

**CITY OF WINTER PARK
PLANNING AND ZONING BOARD**

**Staff Report
June 4, 2013**

**REQUEST OF THE WINTER PARK HOSPITAL FOR: CONDITIONAL
USE APPROVAL TO CONSTRUCT ONE STORY, 8,040 SQUARE FEET OF
ADDITIONS TO THE EXISTING 14,888 SQUARE FOOT CANCER CARE
MEDICAL FACILITY OFFICE BUILDING AT 2100 GLENWOOD DRIVE,
ZONED OFFICE O-2.**

This item is a Conditional Use request from the Winter Park Hospital to expand the Cancer Care facility at 2100 Glenwood Drive. It is a conditional use because of the facility size in excess of 10,000 square feet.

Project Plans: The existing Cancer Care facility is 14,888 square feet in size. This project proposes to increase the size of the facility by adding approximately 8,000 square feet of new medical exam, treatment room and waiting room area. The additions are in the same architectural style as the existing building.

Parking: The additions are resulting in the loss of 6 parking spaces and the 8,000 sq. ft. addition creates the need for 40 additional spaces. The parking at the WP Hospital is provided on a "global" scale for all their facilities. The companion request for the new Hospital parking garage with 700+ spaces will provide for the parking needed for this facility expansion.

Storm Water Retention: There is a reconfigured storm water retention area on the east side of the building that will meet the requirements of St. Johns WMD and City Code.

Landscape Plan: A landscape plan is provided that predominately addresses building facade landscaping and screening of the retention area. There is a huge camphor tree that will be removed where the major addition is to be located. While technically, no compensation is required for camphor trees, the staff will recommend the addition of some cypress trees in the retention area and infilling in the three gaps (one on Glenwood and two on Moray Lane) where street trees are needed.

Summary: The project meets all the code requirements and no variances are requested. Aside from adding a couple of new trees to improve the aesthetics, there are no staff concerns.

STAFF RECOMMENDATION IS FOR APPROVAL with the condition regarding additional trees as outline above.

**CITY OF WINTER PARK
PLANNING AND ZONING BOARD**

**Staff Report
June 4, 2013**

REQUEST OF THE WINTER PARK HOSPITAL FOR: CONDITIONAL USE APPROVAL TO CONSTRUCT ONE STORY, 8,040 SQUARE FEET OF ADDITIONS TO THE EXISTING 14,888 SQUARE FOOT CANCER CARE MEDICAL FACILITY OFFICE BUILDING AT 2100 GLENWOOD DRIVE, ZONED OFFICE O-2.

This item is a Conditional Use request from the Winter Park Hospital to expand the Cancer Care facility at 2100 Glenwood Drive. It is a conditional use because of the facility size in excess of 10,000 square feet.

Project Plans: The existing Cancer Care facility is 14,888 square feet in size. This project proposes to increase the size of the facility by adding approximately 8,000 square feet of new medical exam, treatment room and waiting room area. The additions are in the same architectural style as the existing building.

Parking: The additions are resulting in the loss of 6 parking spaces and the 8,000 sq. ft. addition creates the need for 40 additional spaces. The parking at the WP Hospital is provided on a "global" scale for all their facilities. The companion request for the new Hospital parking garage with 700+ spaces will provide for the parking needed for this facility expansion.

Storm Water Retention: There is a reconfigured storm water retention area on the east side of the building that will meet the requirements of St. Johns WMD and City Code.

Landscape Plan: A landscape plan is provided that predominately addresses building facade landscaping and screening of the retention area. There is a huge camphor tree that will be removed where the major addition is to be located. While technically, no compensation is required for camphor trees, the staff will recommend the addition of some cypress trees in the retention area and infilling in the three gaps (one on Glenwood and two on Moray Lane) where street trees are needed.

Summary: The project meets all the code requirements and no variances are requested. Aside from adding a couple of new trees to improve the aesthetics, there are no staff concerns.

STAFF RECOMMENDATION IS FOR APPROVAL with the condition regarding additional trees as outline above.

