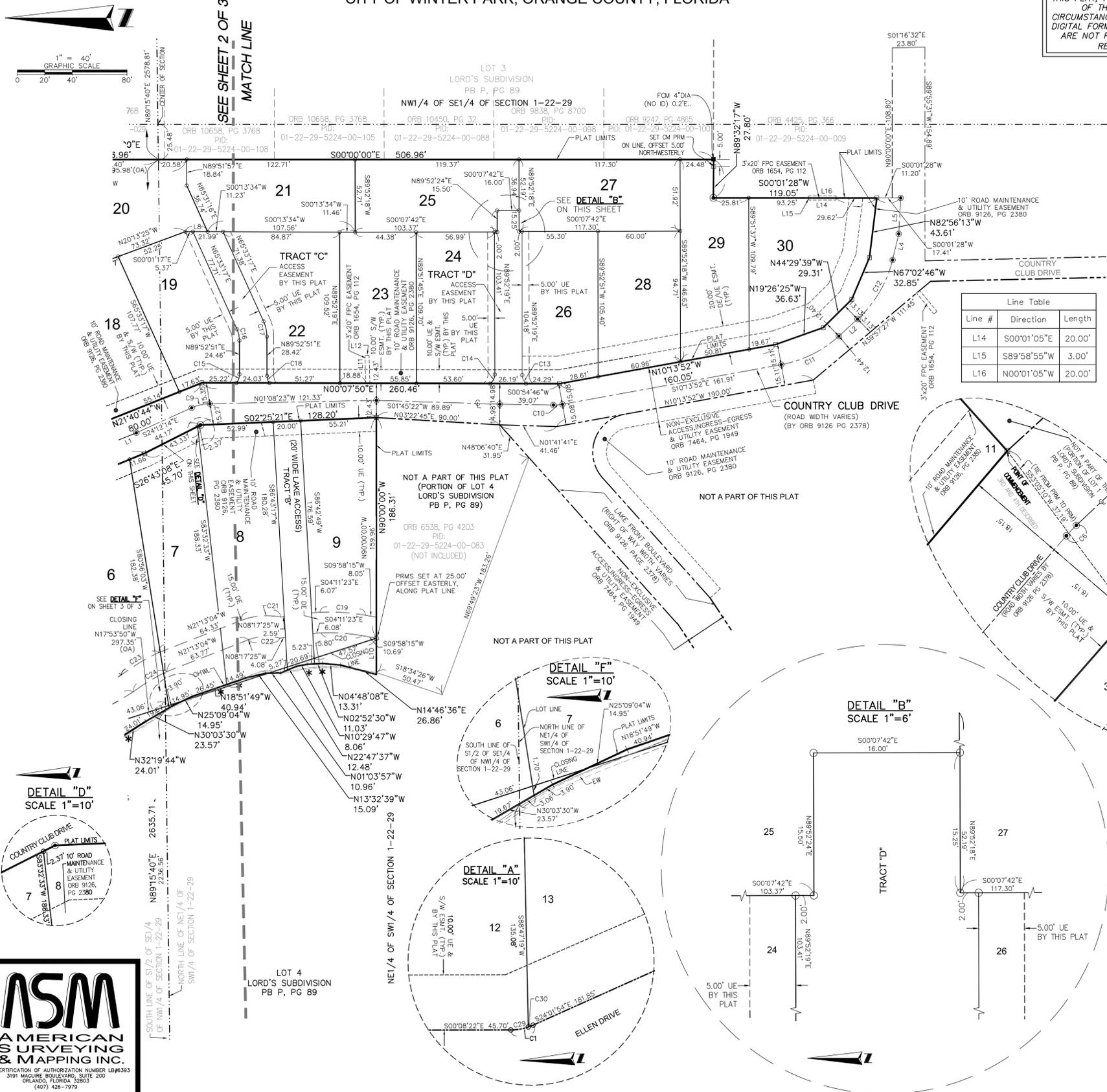
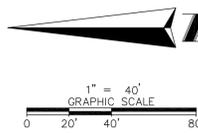
PLAT BOOK

PAGE

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NOTE:  
FOR LEGAL DESCRIPTION AND NOTES SEE SHEET 1 OF 3.  
FOR LEGEND SEE SHEET 2 OF 3.

**NOTICE**  
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Curve Table

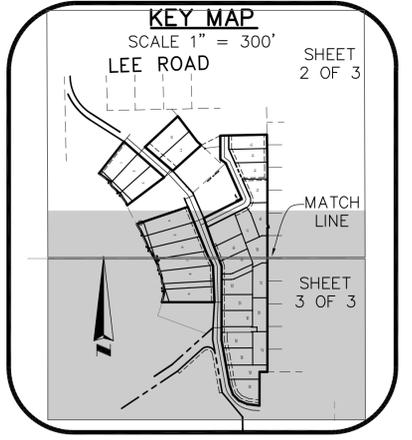
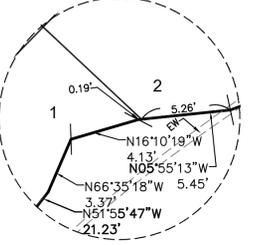
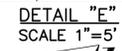
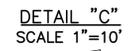
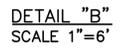
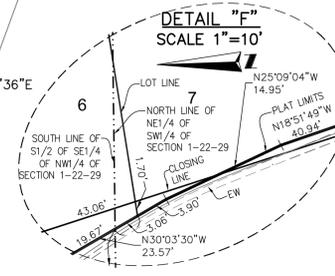
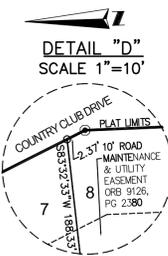
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	4.17'	10.00'	023°53'31"	S12°05'08"E	4.14'
C6	2.61'	25.00'	005°59'07"	N46°06'31"W	2.61'
C9	13.69'	34.00'	023°30'50"	N12°40'18"W	13.59'
C10	6.61'	34.00'	011°08'38"	S04°39'33"E	6.60'
C11	47.47'	85.00'	031°59'54"	S26°13'49"E	46.86'
C12	51.01'	85.00'	034°22'53"	S59°25'12"E	50.24'
C13	6.97'	7.94'	050°20'50"	S65°09'53"W	6.75'
C14	7.63'	7.99'	054°44'04"	S62°49'27"E	7.35'
C15	6.79'	9.99'	038°54'32"	S70°39'53"E	6.66'
C16	8.49'	20.03'	024°17'24"	N77°43'04"E	8.43'
C17	11.46'	27.00'	024°19'34"	N77°43'04"E	11.38'
C18	5.64'	8.00'	040°25'01"	S70°43'46"W	5.53'
C19	33.33'	152.51'	012°31'13"	N03°44'48"E	33.26'
C20	29.83'	137.51'	012°25'52"	N03°47'28"E	29.78'
C21	29.27'	52.26'	032°05'10"	N04°48'58"W	28.89'
C22	23.19'	37.26'	035°39'47"	N02°57'42"W	22.82'
C29	3.24'	10.00'	018°35'05"	S09°25'55"E	3.23'
C30	0.93'	10.00'	005°18'27"	S21°22'40"E	0.93'

Line Table

Line #	Direction	Length
L14	S00°01'05"E	20.00'
L15	S89°58'55"W	3.00'
L16	N00°01'05"W	20.00'

Line Table

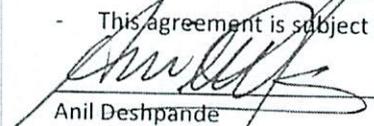
Line #	Direction	Length
L2	N42°13'46"W	18.37'
L4	N76°36'39"W	19.06'
L5	N86°49'37"W	26.07'
L6	N38°11'00"E	29.39'
L8	S00°01'17"E	16.12'
L10	N90°00'00"W	26.35'
L11	N88°18'01"E	20.00'
L12	S01°41'59"E	3.00'



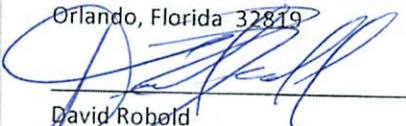
Letter of Agreement

Lake Killarney, LLC (the Developer of Lake Killarney Shores) and David Robold (owner of 612 and 518 Country Club Drive, Winter Park, 32789) agree to the following regarding the setbacks and characteristics of the homes to be built on Lake Killarney as part of the Lake Killarney Shores development:

- Lot 1: Rear Setback 60'
- Lot 2: Rear Setback 61'
- Lot 3: Rear setback of 70' on the side adjacent to 612 Country Club Drive. Front setback reduced to 20'. Pool will be located furthest from 612 Country Club Drive and shall be at an elevation even to or recessed below ground level to avoid obstruction of views from 612 Country Club Drive.
- Lot 4: Rear setback 70'. Front setback reduced to 20'. Pool will be placed furthest from 612 Country Club Drive to avoid obstruction of views from 612 Country Club Drive.
- Lots 5-8: Rear setback of 70'.
- Lot 9: Rear setback of 85'. Front setback reduced to 20'. Pool will be located furthest from 518 Country Club Drive and shall be even to or recessed below ground level to avoid obstruction of views from 518 Country Club Drive.
- Pools can be placed between the agreed rear setback and the 50' lakefront setback.
- Pools on lots 3, 4, 8, and 9 will be at an elevation even to or recessed below ground level as necessary to insure those backyards are not at higher elevation compared to 612 and 518 Country Club Drive.
- Solid fence or privacy fence shall not extend beyond the rear corners of the house indoor living area at rear setback line. Beyond that point, the fence will be see-through picket fence.
- There will be no pool enclosures, cabanas, summer-kitchens, or similar type construction in the pool area or beyond the rear corners of the house indoor living area.
- Underground utilities will be attached to 518 and 612 Country Club Drive at no additional cost.
- All curbing will be replaced along right-of-way.
- Speed humps will be located in right-of-way north of the intersection of Country Club Drive and Lake Front Drive. However, they will not obstruct ingress/egress to the driveways located at 518 and 612 Country Club Drive.
- This agreement is subject to final approval by the Winter Park City Commission.

  
Anil Deshpande  
Lake Killarney, LLC  
5401 S. Kirkman Road, Suite 640  
Orlando, Florida 32819

Date: 9/6/2018

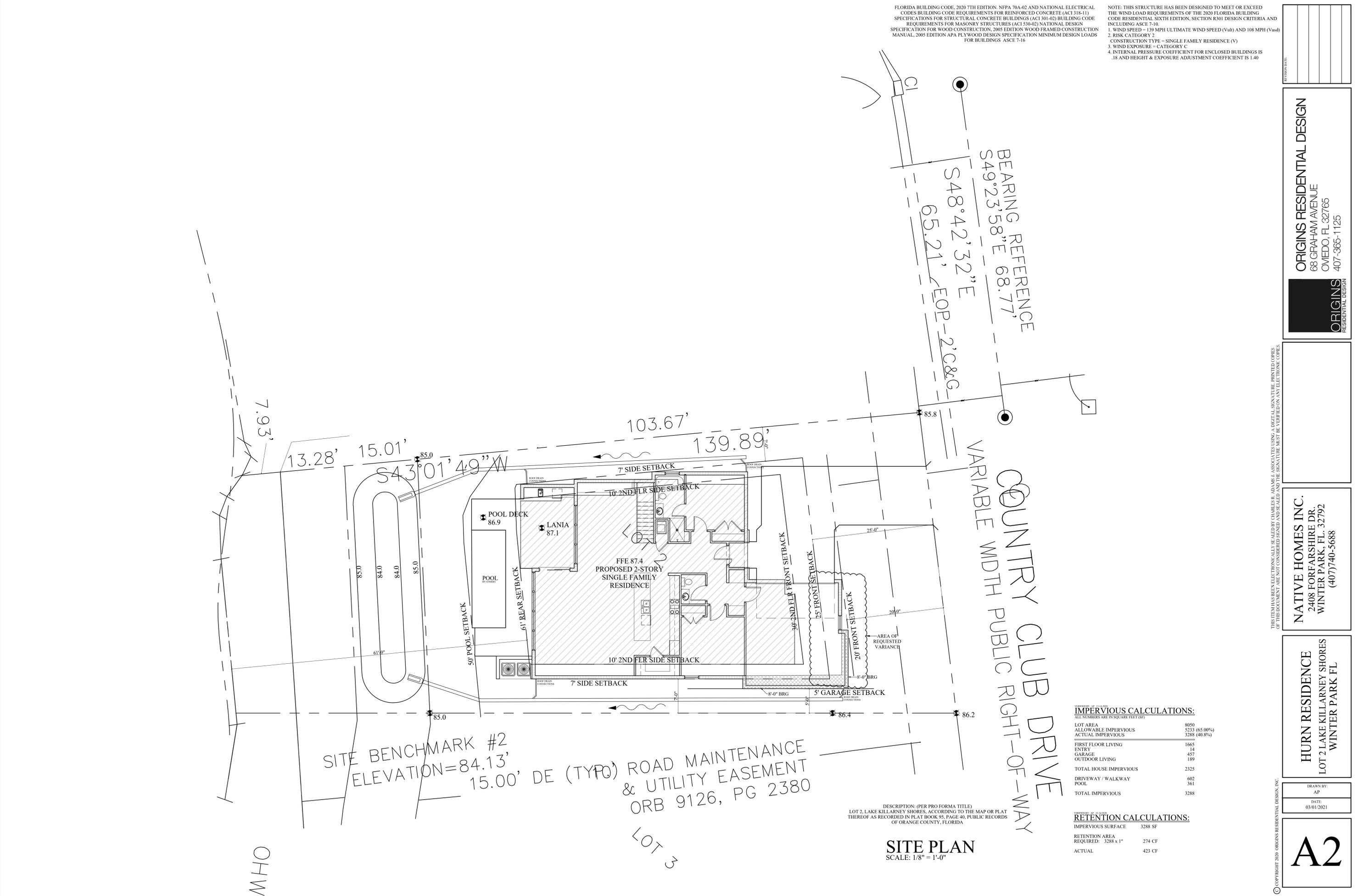
  
David Robold  
612 Country Club Drive  
Winter Park, Florida 32789

Date: 9-11-18



FLORIDA BUILDING CODE, 2020 7TH EDITION, NFPA 70A-02 AND NATIONAL ELECTRICAL CODES BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-11) SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS (ACI 301-02) BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-02) NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2005 EDITION WOOD FRAMED CONSTRUCTION MANUAL, 2005 EDITION APA PLYWOOD DESIGN SPECIFICATION MINIMUM DESIGN LOADS FOR BUILDINGS, ASCE 7-16

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 4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS .18 AND HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40



COUNTRY CLUB DRIVE  
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

SITE BENCHMARK #2  
 ELEVATION=84.13'  
 15.00' DE (TYP) ROAD MAINTENANCE & UTILITY EASEMENT  
 ORB 9126, PG 2380

DESCRIPTION: (PER PRO FORMA TITLE)  
 LOT 2, LAKE KILLARNEY SHORES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 95, PAGE 40, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

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

VERIFIED BY: [Signature]

**IMPERVIOUS CALCULATIONS:**  
 ALL NUMBERS ARE IN SQUARE FEET (SF)

LOT AREA	8050
ALLOWABLE IMPERVIOUS	5233 (65.00%)
ACTUAL IMPERVIOUS	3288 (40.8%)
FIRST FLOOR LIVING	1665
ENTRY	14
GARAGE	457
OUTDOOR LIVING	189
TOTAL HOUSE IMPERVIOUS	2325
DRIVEWAY / WALKWAY	602
POOL	361
TOTAL IMPERVIOUS	3288

VERIFIED BY: [Signature]

**RETENTION CALCULATIONS:**

IMPERVIOUS SURFACE	3288 SF
RETENTION AREA REQUIRED: 3288 x 1"	274 CF
ACTUAL	423 CF

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REVISION DATE


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 OVIEDO, FL 32765  
 407-365-1125