OCPA Web Map



Major Roads
Public Roads
Gated Roads
Road Under Construction

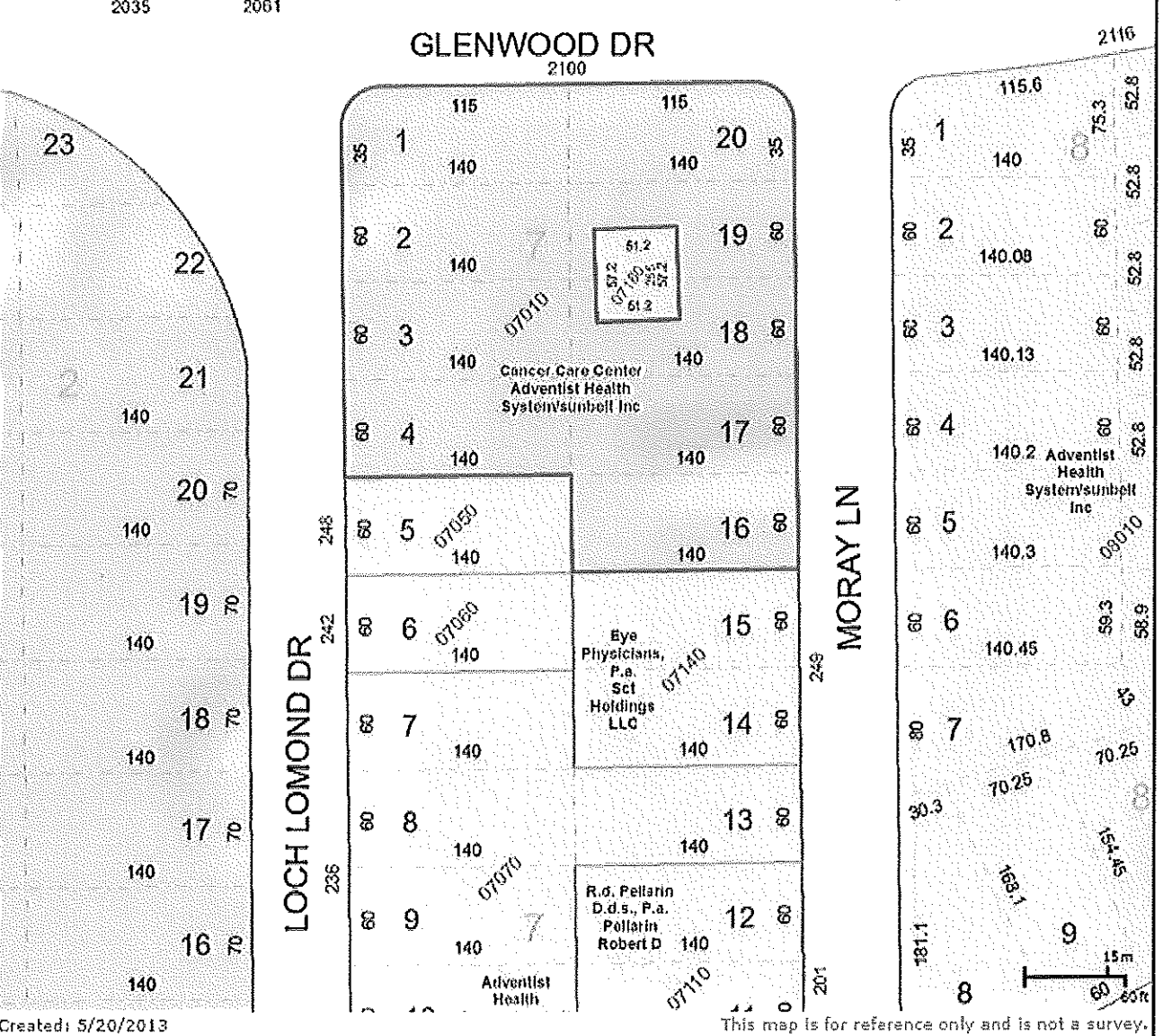
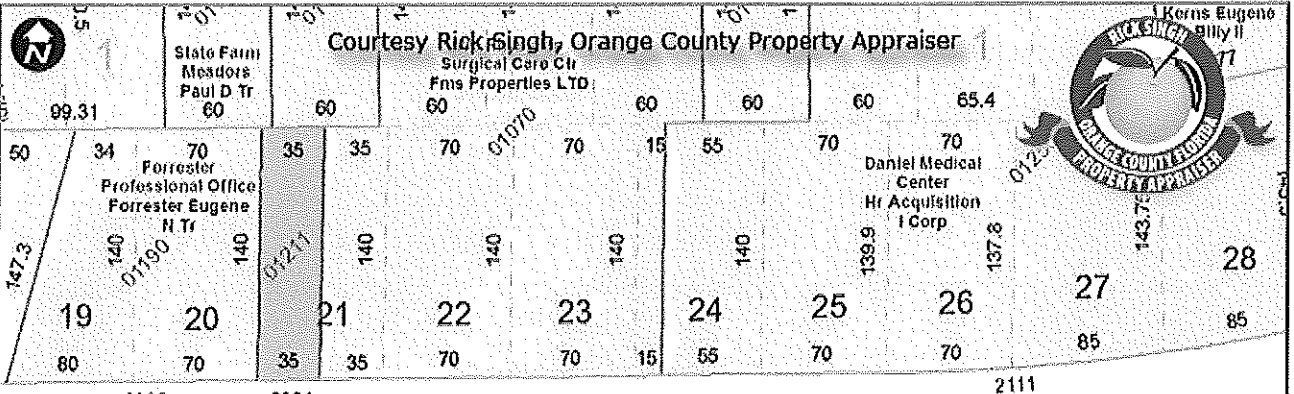
Proposed Road
Brick Road
Block Line
Lot Line

Residential
Agriculture
Commercial/Institutional
Governmental/Institutional/Misc

Commercial/Industrial/Vacant Land
Agricultural/Curtilage
Hydro
Waste Land

Parks
Lakes and Rivers
Building

6 Lot Number
06060 Parcel Number
3106 Parcel Address
Block Number 111.9 Parcel Dimensions



OCPA Web Map

	Major Roads		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks	6	Lot Number
	Florida Turnpike		Public Roads		Agriculture		Agricultural/Curtilage		Lakes and Rivers	06060	Parcel Number
	Interstate 4		Gated Roads		Block Line		Hydro		Building	3106	Parcel Address
	Toll Road		Road Under Construction		Lot Line		Waste Land		Block Number	111.9	Parcel Dimension



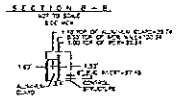
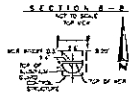
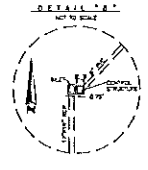
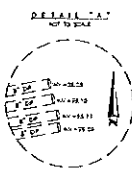
Courtesy Rick Singh, Orange County Property Appraiser



Created: 5/20/2013

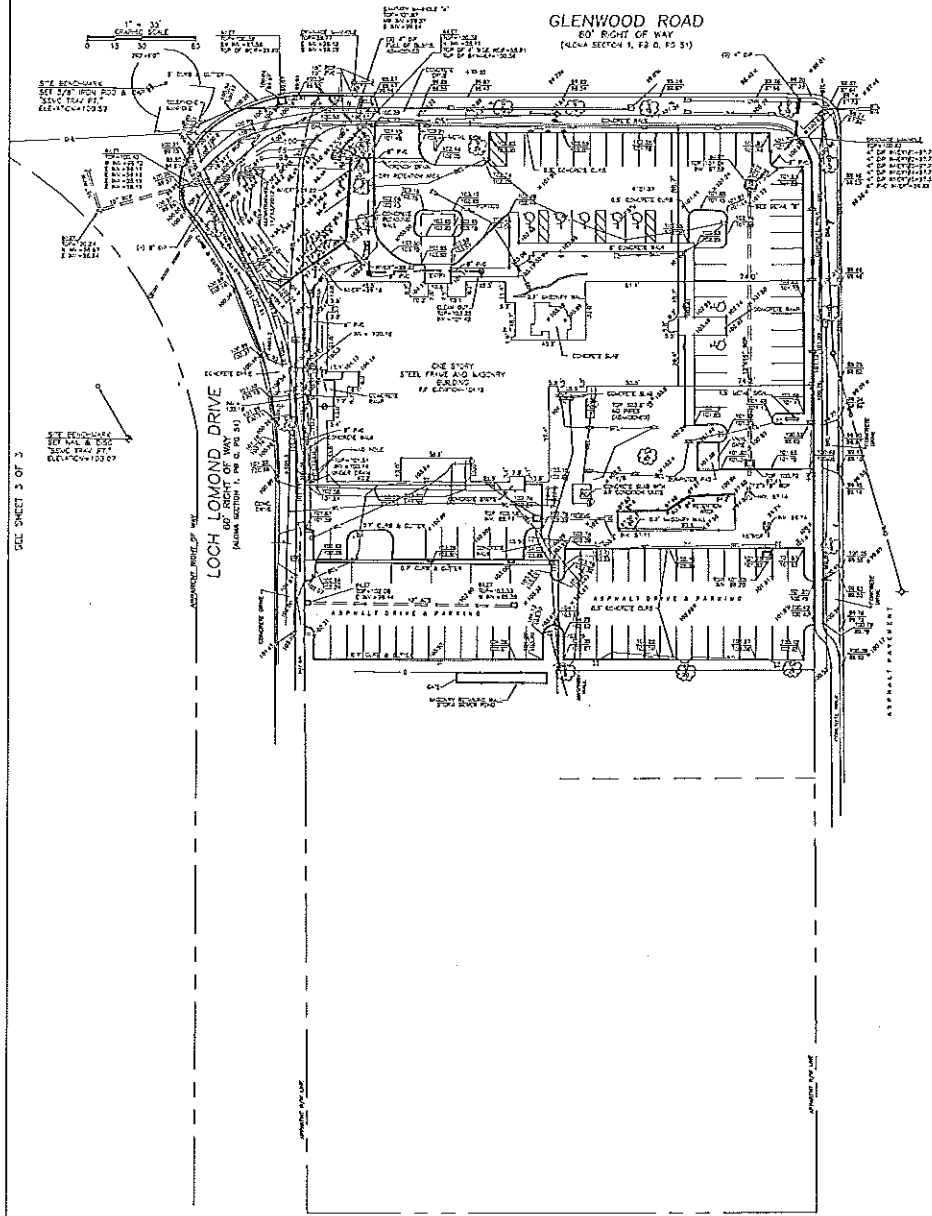
This map is for reference only and is not a survey.

SEE SHEET 1 FOR ANNOTATIONS
 THIS SHEET IS TO BE CONSIDERED A PART OF THE CONTRACT DOCUMENTS
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 846. 847. 848. 849. 850. 851. 852. 853. 854. 855. 856. 857. 858. 859. 860. 861. 862. 863. 864. 865. 866. 867. 868. 869. 870. 871. 872. 873. 874. 875. 876. 877. 878. 879. 880. 881. 882. 883. 884. 885. 886. 887. 888. 889. 890. 891. 892. 893. 894. 895. 896. 897. 898. 899. 900. 901. 902. 903. 904. 905. 906. 907. 908. 909. 910. 911. 912. 913. 914. 915. 916. 917. 918. 919. 920. 921. 922. 923. 924. 925. 926. 927. 928. 929. 930. 931. 932. 933. 934. 935. 936. 937. 938. 939. 940. 941. 942. 943. 944. 945. 946. 947. 948. 949. 950. 951. 952. 953. 954. 955. 956. 957. 958. 959. 960. 961. 962. 963. 964. 965. 966. 967. 968. 969. 970. 971. 972. 973. 974. 975. 976. 977. 978. 979. 980. 981. 982. 983. 984. 985. 986. 987. 988. 989. 990. 991. 992. 993. 994. 995. 996. 997. 998. 999. 1000.