**ORIGINS**  
 RESIDENTIAL DESIGN

**NATIVE HOMES INC.**  
 2408 FORFARSHIRE DR.  
 WINTER PARK, FL 32792  
 (407)740-5688

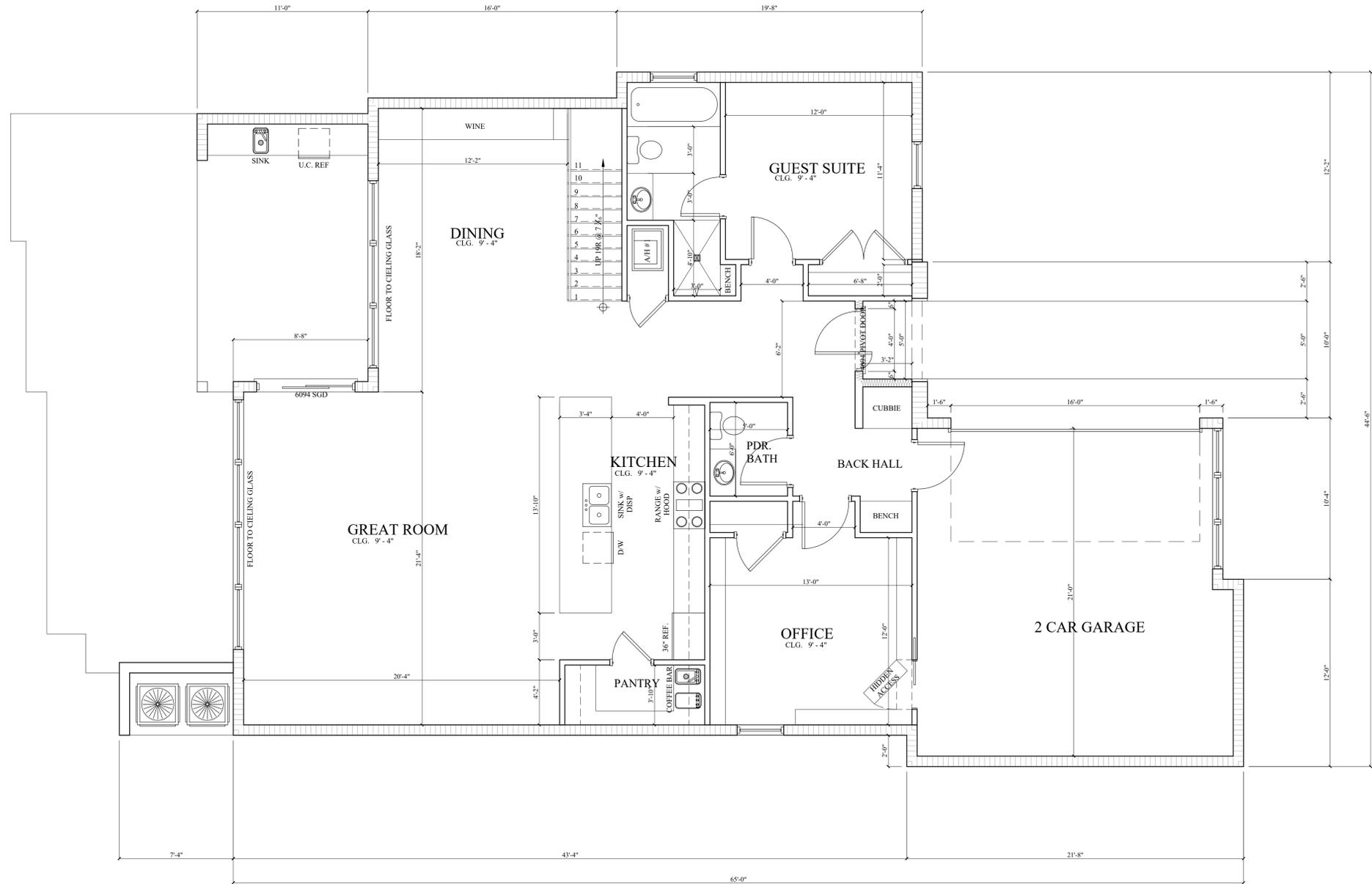
**HURN RESIDENCE**  
 LOT 2 LAKE KILLARNEY SHORES  
 WINTER PARK FL

DRAWN BY: AP  
 DATE: 03/01/2021

**A2**

FLORIDA BUILDING CODE, 2020 7TH EDITION, NFPA 70A-02 AND NATIONAL ELECTRICAL CODES BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-11) SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS (ACI 301-02) BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-02) NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2005 EDITION WOOD FRAMED CONSTRUCTION MANUAL, 2005 EDITION APA PLYWOOD DESIGN SPECIFICATION MINIMUM DESIGN LOADS FOR BUILDINGS ASCE 7-16

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 4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS .18 AND HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40



VERIFIED BY: AP (6103201)

**F.A.R. TABULATIONS:**  
 ALL NUMBERS ARE IN SQUARE FEET (SF)

LOT AREA	8050
ALLOWABLE F.A.R.	4428 (55.00%)
ACTUAL F.A.R.	3712 (46.09%)
FIRST FLOOR LIVING	1665
SECOND FLOOR LIVING	1590
TOTAL LIVING AREA	3255
GARAGE	457
ENTRY	EXEMPT
OUTDOOR LIVING	EXEMPT
BALCONY	EXEMPT
TOTAL	3712

DENOTES ENTRY/BALCONY AREA EXEMPT FROM F.A.R. (400 S.F. MAX : 121 S.F. ACTUAL)  
 DENOTES OUTDOOR LIVING AREA EXEMPT FROM F.A.R. (500 S.F. MAX : 189 S.F. ACTUAL)

VERIFIED BY: AP (6103201)

**AREA TABULATIONS:**  
 ALL NUMBERS ARE IN SQUARE FEET (SF)

FIRST FLOOR LIVING	1665
SECOND FLOOR LIVING	1590
TOTAL LIVING AREA	3255
2 CAR GARAGE	457
ENTRY	14
OUTDOOR LIVING	189
EVENING DECK	107
TOTAL UNDER ROOF	4022

**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

REVISION DATE


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 WINTER PARK, FL. 32792  
 (407)740-5688

**HURN RESIDENCE**  
 LOT 2 LAKE KILLARNEY SHORES  
 WINTER PARK FL

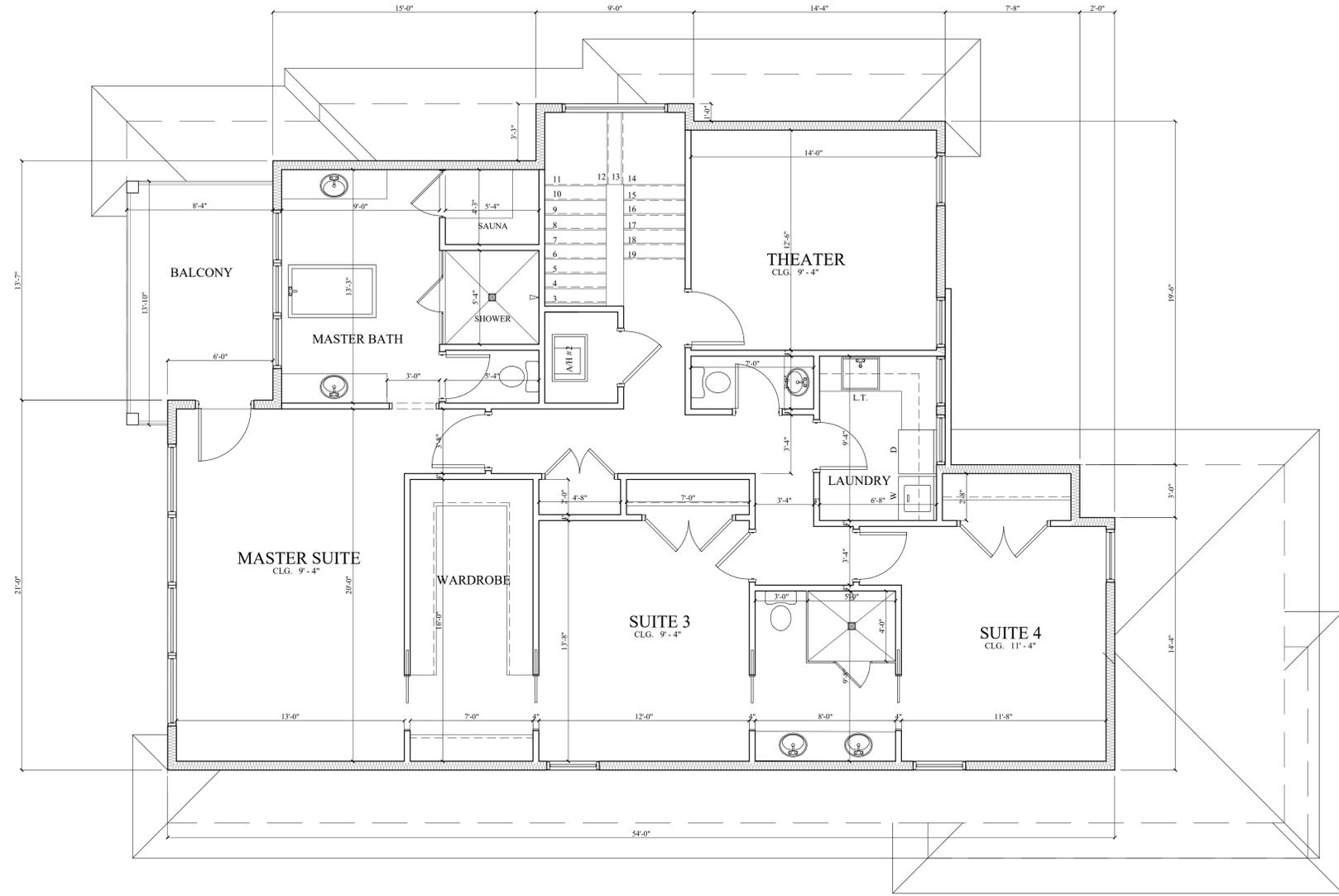
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 DATE: 03/01/2021

**A3**

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**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

REVISION DATE

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 WINTER PARK FL

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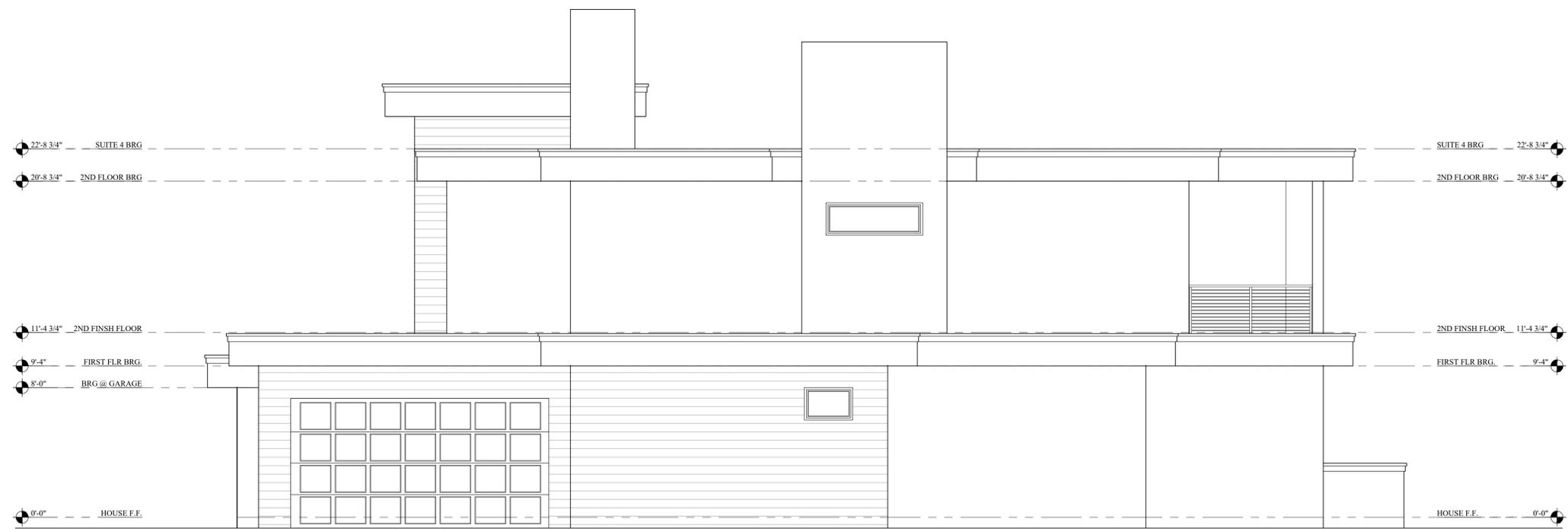
**A4**

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



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

REVISION DATE

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 DATE:  
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**A5**

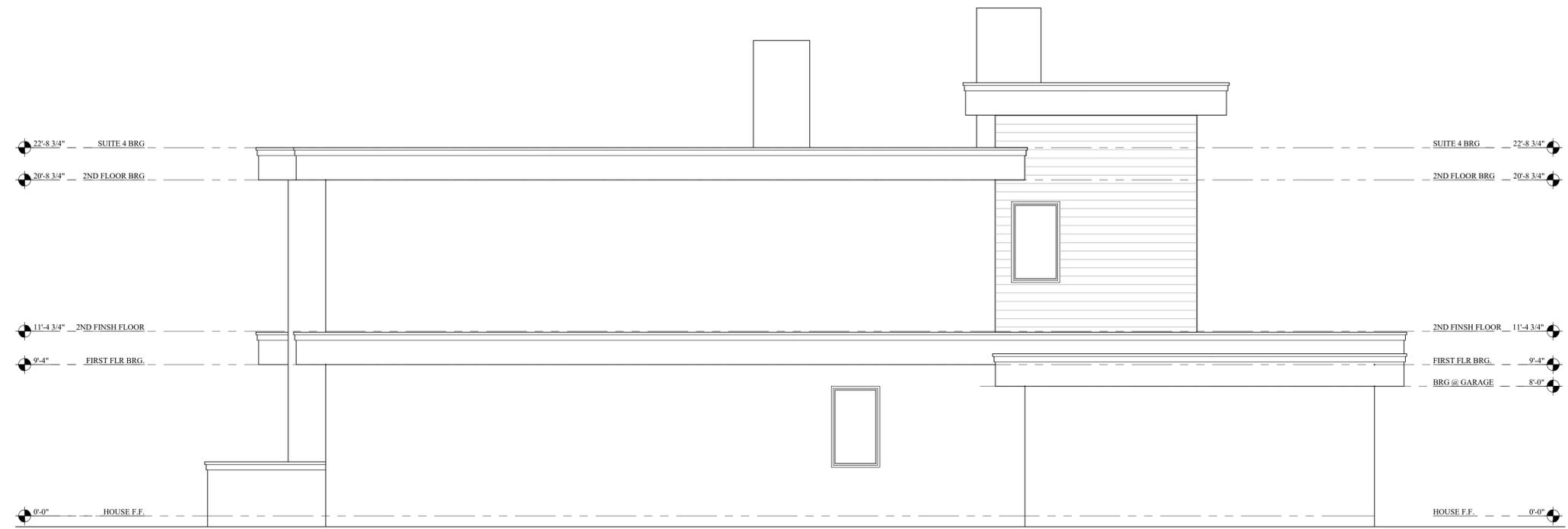
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REAR ELEVATION  
 SCALE: 1/4" = 1'-0"



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

REVISION DATE	

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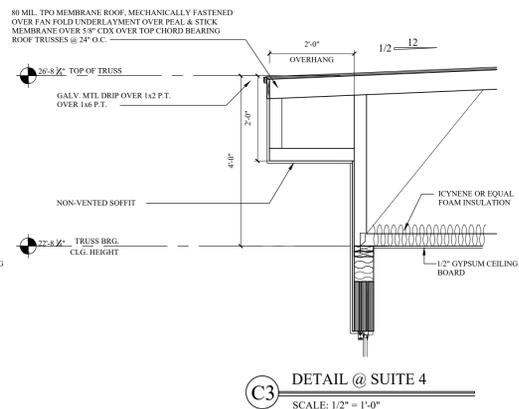
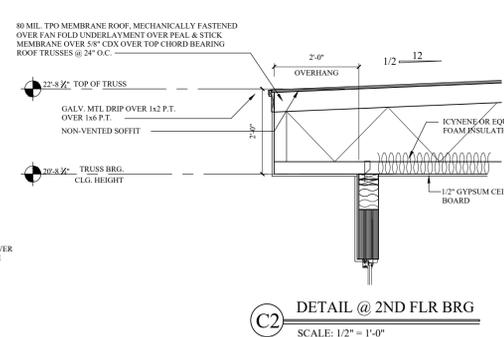
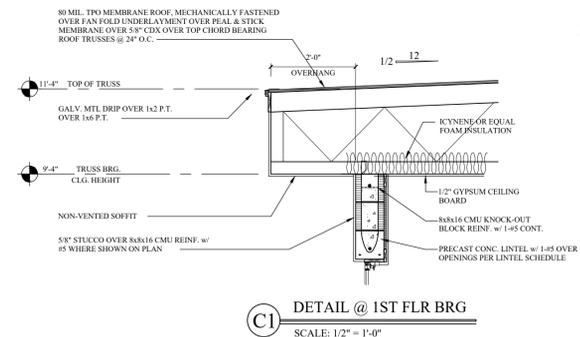
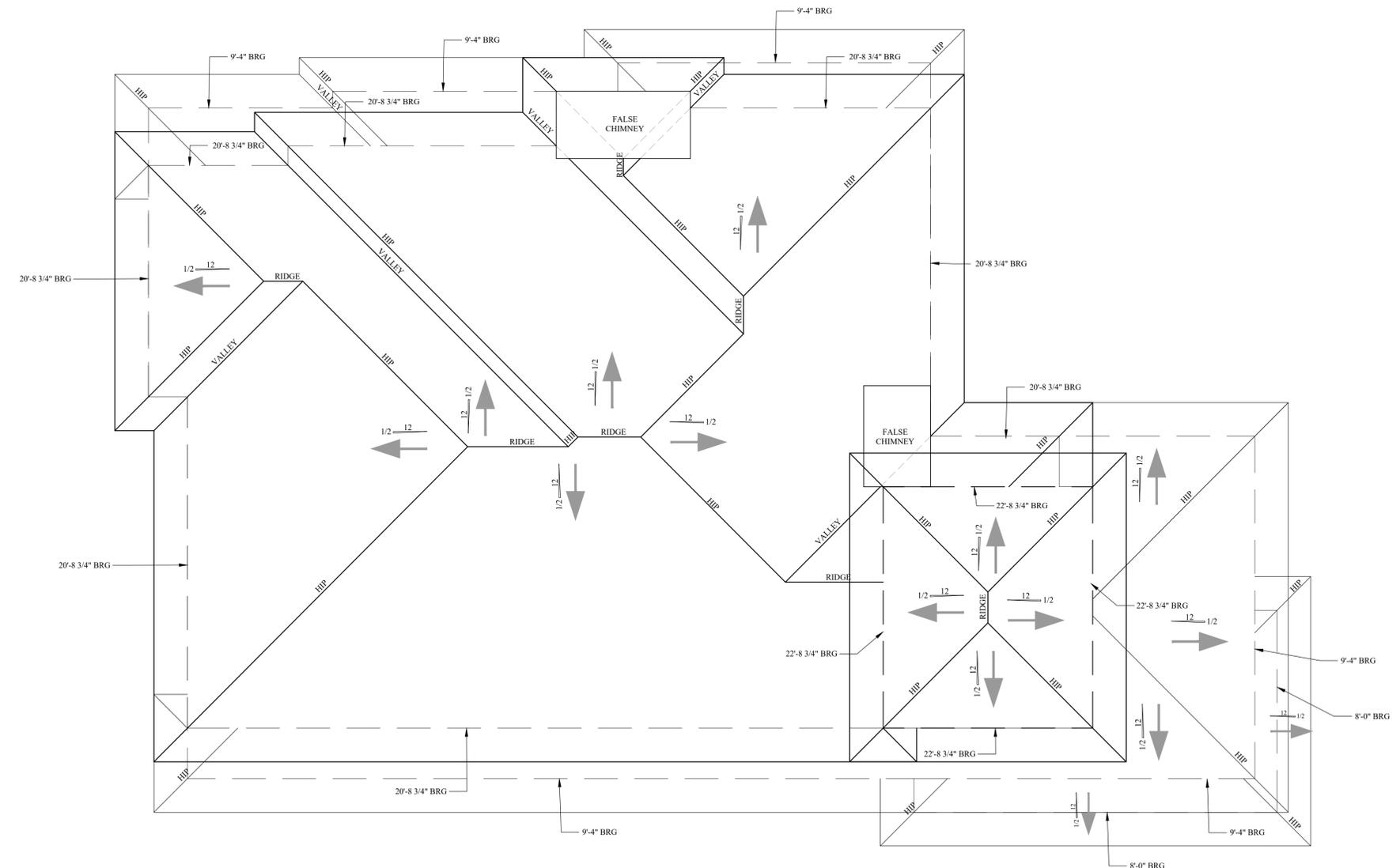
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REVISION DATE	

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**ROOF SLOPE PLAN**  
 SCALE: 1/4\" = 1'-0\"

**CORNICE DETAIL**

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 (407)740-5688

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 WINTER PARK FL

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 AP  
 DATE:  
 03/01/2021

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Variance Application

Page 2 of 2

What are the special conditions and circumstances, peculiar to the land, structures or buildings involved?

DUE TO RELATIVELY SMALL BUILDING ENVELOPES AND INCREASE OF LAKE FRONT SETBACK (61' FROM NHUL) WE ARE ASKING FOR A 5' VARIANCE FOR FRONT WALL OF A SIDE ENTRY GARAGE.

How long have you owned the property? \_\_\_\_\_

How long have you occupied the property? \_\_\_\_\_

What rights or privileges commonly enjoyed by other properties in the same zoning district will the applicant be deprived of because of enforcement of the Zoning Ordinance?

WE ARE REQUESTING TO BE ALLOWED THE SAME SETBACK AS NEIGHBORING PROPERTY (LETTERS FROM ADJACENT OWNERS ATTACHED)

Describe fully the hardship (from zoning requirements) upon which this request is based, be specific in describing the hardship and give all reasons explaining why you need to vary from the Zoning Code requirements. Note: Financial reasons are not considered a hardship.

WE WOULD LIKE TO ALIGN FRONT GARAGE WALL W/ ADJACENT PROPERTIES.

Will applicant accept a limited variance? For example: Height, lengths, position, etc. of signs, fences, shrubbery, enclosures of structures or carports, parking spaces, etc? If so, to what extent?

x 

Signature of Applicant

x 3/2/21

Date

x Christopher G. Hearn

Name of Applicant (PRINT)

Variance app 12/00 - Instructions, and setback sheet - attached.

March 1, 2021

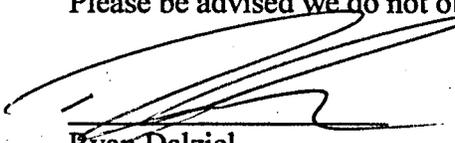
Attention: City of Winter Park Planning Department

Ryan & Jessica Dalziel  
630 Country Club Drive  
Winter Park, FL 32789

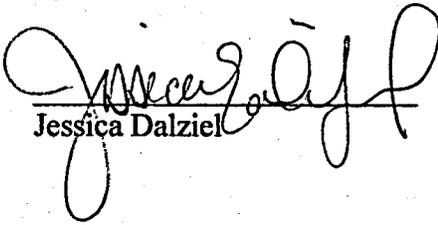
Re: 622 Country Club Drive- Modify Front Setback

To whom it may concern:

Please be advised we do not object to reducing the front setback to 20 foot.



Ryan Dalziel



Jessica Dalziel

March 1, 2021

Attention: City of Winter Park Planning Department

Patrick & Shilpa Finnerty  
616 Country Club Drive  
Winter Park, FL 32789

Re: 622 Country Club Drive- Modify Front Setback

To whom it may concern:

Please be advised we do not object to reducing the front setback to 20 foot.



Patrick Finnerty

## Planning & Zoning Board Staff Report for April 6, 2021 Meeting

SPR #21-05. Request of Dap Design for: Approval to construct a new, two-story, 9,469 square-foot, single-family home located at 1400 Green Cove Road on Lake Maitland, zoned R-1AAA.

### Background

Dap Design (representing property owners) is requesting approval to construct a new, two-story, 9,469 square-foot, single-family home at 1400 Green Cove Road, on Lake Maitland, zoned R-1AAA. This property is 31,549 square feet in size. Below is a table summarizing this request in comparison to the R-1AAA zoning/lakefront lot requirements.

**Table 1:**

	<b>R-1AAA/Lakefront Lot Requirements</b>	<b>Proposed</b>
<b>Floor Area Ratio</b>	Max 33%	9,469 square feet/30%
<b>Impervious Lot Coverage</b>	Max 50%	13,423 square feet/42.5%
<b>Lakefront Setback</b>	95 avg./50 ft. min.	95 feet/50 feet

### Lakefront Lot 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, and the appearance of the property and the shore when viewed from the water will be kept as natural as reasonably possible. The applicant is proposing to remove three magnolia trees near the front of the lot that are declining and is preserving the remaining oak trees and cypress trees near the lakefront.

#### View from the Lake

The code limits walls and swimming pool decks facing the lake in excess of three feet in height. The applicant is proposing a pool deck that exceeds this height limit at seven and a half feet from existing grade, but is proposing planter walls in front to minimize the impact to the lakefront. Therefore, when viewed from the lakefront the walls will be terraced along the slope of the lot, and will appear less than three feet tall. See attached rear elevations of the proposed home.

Normally, planning staff would not support swimming pools and decks that are this height due to its visual impact to the adjoining neighbors and the lakefront. However, this lot currently has extensive landscape privacy screening along both property lines (see attached photographs) and as mentioned, the applicant is proposing the terrace landscape walls that

minimizes the deck height appearance from the lakefront. Due to the extensive landscape screening, the applicant could not get photographs of the neighboring properties' pool decks to see if they currently have the same pool deck heights as the applicant is proposing. Planning staff was able to work with the city's Lakes & Waterways Department to get out onto Lake Maitland via a boat to take pictures of the adjoining lots. Based on the attached photographs, both neighboring properties (1316 and 1402 Green Cove Road) have pool decks that exceed the three-foot height maximum and have taken similar measures to mitigate their impacts to the lakefront. Therefore, staff feels that the proposed height variance is compatible with the neighboring properties and will not negatively impact the lakefront views or the adjoining properties.

### **View of Neighbors**

Another purpose and intent of the lakefront lots section of the code is to ensure that the views of the lake from adjoining properties will not be unduly impaired by new houses, additions, second story additions, etc. In order to achieve this, the code states that the lakefront setback shall be the average established by the adjacent lakefront properties within 200 feet of the subject property, or 50 feet, whichever is greater. However, the P&Z Board does have the authority to approve setbacks less than the average determined, or impose more restrictive setbacks. Staff has determined that the average lakefront setback for this lot is 95 feet. The applicant is proposing to meet this setback for the home and is proposing the pool deck at the minimum 50-foot setback.

### **Stormwater Retention**

The code requires retention of stormwater so that stormwater flowing over a waterfront lawn does not carry any fertilizers, herbicides, or other chemicals that upon entrance into the canal or chain of lakes that may affect the water quality of our community's most precious assets. The amount of impervious surface on the lot determines the depth/size of the retention needed. The applicant is proposing a swale retention area along the lakefront that will meet all stormwater retention criteria and will not impact the cypress trees near the lakefront.

### **Summary**

The applicant is proposing a home that is ensuring that water pollution from stormwater runoff and other sources will be minimized, and is ensuring that the appearance of the property and the shore when viewed from the water, will be kept as natural as reasonably possible. Overall, the plans meet the intent of the lakefront review criteria defined in the code.

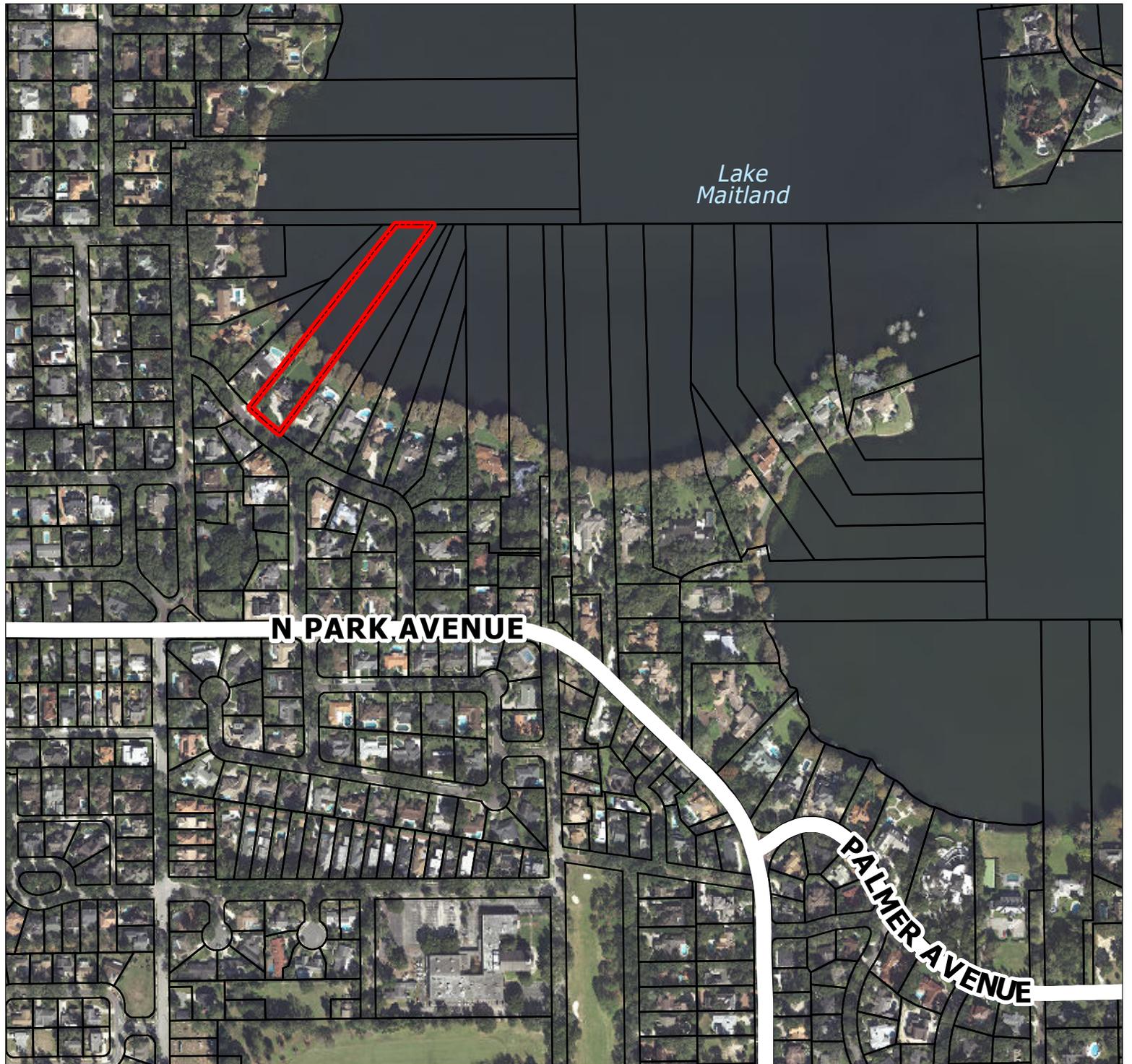
*Staff recommendation is for approval with the requirement to maintain the existing landscape privacy buffer along the side property lines.*



## LOCATION MAP

**1400 Green Cove Road**

City of Winter Park  
Florida



Lake  
Maitland

**N PARK AVENUE**

**PALMER AVENUE**



## LOCATION MAP

**1400 Green Cove Road**

City of Winter Park  
Florida





View of 1316 Green Cove (eastern neighboring property)



View of 1316 Green Cove (eastern neighboring property)



View of 1402 Green Cove (western neighboring property)



View of existing hedge screening along both property lines



1400 GREEN COVE ROAD

WINTER PARK FL, 32789

03.05.2021

LAKEFRONT SITE PLAN REVIEW SUBMITTAL

LAKEFRONT REVIEW:  
 NEW 6,800 SF, TWO STORY RESIDENCE AT  
 1400 GREEN COVE ROAD  
 WINTER PARK, FL 32789

MARCH 5TH, 2021

IMPERVIOUS AREA - 50% ALLOWED

TOTAL PROPERTY BOUNDARY AREA: 31,549 SF  
 ALLOWABLE:  $31,549/2 = 15,775$  SF

PPROPOSED:  
 HOUSE: 4,077 SF  
 GARAGES: 1,227 SF  
 DRIVEWAY: 3,691 SF  
 FRONT STOOP: 332 SF  
 REAR STOOP: 230 SF  
 POOL: 624 SF  
 PLANTER WALLS:  
 GARDEN WALLS:  
 EXTERIOR DECKING AND STAIRS: 3,242 SF