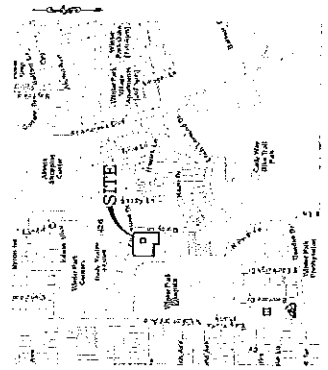
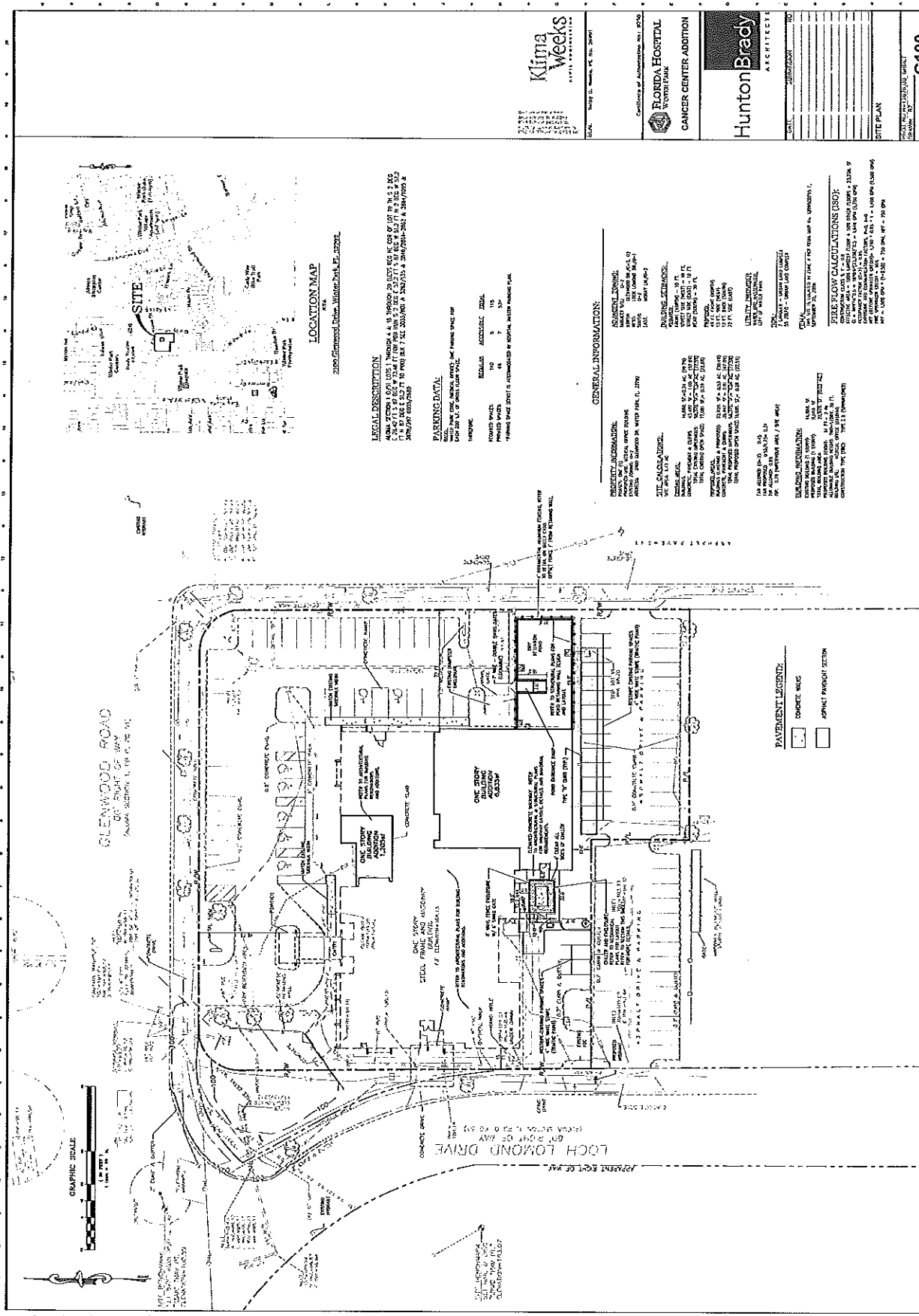
1" = 20'
 GRAPHIC SCALE
 0 10 20 30 40 50

GLENWOOD ROAD
 60' RIGHT OF WAY
 (SEE SECTION 1, PG. D. 51)



SEE SHEET 3 OF 3

NAIRN DRIVE
 SEE PLAN SHEET 2
 O.R.B. 4725, PAGE 2779



LOCATION MAP
2000 Glenwood Drive, Waterloo, ON, Canada

LEGAL DESCRIPTION
 ALGONQUIN COUNTY (S1/4) LOTS 1 THROUGH 4 & 10 THROUGH 20, SEC 10, T40S 01R 19S 11W
 L1, S1/4, S2/4, S3/4, T40S 01R 19S 11W, R100S 01E 11W, S1/4, S2/4, S3/4, S4/4
 2000 GLENSWOOD DRIVE, WATERLOO, ON, CANADA

PARKING DATA

| VEHICLE TYPE | STANDARD | ACCESSIBLE | TOTAL |
|--------------|------------|------------|------------|
| STANDARD | 110 | 5 | 115 |
| ACCESSIBLE | 5 | 5 | 10 |
| TOTAL | 115 | 10 | 125 |

*MINIMUM SPACE REQUIREMENTS AS SPECIFIED IN CANADIAN NATIONAL PARKING PLAN

GENERAL INFORMATION

PROJECT INFORMATION:
 PROJECT NO.: 2000 GLENSWOOD DRIVE
 ADDRESS: 2000 GLENSWOOD DR. WATERLOO, ON, CANADA N2L 2P9

CLIENT:
 BOARD OF DIRECTORS
 HUNTON BRADY ARCHITECTS

DESIGNER:
 KLITZKA ARCHITECTS
 1000 UNIVERSITY AVENUE, SUITE 200
 WATERLOO, ON, CANADA N2L 2P9

DATE: 2000

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

DATE: 2000

PROJECT NO.: 2000 GLENSWOOD DRIVE

PROJECT NAME: HUNTON BRADY ARCHITECTS

PROJECT ADDRESS: 2000 GLENSWOOD DRIVE, WATERLOO, ON, CANADA N2L 2P9

PROJECT CONTACT: HUNTON BRADY ARCHITECTS

PROJECT PHONE: 519-885-1111

PROJECT FAX: 519-885-1112

PROJECT E-MAIL: HUNTON@HUNTONBRADY.COM

PROJECT WEBSITE: WWW.HUNTONBRADY.COM

PROJECT DESCRIPTION: HUNTON BRADY ARCHITECTS

PROJECT STATUS: HUNTON BRADY ARCHITECTS

PROJECT PHASE: HUNTON BRADY ARCHITECTS

PROJECT BUDGET: HUNTON BRADY ARCHITECTS

PROJECT RISK: HUNTON BRADY ARCHITECTS

PROJECT SCHEDULE: HUNTON BRADY ARCHITECTS

PROJECT TEAM: HUNTON BRADY ARCHITECTS

PROJECT CONTACT: HUNTON BRADY ARCHITECTS

PROJECT PHONE: HUNTON BRADY ARCHITECTS

PROJECT FAX: HUNTON BRADY ARCHITECTS

PROJECT E-MAIL: HUNTON BRADY ARCHITECTS

PROJECT WEBSITE: HUNTON BRADY ARCHITECTS

KLITZKA ARCHITECTS
 1000 UNIVERSITY AVENUE, SUITE 200
 WATERLOO, ON, CANADA N2L 2P9
 TEL: 519-885-1111
 FAX: 519-885-1112
 WWW.KLITZKA.COM

HUNTON BRADY ARCHITECTS
 2000 GLENSWOOD DRIVE
 WATERLOO, ON, CANADA N2L 2P9
 TEL: 519-885-1111
 FAX: 519-885-1112
 WWW.HUNTONBRADY.COM

BOARD OF DIRECTORS
 HUNTON BRADY ARCHITECTS
 2000 GLENSWOOD DRIVE
 WATERLOO, ON, CANADA N2L 2P9
 TEL: 519-885-1111
 FAX: 519-885-1112
 WWW.HUNTONBRADY.COM

PROJECT INFORMATION
 PROJECT NO.: 2000 GLENSWOOD DRIVE
 ADDRESS: 2000 GLENSWOOD DR. WATERLOO, ON, CANADA N2L 2P9

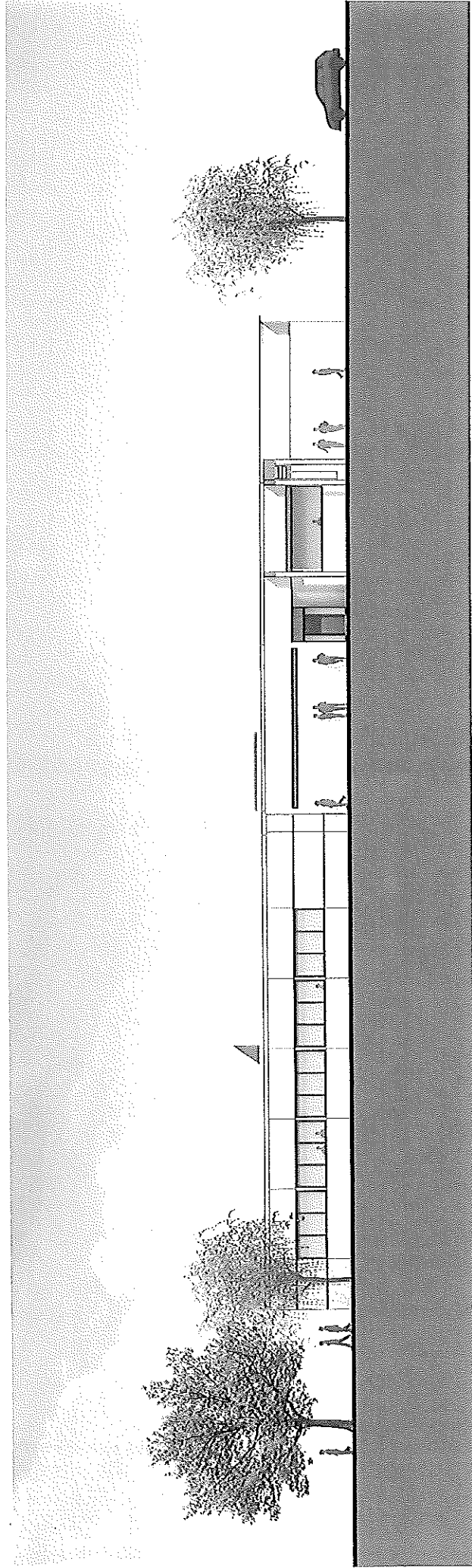
CLIENT
 BOARD OF DIRECTORS
 HUNTON BRADY ARCHITECTS

DESIGNER
 KLITZKA ARCHITECTS
 1000 UNIVERSITY AVENUE, SUITE 200
 WATERLOO, ON, CANADA N2L 2P9

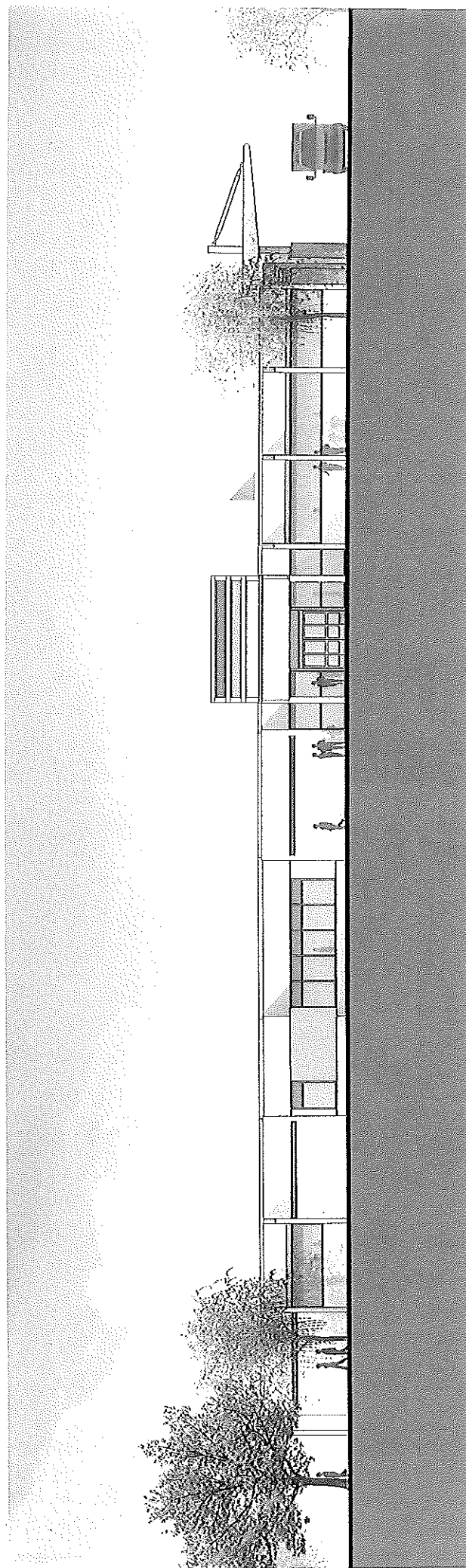
DATE
 2000

SCALE
 1/8" = 1'-0"