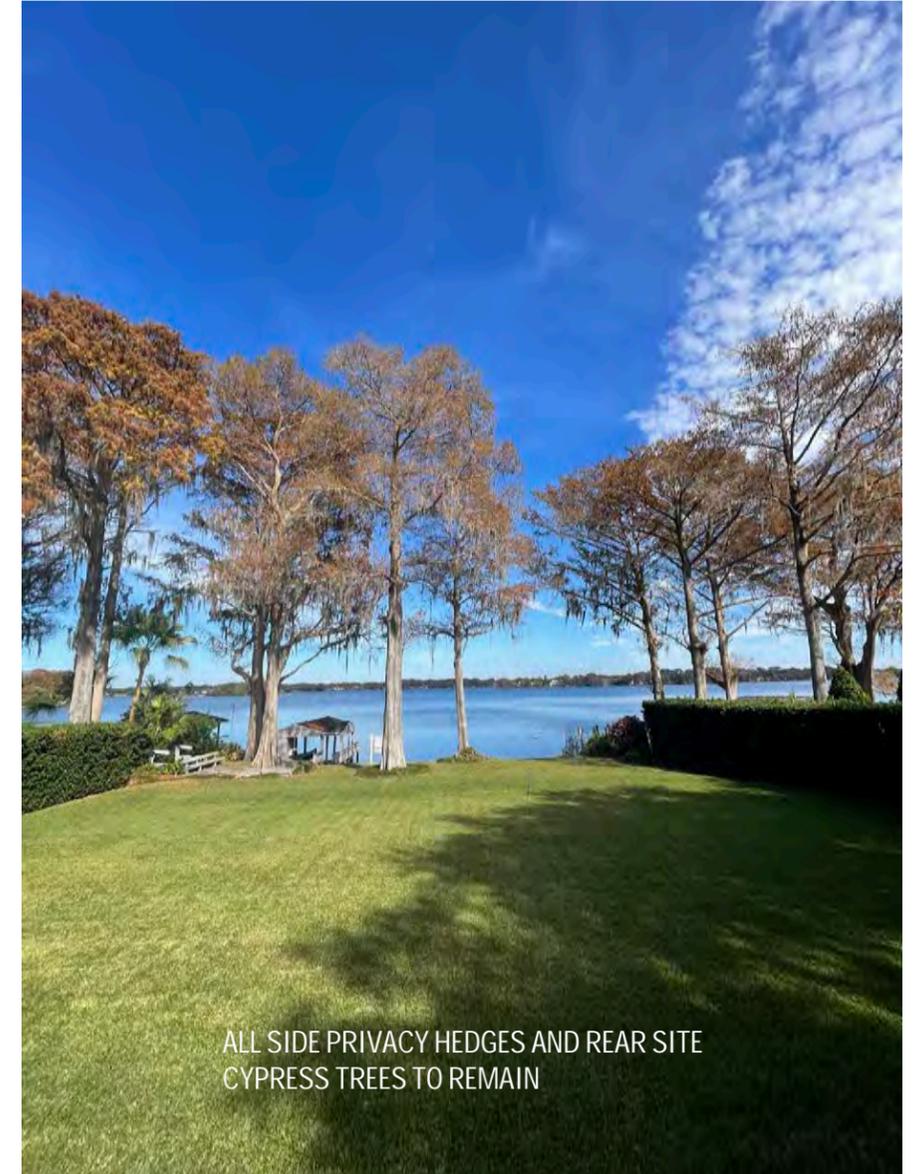
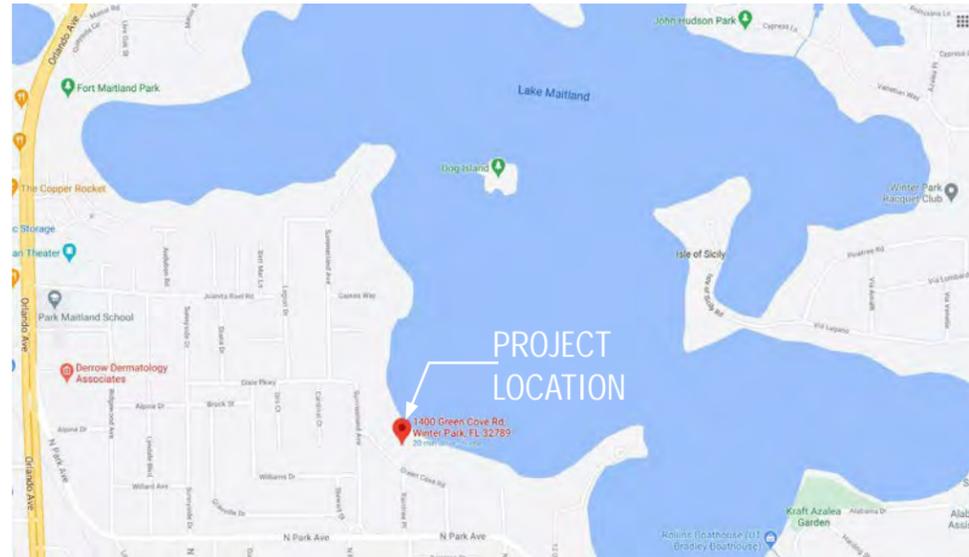
TOTAL IMPERVIOUS AREA: 13,423 SF

F.A.R.: 33% ALLOWED. UP TO 38% WITH INCREASES TO SETBACKS PERMITTED.

TOTAL PROPERTY BOUNDARY AREA: 31,549 SF  
 ALLOWABLE:  $31,549 \times .33 = 10,411$  SF

PPROPOSED:  
 1ST FLOOR LIVING: 4,077 SF  
 2ND FLOOR LIVING: 2,832 SF  
 GARAGES: 1,227 SF  
 CABANA: 340 SF  
 COVERED PORCH ENTRY: 333 SF  
 COVERED REAR OUTDOOR LIVING 1ST: 292 SF  
 COVERED REAR OUTDOOR LIVING 2ND: 368 SF

TOTAL: 9,469 SF











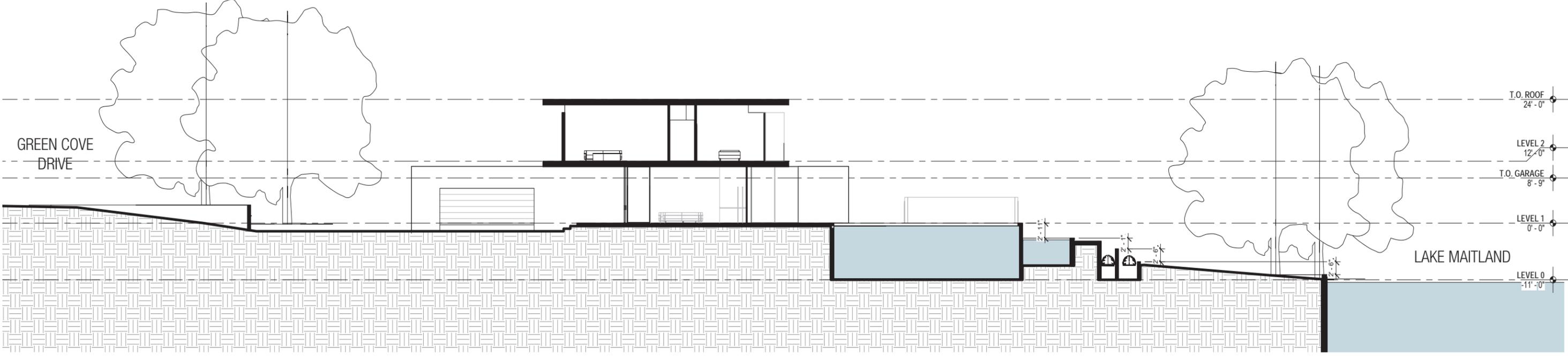
LEE RESIDENCE  
RENDERED SITE PLAN

GREEN COVE  
DRIVE

LAKE MAITLAND



LEE RESIDENCE  
SITE SECTION A



LEE RESIDENCE  
PERSPECTIVE FROM POOL



LEE RESIDENCE  
PERSPECTIVE FROM DECK



LEE RESIDENCE  
PERSPECTIVE FROM LAKE



LEE RESIDENCE  
PERSPECTIVE FROM LAKE



LEE RESIDENCE  
PERSPECTIVE FROM LAKE



LEE RESIDENCE  
WEST ELEVATION B - PRIVACY HEDGES AND LANDSCAPE NOT SHOWN FOR CLARITY



LEE RESIDENCE  
EAST ELEVATION A - PRIVACY HEDGES AND LANDSCAPE NOT SHOWN FOR CLARITY



LEE RESIDENCE  
EAST ELEVATION B - PRIVACY HEDGES AND LANDSCAPE NOT SHOWN FOR CLARITY



LEE RESIDENCE  
WEST ELEVATION A - PRIVACY HEDGES AND LANDSCAPE NOT SHOWN FOR CLARITY



LEE RESIDENCE  
WEST ELEVATION B - PRIVACY HEDGES AND LANDSCAPE NOT SHOWN FOR CLARITY



## Planning & Zoning Board Staff Report for April 6, 2021 Meeting

SPR #21-06. Request of Jonathan Cole for: Approval to construct a new, two-story, 6,303 square foot, single-family home located at 721 Virginia Drive on Lake Virginia, zoned R-1AAA.

### Background

Jonathan Cole (owner) is requesting approval to construct a new, two-story, 6,303 square-foot, single-family home at 721 Virginia Drive, on Lake Virginia, zoned R-1AAA. This property is 19,318 square feet in size and adjacent to neighboring homes at 681 and 741 Virginia Drive. Below is a table summarizing this request in comparison to the R-1AAA zoning/lakefront lot requirements.

**Table 1:**

	<b>R-1AAA/Lakefront Lot Requirements</b>	<b>Proposed</b>
<b>Floor Area Ratio</b>	Max 33%	6,303 square feet/33%
<b>Impervious Lot Coverage</b>	Max 50%	7,945 sq. ft./41.8%
<b>Lakefront Setback</b>	112 avg./50 ft. min.	81 feet

### Lakefront Lot Review Criteria:

**Tree Preservation**      There are no trees on this lot.

### **View from the Lake**

This lot has a fairly steep similar topographic condition to other homes that the P&Z Board has seen on this same south shore of Lake Virginia at 315, 405 and 531 Virginia Drive. The design difference with this request is that the applicant has placed steps within the interior of the house and then out to the swimming pool level to work with the grade or slope of the property. As a result, this swimming pool deck height and negative edge pool is four feet above the existing grade on the lakeside of the new home which is well within our City tolerances and also matches the height of the adjacent neighbor's pool deck to the east at 741 Virginia Avenue. There also is landscaping along the sides that provides screening of the swimming pool area for the houses on both sides.

### **View of Neighbors**

Another purpose of this review is to ensure that the views of the lake from adjoining properties will not be "unduly impaired". From the staff's calculations, the average lakefront setback of the adjoining homes within 200 feet is 112 feet. The home to the east at 741 Virginia Drive is setback

104 feet from the lake and the home to the west at 681 Virginia Drive is setback 124 feet. This proposed house is setback 81 feet from the lake and the swimming pool at 50 feet.

The two homes on either side of this lot have about 4,300 sq. ft of living area and are 45 feet deep. It is not possible to build a new home on this property of 6,300 sq. ft. in size and not exceed 45 feet of house depth. Thus, as with virtually all new homes reviewed by P&Z, which are typically closer to the lake than the neighboring homes just by virtue of being larger.

The neighboring home to the east (Randolph's) has sent an emails (attached) expressing concerns about their loss of lake view. The average lakefront setback is a guide to "unduly impaired". It is not a variance to build closer to the lake. It is a judgement call by the P&Z Board if closer to the lake results in causing something that "unduly impairs" the lake view. The Code does not say that the City must 'preserve' all 180 degrees of one's lake views. No one is guaranteed the identical lake view. In this case, the new home extends to the end of the neighbor's pool decks. The pool extension beyond that point (at ground level) does not impair views. The applicant is open to adding a dense bamboo screen where the home will be located so that the neighbors will look at bamboo versus structure. Staff has asked the applicant to consider moving the home into the front setback, closer to the street.

As the P&Z Board has discussed, the irony of these reviews to protect lake views is that property owners are free to do whatever plantings of landscaping (trees/bamboo) that impacts and hides lake views as much as a home. When the P&Z Board reviewed the contentious debate on lake views at 1202/1204 N. park Avenue, one of the conditions of approval was to preclude the planting of trees/bamboo to further impact the neighbor's lake views.

## **Stormwater Retention**

The code requires retention of stormwater. The applicant is proposing a swale retention area along the lakefront (as they have ample land to accomplish this). This lot sits about 12-18 inches below the two neighboring lots and there are retaining walls on both property lines. The home will be stem wall construction so storm water flow in the side swales will be lower than the neighbor's yards, as a result, no water can flow up over those retaining walls. These side setback swales will convey the runoff down to the lakefront swale.

## **Summary**

The applicant and design team have designed the interior grade transition with steps inside the home to avoid the typical issue of the pool deck height. Storm water runoff cannot flow onto the neighbor's lots due to the grade situation. Privacy landscaping will be maintained and can be enhanced to address any neighbor concerns. This determination of "unduely impair" a lake view is a judgement call by P&Z.

*Staff recommendation is for approval with the requirement to enhance the landscape privacy buffer with bamboo along the side property lines for the length of house structure but preclude and prohibit the planting of any landscaping expected to grow higher than six feet in height.*



Neighboring property to the east at 741 Virginia Drive.



Neighboring property to the west at 681 Virginia Drive

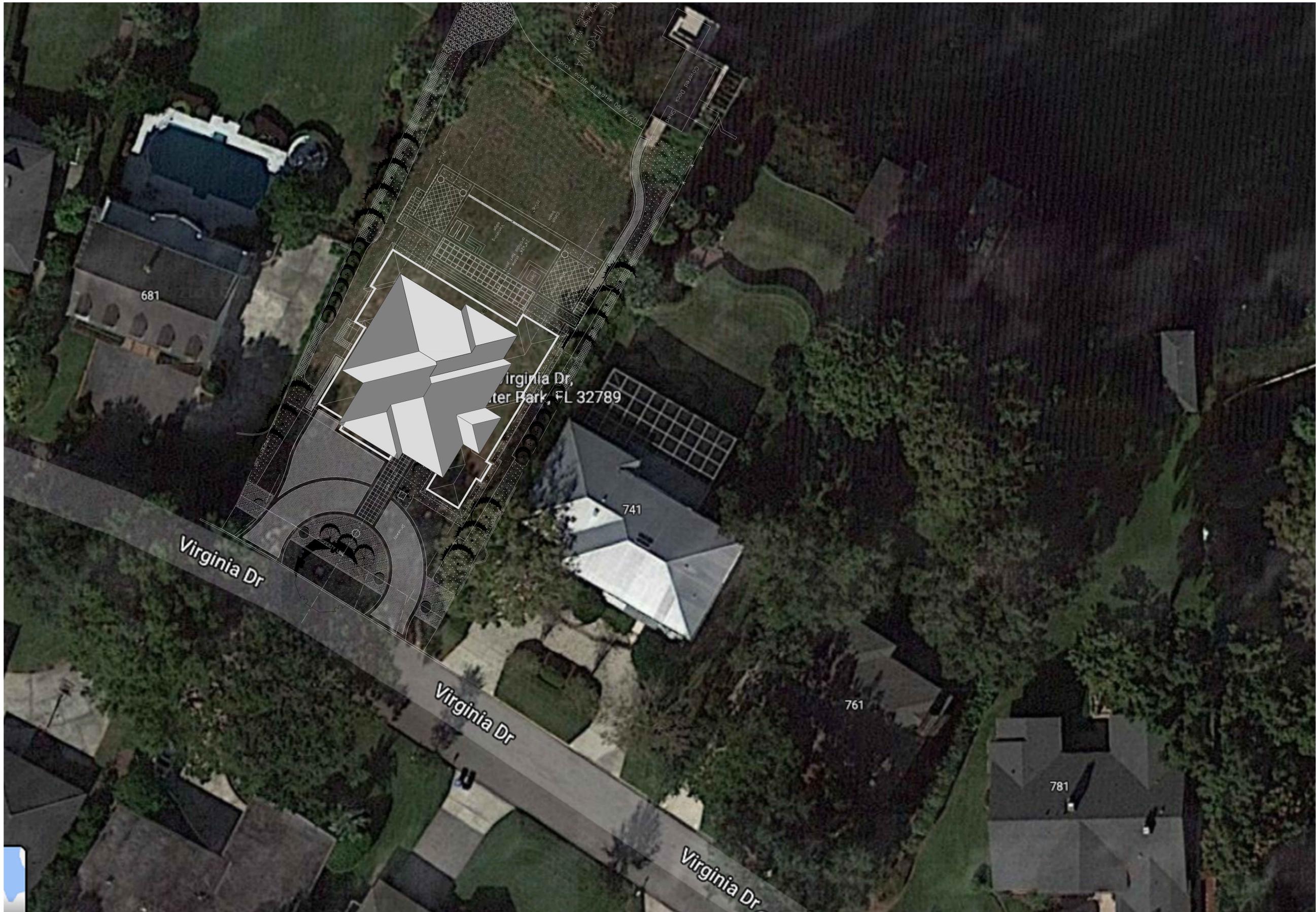


-  Florida Turnpike
-  Interstate 4
-  Toll Road
-  Major Roads
-  Public Roads
-  Gated Roads
-  Road Under Construction
-  Proposed Road
-  US Road
-  State Road
-  County Road
-  One Way
-  Brick Road
-  Proposed SunRail
-  Block Line
-  Lot Line
-  Residential
-  Agriculture
-  Commercial/Institutional
-  Governmental/Institutional/Misc
-  Commercial/Industrial Vacant Land
-  Hydro
-  Waste Land
-  Agricultural Curtilage
-  County Boundary
-  Parks
-  Golf Course
-  Lakes and Rivers
-  Block Number
-  Lot Number
-  Parcel Number
-  Parcel Address
-  Parcel Dimension



This map is for reference only and is not a survey.