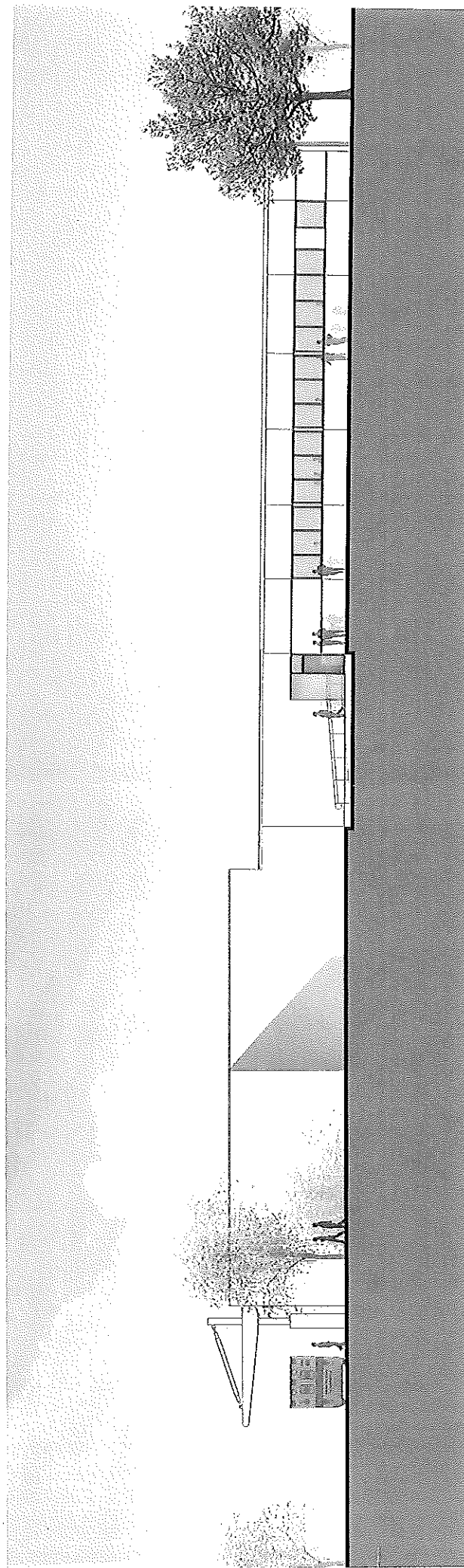
DATE
 2000



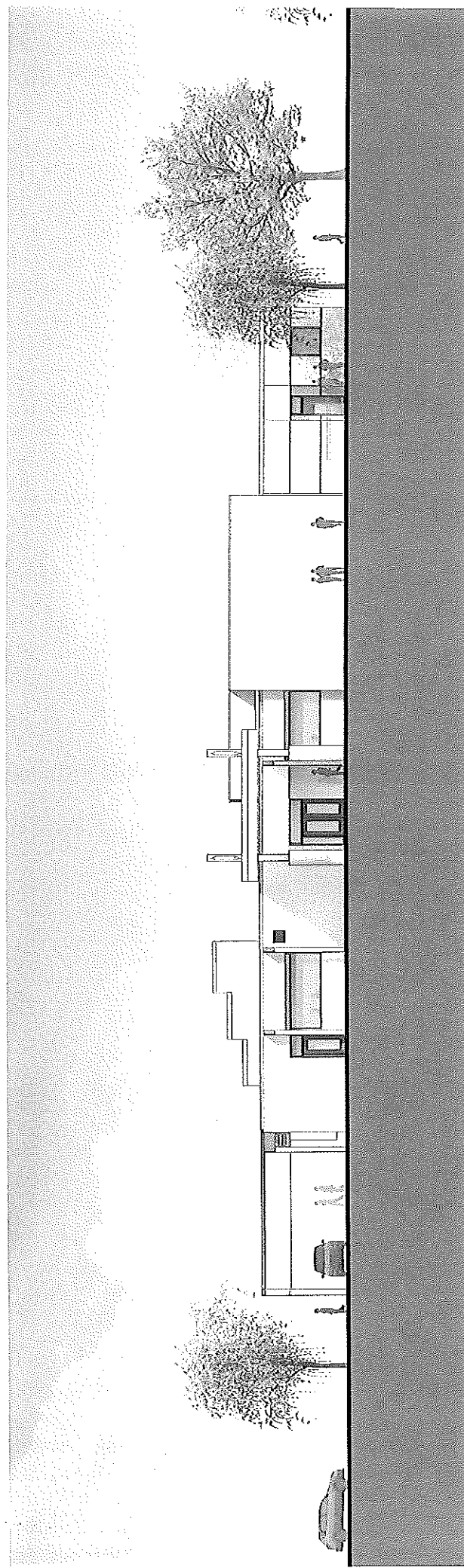
East Elevation
Scale: 1/16" = 1'-0"



North Elevation
Scale: 1/16" = 1'-0"



South Elevation
Scale: 1/16" = 1'-0"



West Elevation
Scale: 1/16" = 1'-0"

**CITY OF WINTER PARK
PLANNING AND ZONING BOARD**

**Staff Report
June 4, 2013**

**REQUEST OF THE WINTER PARK HOSPITAL FOR: FINAL
APPROVAL OF THE PLANS FOR THE PARKING GARAGE AS APPROVED
IN THE WINTER PARK HOSPITAL MASTER PLAN.**

In April 2005, the Winter Park Hospital received approval from the Planning Board and the City Commission of a Master Plan to guide the future development of the Winter Park Hospital campus. The approval of that Master Plan provided entitlements to the Hospital to proceed during a ten year period on the facility expansions and renovations contained within that Master Plan.