Created: 3/15/2021



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**PROPOSED NEW HOME BY ZERO LATITUDE**  
**721 VIRGINIA DRIVE**  
**WINTER PARK**  
**FLORIDA 32789**



REVISIONS	DATE
Out to trusses	
Date	09/30/2020
Project #	
Drawn by	JS
Checked by	JGH
Total sheets	of



# PROPOSED NEW HOME BY ZERO LATITUDE

## 721 VIRGINIA DRIVE

### WINTER PARK

### FLORIDA 32789



**1**  
A1 **FRONT ELEVATION**  
SCALE 1/4" = 1'

SHEET INDEX	GENERAL NOTES		LEGAL DESCRIPTION	DESIGN PROFESSIONALS																																																
01- COVER SHEET & FRONT ELEVATION 02- SITE PLAN- 03- FOUNDATION PLAN, PLUMBING. 04- DIMENSIONED FIRST FLOOR/LINTEL 05- DETAILED FIRST FLOOR 06- DIMENSIONED SECOND FLOOR 07- DETAILED SECOND FLOOR 08- ELEVATIONS 09- ELEVATIONS 10- SECTIONS 11- ROOF PLAN 12- TRUSSES 1ST FLOOR 13- TRUSSES 2ND FLOOR E1- ELECTRICAL FIRST FLOOR E2- ELECTRICAL SECOND FLOOR  SEE STRUCTURAL INDEX	1. DO NOT SCALE THESE DRAWINGS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS AND THE BUILDING POSITION WITHIN THE SETBACK LINES PRIOR TO COMMENCING CONSTRUCTION. 2. FOR REFERENCE, ELEVATIONS SHOWN HEREFTER ARE BASED ON + EL.0'-0". = BUILDING FIRST FL. FINISH FLOOR SLAB 3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. ALL EXISTING CONDITIONS ARE NOT NECESSARILY SHOWN HEREON. 4. ALL TRADES SHALL BE RESPONSIBLE TO READ ALL DETAILS AND SPECIFICATIONS, AND PLANS- ARCHITECTURAL AND MECHANICAL FOR PROPER COORDINATION. IF ANY CONFLICTS EXIST, THAT TRADE SHALL NOTIFY THE CONTRACTOR OF THE SAME, PRIOR TO CONSTRUCTION. 5. CONTRACTOR SHALL DIRECT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION, AND CONTRACTOR SHALL BE RESPONSIBLE FOR WORK WHICH PROCEEDS WITHOUT DUE COURSE AND COORDINATION.	<table border="1" style="margin: auto;"> <tr> <td><b>TOTAL AREA LOT</b></td> <td><b>19.318</b></td> <td><b>SF</b></td> </tr> <tr> <td><b>FIRST FLOOR AC</b></td> <td><b>3.110</b></td> <td><b>SF</b></td> </tr> <tr> <td><b>SECOND FLOOR AC</b></td> <td><b>2.142</b></td> <td><b>SF</b></td> </tr> <tr> <td><b>GARAGES</b></td> <td><b>755</b></td> <td><b>SF</b></td> </tr> <tr> <td><b>SECOND FLOOR OPEN</b></td> <td><b>296</b></td> <td><b>SF</b></td> </tr> <tr> <td><b>TOTAL FAR USED</b></td> <td><b>6.303</b></td> <td><b>SF</b></td> </tr> <tr> <td colspan="3" style="text-align: center;"> <b>F.A.R= 32.62% &lt; 33%</b>  <b>6.303 SF &lt; 6.375 SF</b> </td> </tr> </table>	<b>TOTAL AREA LOT</b>	<b>19.318</b>	<b>SF</b>	<b>FIRST FLOOR AC</b>	<b>3.110</b>	<b>SF</b>	<b>SECOND FLOOR AC</b>	<b>2.142</b>	<b>SF</b>	<b>GARAGES</b>	<b>755</b>	<b>SF</b>	<b>SECOND FLOOR OPEN</b>	<b>296</b>	<b>SF</b>	<b>TOTAL FAR USED</b>	<b>6.303</b>	<b>SF</b>	<b>F.A.R= 32.62% &lt; 33%</b> <b>6.303 SF &lt; 6.375 SF</b>			SINGLE FAMILY RESIDENCE APPLICABLE CODES: 2020 FLORIDA BUILDING CODE RESIDENTIAL, 7TH EDITION 2017 NEC  <b>BUILDING DATA</b> <table style="width: 100%;"> <tr> <td><b>FIRST FLOOR AREA</b></td> <td><b>3.110</b></td> <td><b>SF</b></td> </tr> <tr> <td><b>SECOND FLOOR AREA</b></td> <td><b>2.142</b></td> <td><b>SF</b></td> </tr> <tr> <td><b>TOTAL AC AREA</b></td> <td><b>5.252</b></td> <td><b>SF</b></td> </tr> </table> <table style="width: 100%;"> <tr> <td><b>ENTRY</b></td> <td><b>43</b></td> <td><b>SF</b></td> </tr> <tr> <td><b>GARAGE</b></td> <td><b>778</b></td> <td><b>SF</b></td> </tr> <tr> <td><b>LANAI</b></td> <td><b>590</b></td> <td><b>SF</b></td> </tr> <tr> <td><b>BALCONY</b></td> <td><b>296</b></td> <td><b>SF</b></td> </tr> </table> <table style="width: 100%;"> <tr> <td><b>TOTAL OTHER AREAS</b></td> <td><b>1.707</b></td> <td><b>SF</b></td> </tr> <tr> <td><b>TOTAL BUILD</b></td> <td><b>6.959</b></td> <td><b>SF</b></td> </tr> </table>	<b>FIRST FLOOR AREA</b>	<b>3.110</b>	<b>SF</b>	<b>SECOND FLOOR AREA</b>	<b>2.142</b>	<b>SF</b>	<b>TOTAL AC AREA</b>	<b>5.252</b>	<b>SF</b>	<b>ENTRY</b>	<b>43</b>	<b>SF</b>	<b>GARAGE</b>	<b>778</b>	<b>SF</b>	<b>LANAI</b>	<b>590</b>	<b>SF</b>	<b>BALCONY</b>	<b>296</b>	<b>SF</b>	<b>TOTAL OTHER AREAS</b>	<b>1.707</b>	<b>SF</b>	<b>TOTAL BUILD</b>	<b>6.959</b>	<b>SF</b>	<b>DESIGN PROFESSIONALS</b>  RESIDENTIAL DESIGNER: ZERO LATITUDE 210 SOUTH PARK AV., SANFORD, FL 32771 (239) 682-2210  GENERAL CONTRACTOR:  TRUSS DESIGN: Trusswood Roof & Floor Trusses 3620 Bobbi Lane P.O. Box 5366 Titusville, FL 32783-5366 (321) 383-0366  ENGINEERING: ALBA ENGINEERING P.O. BOX 547774 ORLANDO, FL 32854 (407) 421-4866 DANIEL SOUTER, P.E. FL PE #63901
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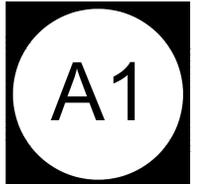
**PROPOSED NEW HOME BY ZERO LATITUDE**  
**721 VIRGINIA DRIVE**  
**WINTER PARK**  
**FLORIDA 32789**

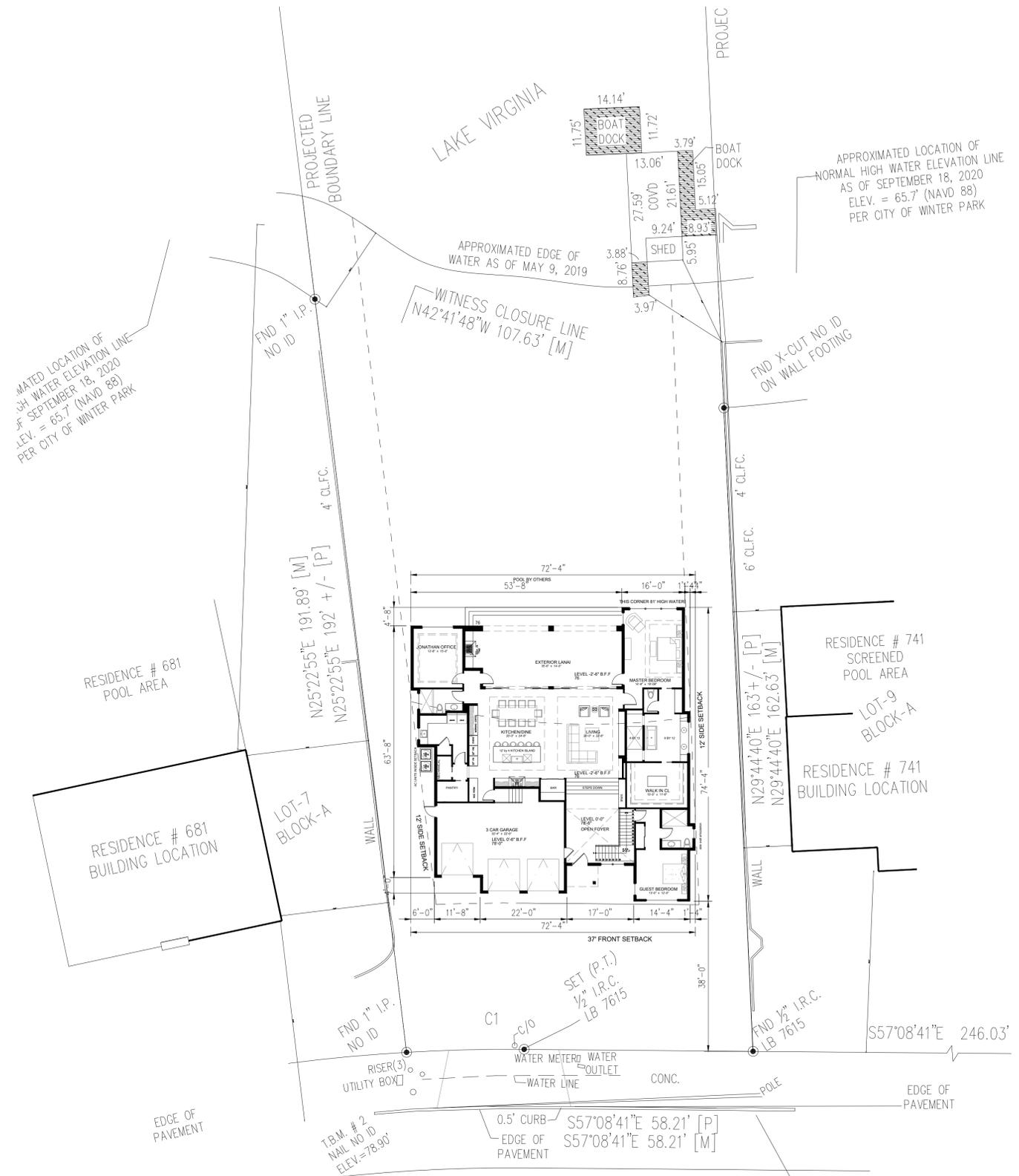


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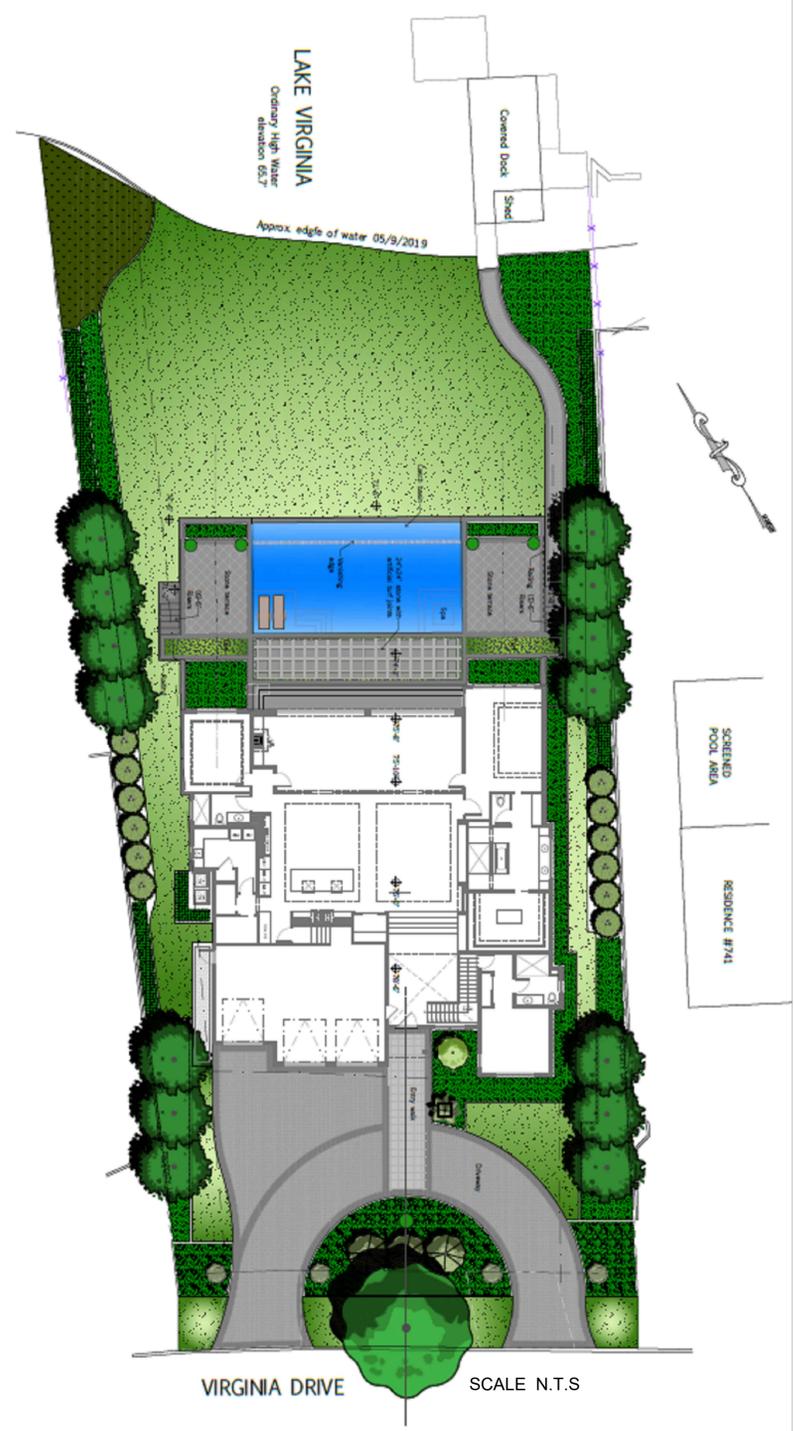




**VIRGINIA DRIVE**  
 (60.0' R/W PER PLAT)  
 (ASPHALT PAVEMENT)

**1**  
**A2** **SITE PLAN**  
 SCALE 1/16" = 1'

APPROXIMATED LOCATION OF  
 NORMAL HIGH WATER ELEVATION LINE  
 AS OF SEPTEMBER 18, 2020  
 ELEV. = 65.7' (NAVD 88)  
 PER CITY OF WINTER PARK



VIRGINIA DRIVE SCALE N.T.S.

**AREA SUMMARY**

TOTAL LOT AREA	100%	18,993 SQ FT
DRIVEWAY, WALKS, AND WALLS		1,191 SQ FT
POOL AND POOL DECK		2,269 SQ FT
AREA 1ST FLOOR		4,485 SQ FT
TOTAL IMPERVIOUS FT	41.8%	7,945 SQ FT
TOTAL PERVIOUS	58.2%	11,048 SQ FT

**THIS IS NOT A SURVEY**  
 THIS IS NOT A SURVEY SITE PLAN BASED ON BOUNDARY SURVEY BASED ON OCCUPATION AND MONUMENTATION.

**Site Plan Notes**  
 This is not a survey. Zero Latitude Inc. assumes no responsibility for its accuracy. The Owner and Contractor are totally responsible for placing the building on the property.  
 Pool Design and location, if shown, are only suggested.  
 Landscaping design by others.  
 Zero Latitude Inc. assumes no responsibility for septic design or location. Septic, if shown, on plan is per builder or owner requirements. Septic systems are to be designed and located per Dept. of Health requirements or as per governing codes.

**Site Plan**  
 1/16"=1'-0"

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**PROPOSED NEW HOME BY ZERO LATITUDE**  
**721 VIRGINIA DRIVE**  
**WINTER PARK**  
**FLORIDA 32789**



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1 FIRST FLOOR PLAN  
A4 SCALE 1/4" = 1'

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**721 VIRGINIA DRIVE**  
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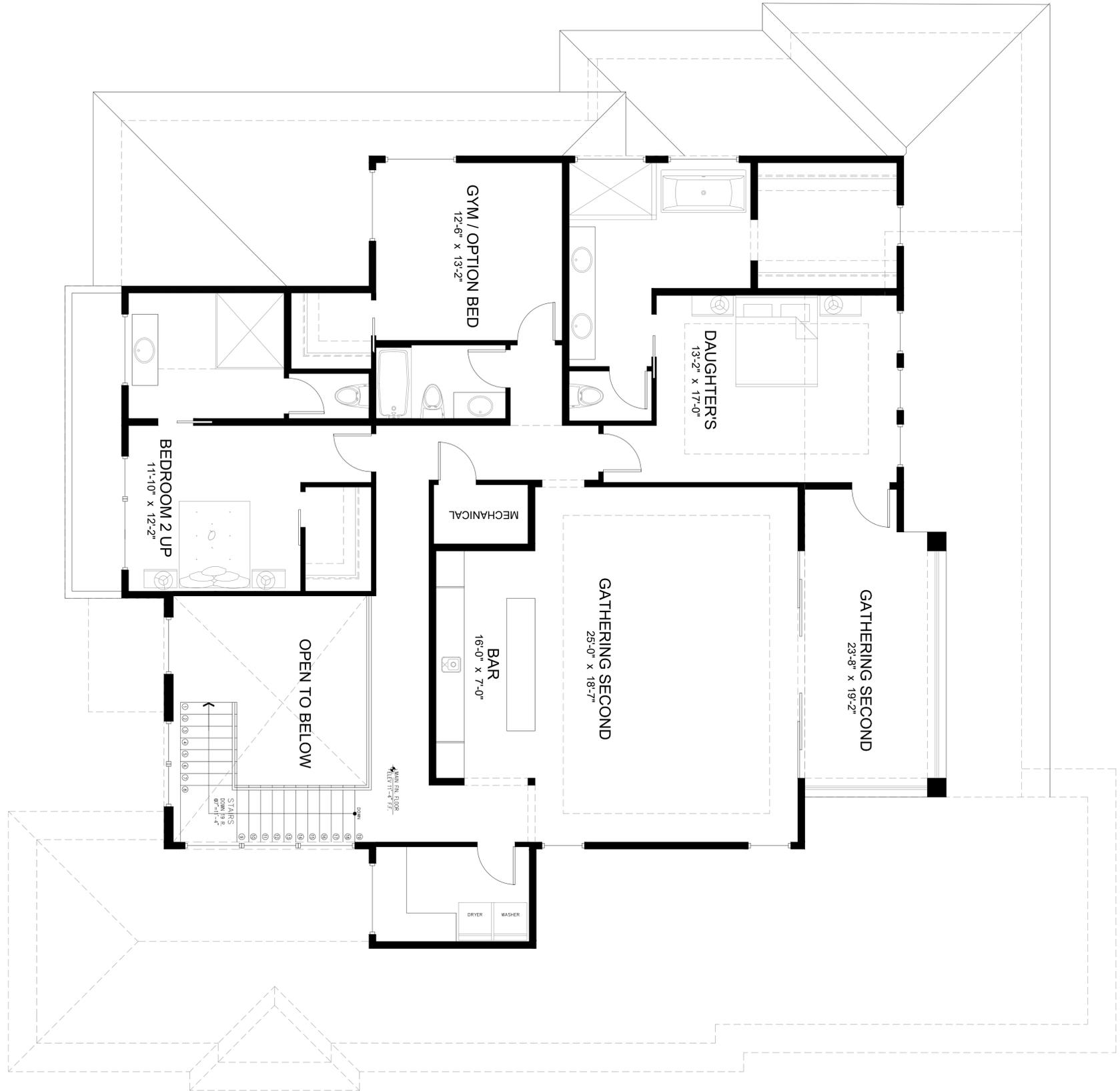


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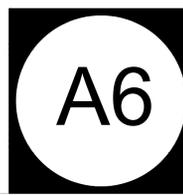
1 SECOND FLOOR PLAN  
A6 SCALE 1/4" = 1'

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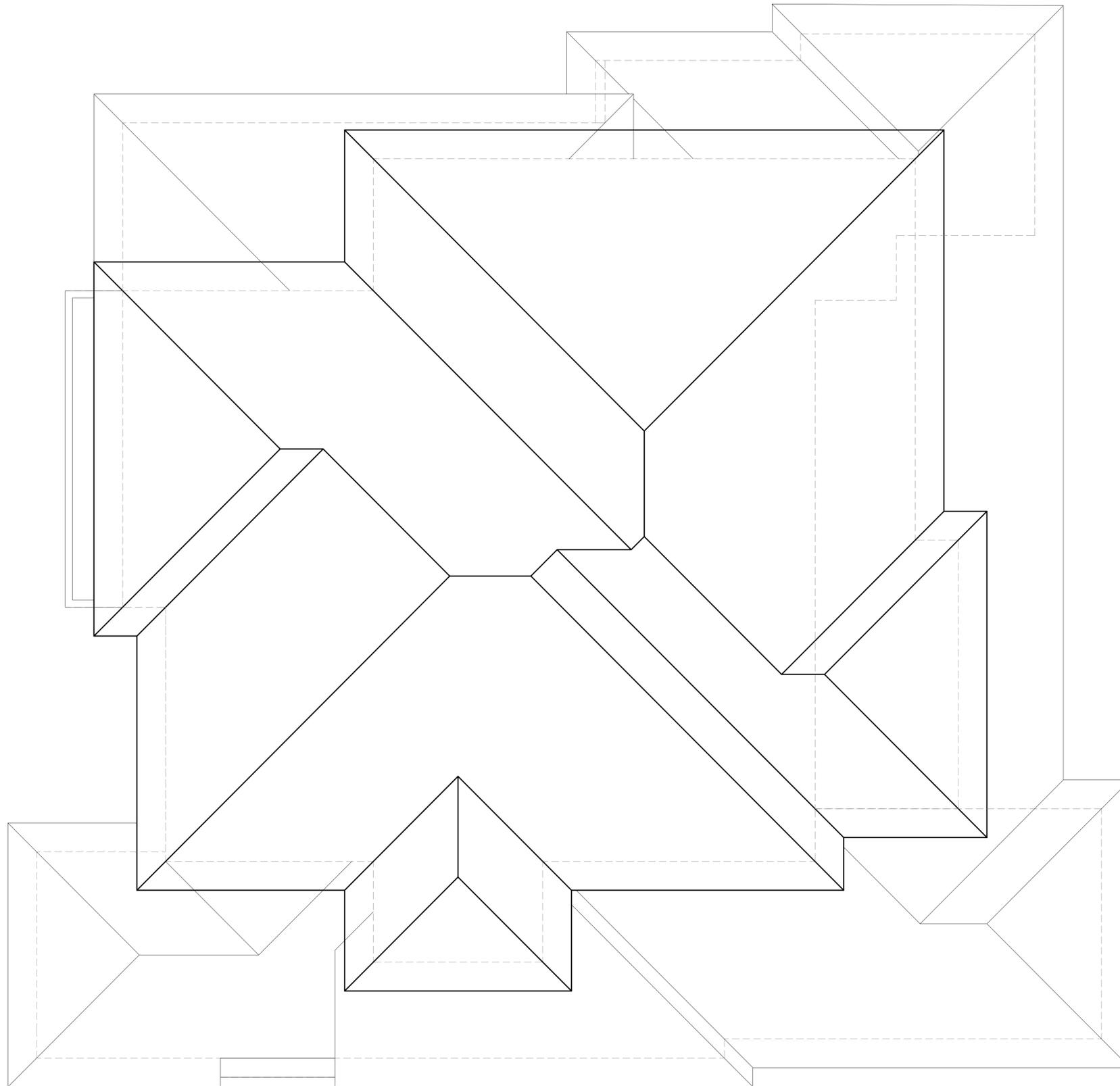


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1 ROOF PLAN  
 A9 SCALE 1/4" = 1'

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**PROPOSED NEW HOME BY ZERO LATITUDE  
 721 VIRGINIA DRIVE  
 WINTER PARK  
 FLORIDA 32789**



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**A9**



Revisions	
Date	By

The Cole Residence  
Grading and Drainage Plan  
721 Virginia Drive, Winter Park, FL

03/08/2021

Date

1/8" = 1'-0"

Scale

S. REDMON

Designed By

B. GRAHAM

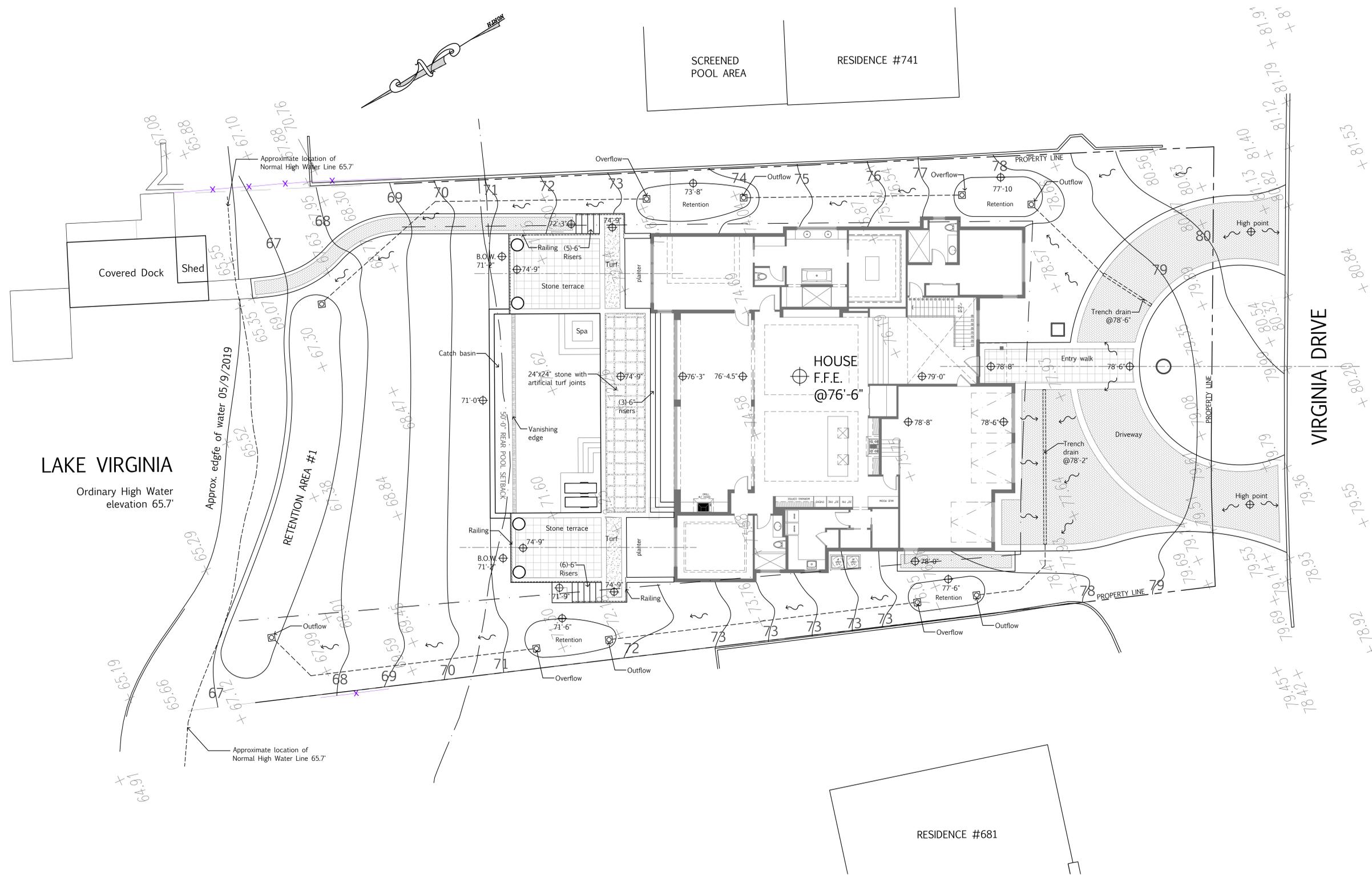
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Sheet

**LA-1**

Of 1 Sheets



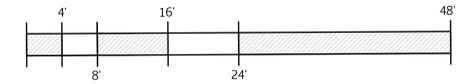
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TOTAL IMPERVIOUS	41.8%	7,945 SQ FT
TOTAL PERVIOUS	58.2%	11,048 SQ FT

**STORMWATER RETENTION CALCULATIONS:**

FRONT Retention Breakdown  
1" (.083) x 7,945 sq. ft. (impervious area) =  
659 cu. ft. required retention

Retention area #1 =  
769 sq.ft. @ 11" (.916') = 704 cu.ft.  
  
= 704 TOTAL CU. FT. PROVIDED



Graphic Scale  
1/8" = 1'-0"

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**From:** [Jeffrey Briggs](#)  
**To:** [Jeffrey Briggs](#)  
**Subject:** RE: [External] 721 Virginia Drive  
**Date:** Tuesday, March 23, 2021 9:58:47 AM

---

**From:** JOHN RANDOLPH <jcrando@icloud.com>  
**Sent:** Monday, March 22, 2021 11:36 AM  
**To:** Jeffrey Briggs <Jbriggs@cityofwinterpark.org>  
**Subject:** [External] 721 Virginia Drive

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Hi Jeff,

Hopefully this will give you and Johnathan an idea of how our lot and home is situated and how we currently look across the lake well over 180 degrees. We only have a cove to the right. Our main view is the wide water to the left. The new home will block our view to the left of the oak tree regardless but in addition it will take out a large chunk of the view to the right as well.

Thank you,  
Michelle Randolph





Sent from my iPhone

## Planning & Zoning Board Staff Report for April 6, 2021 Meeting

SPR #21-07. Request of Norma Desmond Properties LLC for: Approval to construct a new, two-story, 16,531 square foot, single-family home located at 570 Seminole Drive on Lake Virginia, zoned R-1AAA.

### Background

Norma Desmond Properties (owner) is requesting approval to construct a new, two-story, 16,531 square-foot, single-family home at 570 Seminole Drive, on Lake Osceola, zoned R-1AAA. This property is 72,509 square feet in size (1.67 acres) and adjacent to neighboring homes at 600 Seminole Drive to the north and 802 Georgia Avenue to the south. Below is a table summarizing this request in comparison to the R-1AAA zoning/lakefront lot requirements.

**Table 1:**

	<b>R-1AAA/Lakefront Lot Requirements</b>	<b>Proposed</b>
<b>Floor Area Ratio</b>	Max 33%	16,531 square feet/22.8%
<b>Impervious Lot Coverage</b>	Max 50%	20,335 sq. ft./28%
<b>Lakefront Setback</b>	137 avg./50 ft. min.	135 feet

### Lakefront Lot Review Criteria:

#### Tree Preservation

There are many trees on this lot which fortunately are located in the side setback areas near the property lines and along the lakefront. There are also some nice trees where the front entry drive is planned and that has been located to minimize the impact on those trees so that they can be preserved. Depending on how you count a tree cluster there are 17-20 existing trees being preserved. Only one tree is being removed.

#### View from the Lake

This lot has a fairly steep grade drop of seven feet throughout the length of the house. The pool deck height at elevation 80, is an average of five feet above the existing grade. The plans show adjusting that grade (adding fill) on the lakeside of the swimming pool deck to lower that visible retaining wall height. The major reason for the scrutiny of this aspect is the privacy protections amongst neighbors with elevated swimming pool activity decks. The property line to the south is densely landscaped. The property line to the north is wide open. While the setback distance (30-

40 feet) to the neighboring homes is significant, there needs to be a privacy landscape screen added along the north property line for the length of the new home and pool.