One caveat or condition of the Master Plan approval was that "the final site, civil, architectural, landscape and hardscape plan for each phase be reviewed and approved by the Planning Commission and City Commission". In essence this was a condition for 'quality control' as the Master Plan provided the entitlements and this condition provided the 'look see' at the final plans. (those minutes from the 2005 meetings are attached)

The parking garage to be constructed is a five story, six level facility of 700+ parking spaces. It meets all the building, fire, life safety and handicapped accessibility codes. Access from the adjacent streets is from the internal parking lot circulation and from the existing driveway access onto Mizell/Loch Lomond.

Comprehensive Plan: The Comprehensive Plan contains a policy that requires the Hospital to conform to the approved master plan and that is what they are doing. (See policy below)

Redevelopment of Winter Park Hospital Campus. The City shall strive to accommodate the enhancement and redevelopment of the Winter Park Hospital campus and their administrative properties as a paramount public service purpose. Development of the Winter Park Hospital campus and ancillary facilities shall be pursued in accordance with the conceptual Master Plan approved April 25, 2005.

Final Site Plan: The new parking garage is to be situated in the location approved by the Master Plan. (The excerpt from the Master Plan is attached)

Civil/Storm Water Retention Plan: The parking garage is providing storm water retention in compliance with St Johns WMD and City Code.

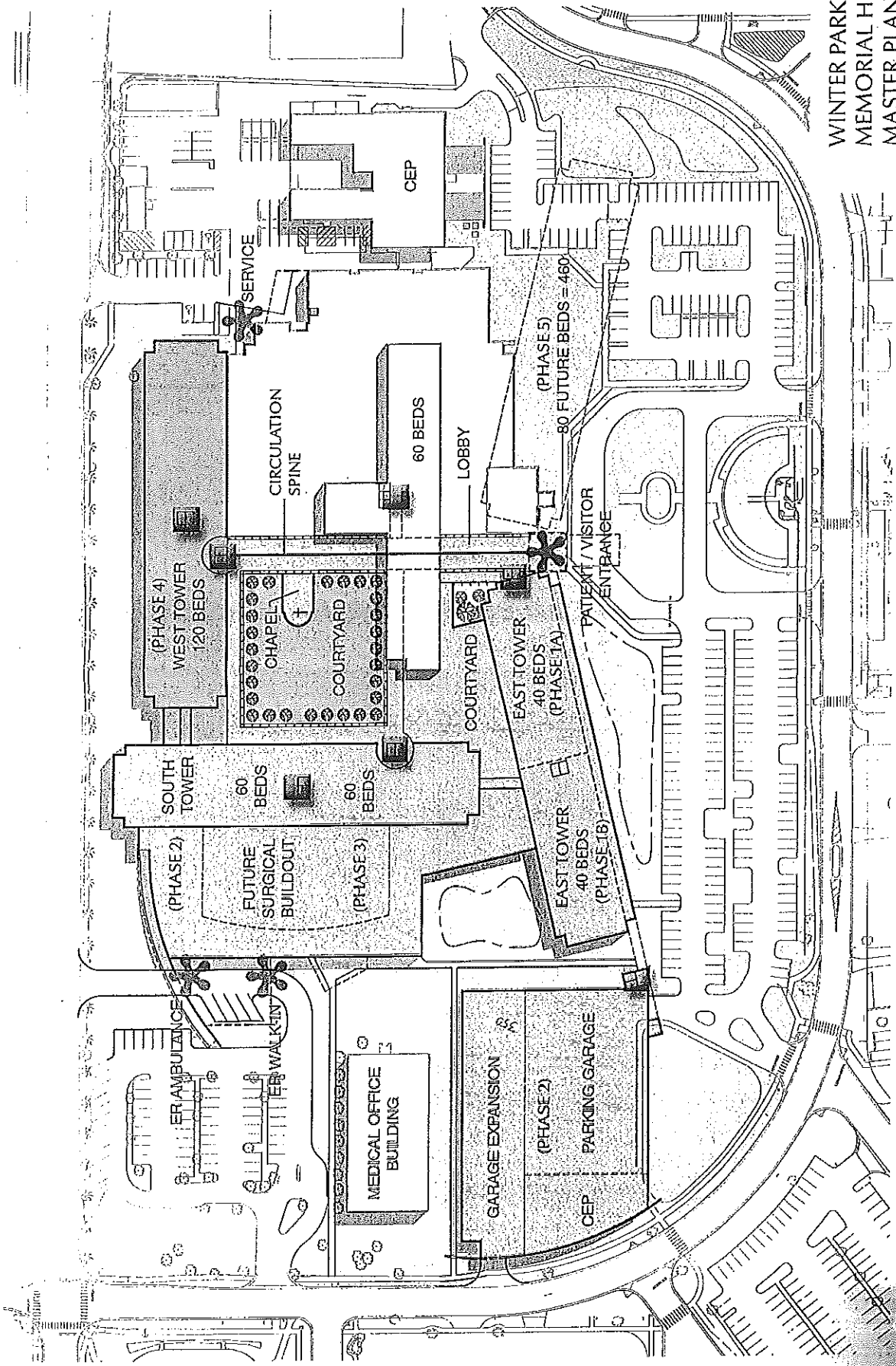
Architectural and Other Project Plans: Finrock as a company specializes in parking garage design and development and as such are experts in this field. They were involved in all the discussions and approvals by the City of the new parking garage at the Winter Park Towers. Many of the architectural design elements to improve the exterior facade and appearance from that project have been also incorporated into this design. They have provided a letter that elaborates on the architectural design goals.

The plans for this parking garage also include the important detail of the rooftop lighting on the sixth level (as we did at the WP Towers garage) to insure both lower pole/fixture heights and 'dark sky' light fixtures to minimize light spread and also to minimize how noticeable it is from a distance. This is also similar to the SunTrust parking garage in this respect.