## **View of Neighbors**

Another purpose of this review is to ensure that the views of the lake from adjoining properties will not be unduly impaired. The average lakefront setback of the two adjoining homes is 137 feet. The home to the north at 600 Seminole Drive is setback 124 feet and the home to the south is setback 150 feet from the lake.

The house is setback 135 feet from the lake, which is generally right in line with the neighboring homes. But the numbers are deceiving because of the angle of the shoreline. The home to the north is actually closer to the lake at the same relative setback given the curve of the shoreline. The pool cabana building is at 115 feet then seems closer to the lake but is not. However, again a landscape screen to buffer the proximity and view of the cabana building is needed. The landscape architect suggests flexibility with Bamboo, Magnolias, Weeping Podocarpus Trees or similar size screening material being the materials to accomplish that goal. The swimming pool deck matches up well with the location of the neighbor's pools and again the existing landscaping screening on the south side provides total privacy amongst those properties.

## **Stormwater Retention**

The code requires retention of stormwater. The amount of impervious surface on the lot determines the depth/size of the retention needed. The applicant is proposing a swale retention area along the lakefront (as they have ample land to accomplish this). As you can see there are ample areas for storm water retention as 72% of this lot is open green area. The runoff from the front driveway and circular motor court and garages can be retained up in the front of the lot. The 30-40 foot side setbacks provide a good deal of area for swale conveyance of the runoff from the home down to the lakefront swale.

## **Summary**

This is a very large home on a very large property. This allows the home to comfortably fit on the site without much proximity or impact upon the neighboring homes while keeping 72% of the site as green open space. Virtually every tree (17-20 trees) is being preserved. The issue with the pool deck being too high given the grade drop, is mitigated by the separations shown. Privacy landscaping will be maintained on the south but needs to be added to the north. The runoff cannot flow onto the neighbor's lots due to the grade situation.

*Staff recommendation is for approval with the requirement to maintain the landscape privacy buffer along the south side property line and to add a substantial landscape screen along the north property line consisting of Bamboo, Magnolias, Weeping Podocarpus Trees or similar size screening materials, but only for the length the home and pool deck.*



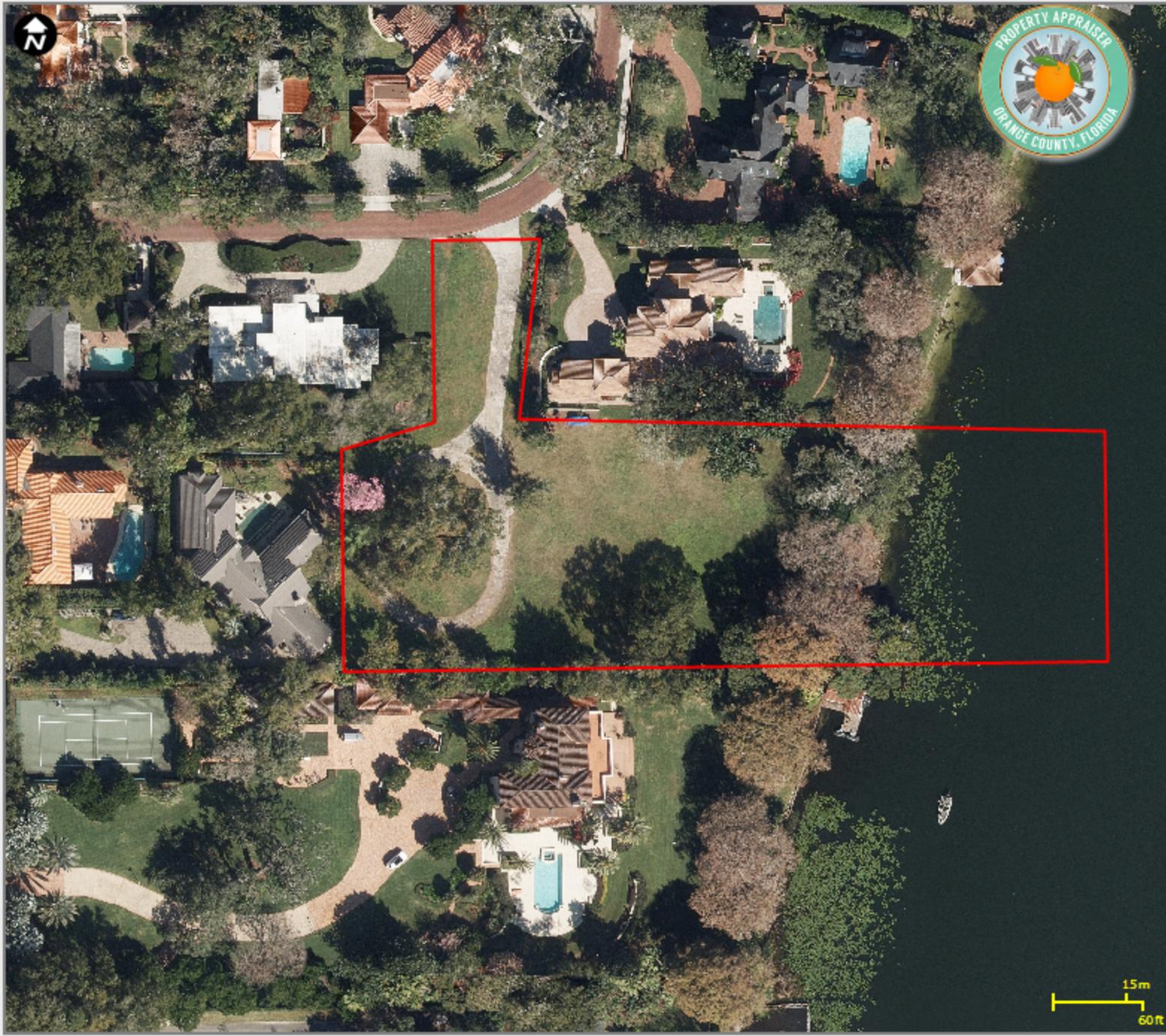
Property to the north at 600 Seminole Drive



Property to the south at 800 Georgia Avenue



-  Florida Turnpike
-  Interstate 4
-  Toll Road
-  Major Roads
-  Public Roads
-  Gated Roads
-  Road Under Construction
-  Proposed Road
-  US Road
-  State Road
-  County Road
-  One Way
-  Brick Road
-  Proposed SunRail
-  Block Line
-  Lot Line
-  Residential
-  Agriculture
-  Commercial/  
Institutional
-  Governmental/  
Institutional/Misc
-  Commercial/  
Industrial Vacant  
Land
-  Hydro
-  Waste Land
-  Agricultural  
Curtilage
-  County Boundary
-  Parks
-  Golf Course
-  Lakes and Rivers
-  Block Number
-  Lot Number
-  Parcel Number
-  Parcel Address
-  Parcel Dimension



This map is for reference only and is not a survey.

Created: 3/15/2021

FLORIDA BUILDING CODE, 2020 7TH EDITION; NFPA 70A-02 AND NATIONAL ELECTRICAL CODES BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACT 318-11); SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS (ACT 301-02); BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACT 330-02); NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2005 EDITION; WOOD FRAMED CONSTRUCTION MANUAL, 2005 EDITION; APA PLYWOOD DESIGN SPECIFICATION MINIMUM DESIGN LOADS FOR BUILDINGS, ASCE 7-16

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 2. RISK CATEGORY 2  
 CONSTRUCTION TYPE = SINGLE FAMILY RESIDENCE (V)  
 3. WIND EXPOSURE = CATEGORY C  
 4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS .18 AND HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40

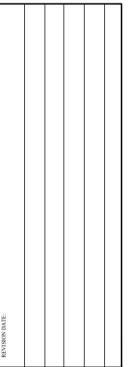


FRONT ELEVATION

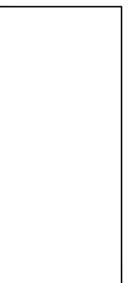
# The Desmond Residence

## 570 Seminole Dr. Winter Park, Fl.

ABBREVIATIONS				REFERENCE SYMBOLS		INDEX OF DRAWINGS	
A.B. Anchor Bolt	D.V. Dryer Vent	Lav. Lavatory	Req'd. Required		2x FRAME WALL	A1 COVER / INDEX SHEET	E1
Abv. Above	D.W. Dishwasher	L.F. Linear Ft.	Rm. Room		2x FRAME WALL WITH INSULATION	A2 SITE PLAN	E2
A/C Air-Conditioner	Ea. Each	L.T. Laundry Tub	Rad. Round		2x BEARING WALL WITH STUDS AT 16" O.C.	A3 FIRST FLOOR PLAN	
Adj. Adjustable	E.W. Each Way	Mas. Masonry	R/SH Rod and Shelf		CONCRETE BLOCK WALL	A4 SECOND FLOOR PLAN	
A.F.F. Above Finished Floor	Elec. Electrical	Max. Maximum	SD. Smoke Detector		DOOR DESIGNATION	A5 ELEVATIONS	
A.H.U. Air Handler Unit	Elev. Elevation	M.C. Medicine Cabinet	S.F. Square Ft.		WINDOW DESIGNATION	A6 ELEVATIONS	
AL.T. Alternate	Ext. Exterior	Mfg. Manufacturer	Sh. Shelves		BUILDING SECTION TAG	A7 ROOF PLAN	
B.C. Base Cabinet	Exp. Expansion	Micro. Microwave	SHT. Sheet		DETAIL LETTER	A8	
B.F. Bifold Door	F.B.C. Florida Bldg. Code	Min. Minimum	S.L. Side Lights		DETAIL LETTER	A9	
Bk Sh Book Shelf	F.G. Fixed Glass	M.L. Microlam	S.P.F. Spruce Pine Fir		DETAIL KEY	A10	
Bm. Beam	Fin. Fin. Flr.	Mir. Mirror	Sq. Square		BUILDING ELEVATION TAG	A11	
BOT. Bottom	F.G. Fixed Glass	Mono. Monolithic	S.Y.P. Southern Yellow Pine				S1
B.P. Bypass door	Flr. Floor	N.T.S. Not to Scale	Temp. Tempered				S2
Brg. Bearing	Flr. Foundation	Opn'g. Opening	Thick. Thickened				S3
Cir. Circle	Flr. Sys. Floor System	Opt. Optional	T.O.B. Top of Block				S4
Cig. Ceiling	Flr. Sys. Floor System	Pc. Piece	T.O.M. Top of Masonry				S5
CJ Control Joint	F.P. Fireplace	Ped. Pedestal	T.O.P. Top of Plate				
Col. Column	F.O.M. Face Of Masonry	Pl. Parallam	Trans. Transom Window				
Comp. A/C Compressor	Foot / Feet	PLF Pounds per linear foot	Typ. Typical				
C.T. Ceramic Tile	FX Fixed	PH. Ht. Plate Height	UCL Under Cabinet Lighting Unless Noted Otherwise				
D Dryer	Galv. Galvanized	PLF Pounds per linear foot	U.N.O. Unless Noted Otherwise				
Dec. Decorative	G.C. General Contractor	PH. Sh. Plant Shelf	V.B. Vanity Base				
Decl. Dedicated Outlet	G.F.I. Ground Fault Interrupter	PSF Pounds per square foot	Vert. Vertical				
Dbl. Double	G.T. Girder Truss	P.T. Pressure Treated	V.L. Versalam				
Dia. Diameter	Hdr. Header	Pwd. Powder Room	V.L. Vent through Roof				
Disp. Disposal	Hgt. Height	Rad. Radius	Washer				
Dist. Distance	HB Hose Bibb	Ref. Refrigerator	W/ Washer				
D.S. Drawer Stack	Int. Interior	Req'd. Required	W/ With				
	K/Wall Kneewall	Rm. Room	W/C Water Closet				
	K.S. Knee Space		W.A. Wedge Anchor				
	Laun. Laundry		Wd Wood				
			WP Water Proof				



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 570 Seminole Drive  
 Winter Park, FL.

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 DATE: 03-05-21

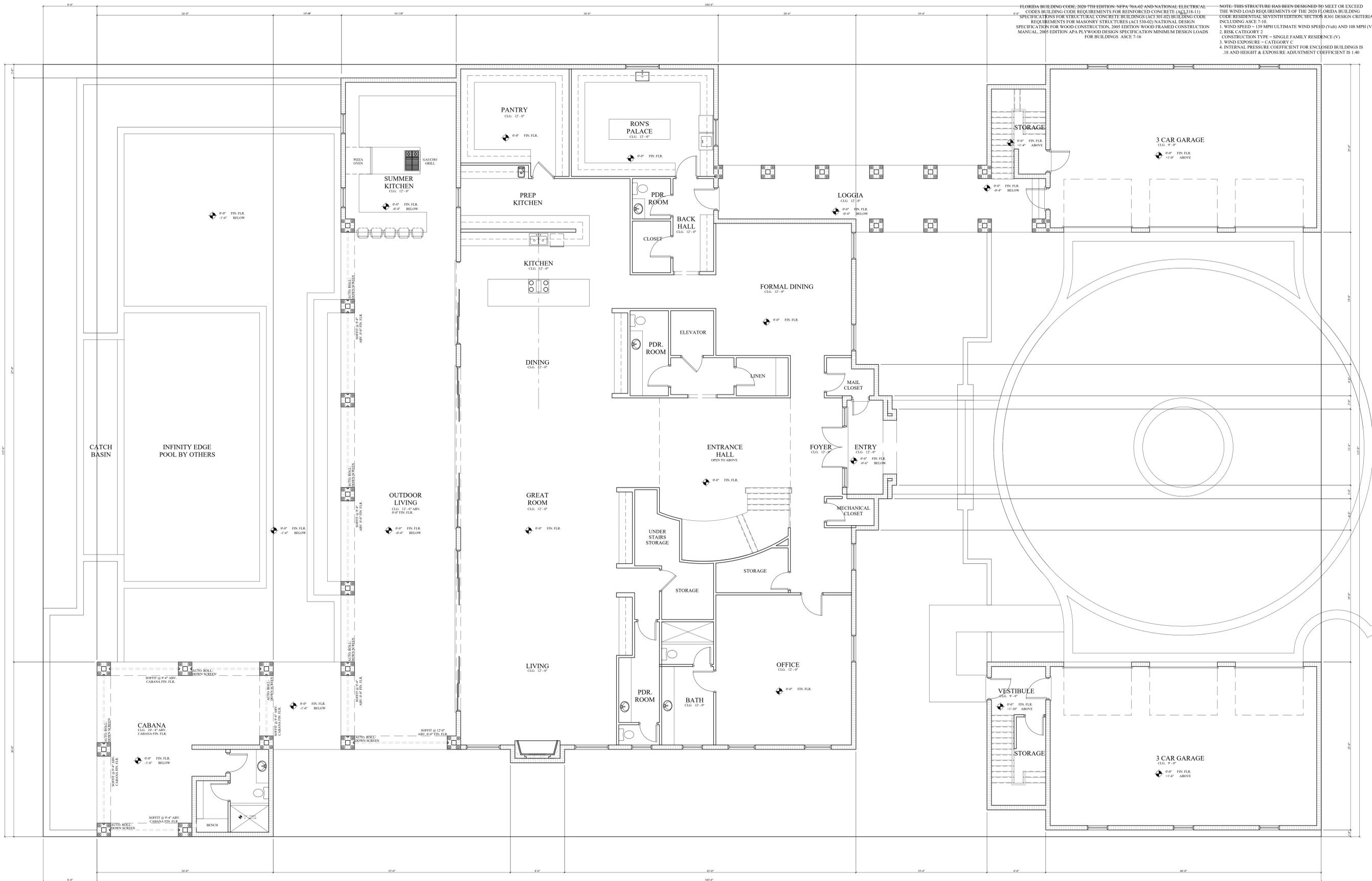
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 Florida No. 51161

**A1**



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 2. RISK CATEGORY 2  
 3. CONSTRUCTION TYPE = SINGLE FAMILY RESIDENCE (IV)  
 4. WIND EXPOSURE = CATEGORY C  
 5. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS .18 AND HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40



**F.A.R. TABULATIONS:**  
 ALL NUMBERS ARE IN SQUARE FEET (SF)

LOT AREA	73,755
ALLOWABLE F.A.R.	24,339 (33.00%)
ACTUAL F.A.R.	16029 (22.00%)
FIRST FLOOR LIVING	5583
SECOND FLOOR LIVING	6536
TOTAL LIVING AREA	12119
GARAGE	2034
ENTRY	EXEMPT
OUTDOOR LIVING	2376 - 500 = 1876
BALCONY	EXEMPT
TOTAL	

DENOTES ENTRY/BALCONY AREA EXEMPT FROM F.A.R. (400 S.F. MAX : 104 S.F. ACTUAL)  
 DENOTES LANAI AREA EXEMPT FROM F.A.R. (500 S.F. MAX : 500 S.F. ACTUAL)

**AREA TABULATIONS:**  
 ALL NUMBERS ARE IN SQUARE FEET (SF)

FIRST FLOOR	5583
SECOND FLOOR	4884
GUEST SUITE	796
EXERCISE ROOM	856
TOTAL A/C AREA	12119
ATTACHED 3-CAR GARAGE	1017
DETACHED 3-CAR GARAGE	1017
ENTRY	104
LOGGIA	425
OUTDOOR LIVING	1700
CABANA	676
TOTAL AREA	17058

**GENERAL NOTES**

- CONTRACTOR IS TO ASCERTAIN THAT ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS AND THAT THE CONSTRUCTION DOCUMENTS ARE IN ACCORDANCE WITH APPLICABLE LAWS, STATUTES, ORDINANCES, CODES, RULES, AND REGULATIONS. IF THE CONTRACTOR OBSERVES THAT PORTIONS OF THE CONSTRUCTION DOCUMENTS ARE AT VARIANCE THEREWITH, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNER IN WRITING, AND THE NECESSARY CORRECTIONS SHALL BE INITIATED AND ACCOMPLISHED BY APPROPRIATE MODIFICATION.
- DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. IF ANY DISCREPANCIES OCCUR, NOTIFY THE DESIGNER AT ONCE FOR CLARIFICATION.
- ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE PRESERVE TREATED.
- ALL PRODUCTS AND MATERIALS SHALL BE APPLIED AND/OR INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR MASONRY OPENINGS WITH MANUFACTURER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL PLAN DIMENSIONS ARE FROM FACE OF BLOCK OR FACE STEEL AND ARE NOMINAL UNLESS OTHERWISE INDICATED.
- THE LOCATIONS WHERE THE SECTIONS SHALL BE THROUGH ROOM 4 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING.

**GARAGE NOTES: (PER 2000 FBC R-302.5)**

- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1" GYPSUM WALL BOARD APPLIED TO THE GARAGE SIDE.
- GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT.
- OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SELF-CLOSING DOORS NOT LESS THAN 1 3/4" THICK, SELF-CLOSING HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/4" THICK, OR 20-MINUTE FIRE RATED DOORS, EQUIPPED WITH SELF-CLOSING DEVICE.
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONTROLLED BY A MINIMUM NO. 20 GAGE SHEET STEEL, 1 INCH MINIMUM RIGID NONMETALLIC CLASS 1 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

**FIRST FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"

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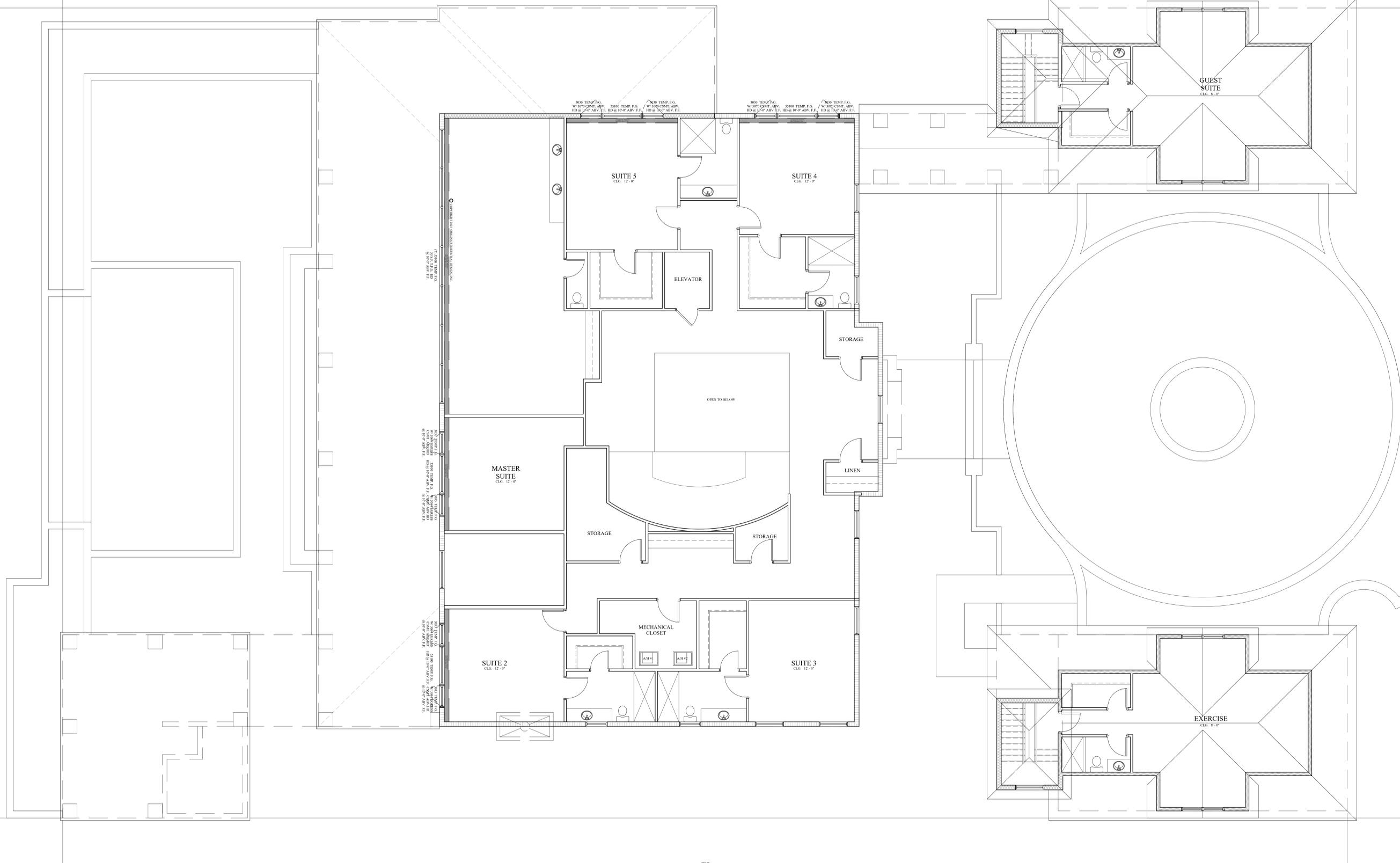
**Desmond Residence**  
 570 Seminole Drive  
 Winter Park, FL.

DRAWN BY: MA  
 DATE: 03-05-21

**A3**

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 3. CONSTRUCTION TYPE = SINGLE FAMILY RESIDENCE (V)  
 4. WIND EXPOSURE = CATEGORY C  
 5. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS .18 AND HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40



**GENERAL NOTES**

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- CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR MASONRY OPENINGS WITH MANUFACTURER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL PLAN DIMENSIONS ARE FROM FACE OF BLOCK OR FACE STUD AND ARE NOMINAL UNLESS OTHERWISE INDICATED.
- THE LOCATIONS SPECIFIED IN SECTIONS R308.4 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING.

**SECOND FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"

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**Desmond Residence**  
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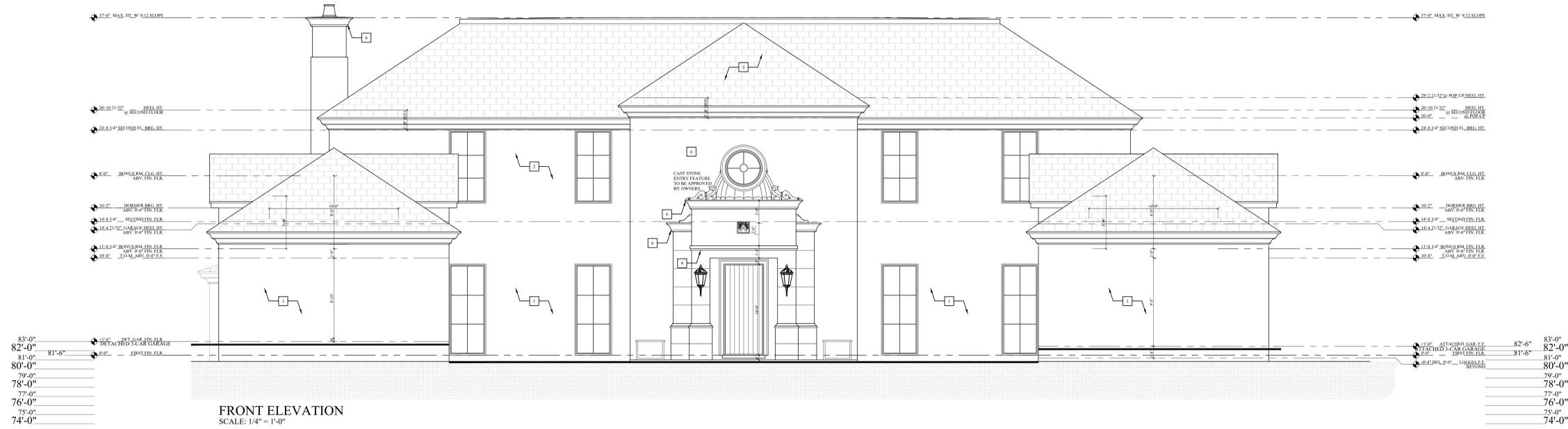
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Tel: 407.650.2015

**Desmond Residence**  
570 Seminole Drive  
Winter Park, FL.

**ASE ENGINEERING SERVICES, INC.**  
STRUCTURAL DESIGN GROUP  
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Florida No. 51161

**A5**

FLORIDA BUILDING CODE, 2020 7TH EDITION; NFPA 70A-02 AND NATIONAL ELECTRICAL CODES BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-11); SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS (ACI 301-02); BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-02); NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2005 EDITION; WOOD FRAMED CONSTRUCTION MANUAL, 2005 EDITION; APA PLYWOOD DESIGN SPECIFICATION MINIMUM DESIGN LOADS FOR BUILDINGS, ASCE 7-16

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE, SEVENTH EDITION, SECTION R301 DESIGN CRITERIA AND INCLUDING ASCE 7-16.  
 1. WIND SPEED = 139 MPH ULTIMATE WIND SPEED (V<sub>ult</sub>) AND 108 MPH (V<sub>50</sub>)  
 2. RISK CATEGORY 2  
 CONSTRUCTION TYPE = SINGLE FAMILY RESIDENCE (V)  
 3. WIND EXPOSURE = CATEGORY C  
 4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS .18 AND HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40



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



LEFT ELEVATION  
 SCALE: 1/8" = 1'-0"

ORIGINS RESIDENTIAL DESIGN  
 68 GRAHAM AVENUE  
 OMEGA, FL 32765  
 407-365-1125

Jones Clayton Const.  
 7600 Dr. Phillips Blvd., Suite 62  
 Orlando, FL 32819  
 Tel: 407.650.2015

Desmond Residence  
 570 Seminole Drive  
 Winter Park, FL.

ASE ENGINEERING SERVICES, INC.  
 STRUCTURAL DESIGN GROUP  
 TO THE BEST OF MY KNOWLEDGE, THE BUILDING DESIGN PLANS AND SPECIFICATIONS COMPLY WITH BUILDING STRUCTURAL DESIGN CODE, THE SIGNING AND SEALING OF THE PLANS AND SPECIFICATIONS ARE ONLY FOR THE BUILDING OF STRUCTURAL COMPONENTS AFFECTED BY WIND, VIBRATION AND GRAVITY LOADS.  
 10244 East Colonial Drive, Suite 202  
 Orlando, Florida 32817 - 407-877-5565 Fax 407-730-2999  
 Certificate of Authorization No. 25873  
 Minsheng Xie P.E.  
 Florida No. 51161

A6





Revisions		
Date	By	
3/4/21	BG	

The Ginsburg Residence  
Preliminary Grading & Drainage Plan  
Address, County and/or City, State

03/02/2021	Date
1/16" = 1'-0"	Scale
S. REDMON	Designed By
B. GRAHAM	Drawn By
	Job #

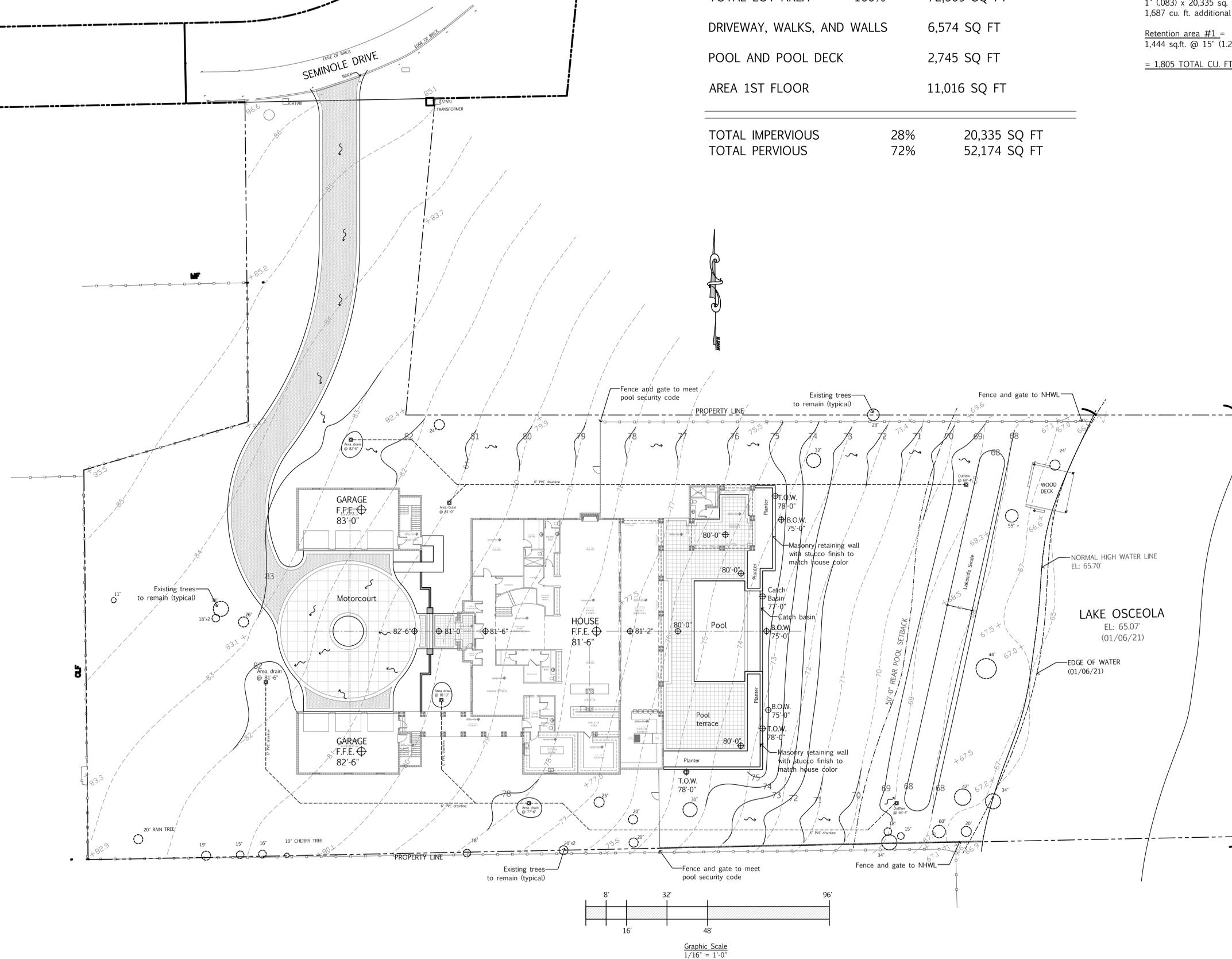
## AREA SUMMARY

TOTAL LOT AREA	100%	72,509 SQ FT
DRIVEWAY, WALKS, AND WALLS		6,574 SQ FT
POOL AND POOL DECK		2,745 SQ FT
AREA 1ST FLOOR		11,016 SQ FT

TOTAL IMPERVIOUS	28%	20,335 SQ FT
TOTAL PERVIOUS	72%	52,174 SQ FT

STORMWATER RETENTION CALCULATIONS:  
Retention Breakdown  
1" (.083) x 20,335 sq. ft. (impervious area) =  
1,687 cu. ft. additional required retention

Retention area #1 =  
1,444 sq.ft. @ 15" (1.25') = 1,805 cu.ft.  
= 1,805 TOTAL CU. FT. PROVIDED



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