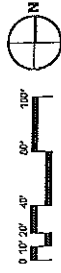
Landscape Plan: There are quite a few street oak trees along this frontage street curve of Mizell/Loch Lomond that will screen the parking garage as one drives by. In addition, the elevations show anticipated palm tree plantings proposed adjacent to the building to also screen and soften the image of the building. Those palm trees are not specified as to number spacing, etc. on the plans but the City will look to the final landscape plan to conform to the number, spacing and heights depicted on the elevation plans.

Summary: It is easy to see the benefit from new medical facilities and services when they are proposed. A parking garage unfortunately is not something quite as exciting but it is to the planning staff who knows that all development revolves around parking. Thus the staff is very pleased to see this project come to fruition. The parking garage will provide much more convenient parking for those using and visiting the Hospital. It also will function to provide needed relief for staff parking as well as provide for the future growth and redevelopment of the Winter Park Hospital campus.

STAFF RECOMMENDATION IS FOR APPROVAL





WINTER PARK
MEMORIAL HOSPITAL
MASTER PLAN



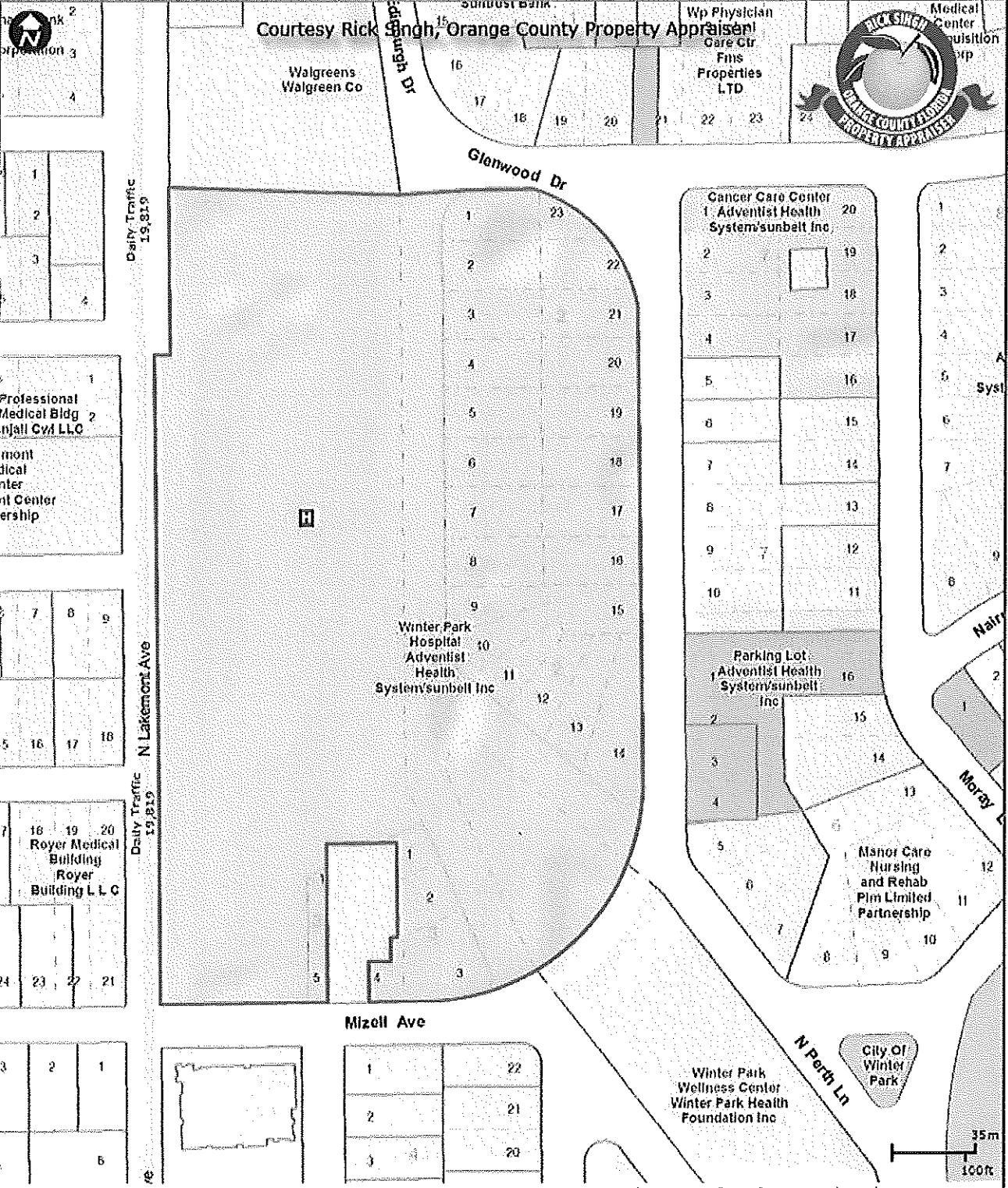
RLF | Healthcare

April 25, 2005 Master Plan (excerpt)

 BUILDING ENTRY
 VERTICAL CIRCULATION
 BED COUNT: 380

OCA Web Map

| | | | | | | |
|-------------------------|------------------|-----------------------|-------------|---|-----------------|------------------|
| Florida Turnpike | Major Roads | Proposed Road | Block Line | Commercial/Institutional | Hydro | Golf Course |
| Interstate 4 | Public Roads | Brick Road | Lot Line | Governmental/Institutional/Also Commercial/Industrial/Vacant Land | Waste Land | Lakes and Rivers |
| Toll Road | Gated Roads | Rail Road | Residential | Agriculture | County Boundary | Building |
| Road Under Construction | Proposed SunRail | Agricultural Curtains | Parke | Hospital | | |



OCPA Web Map

| | | | | | | | | | | | |
|--|------------------|--|-------------------------|--|-------------|--|---|--|-----------------|--|------------------|
| | Major Roads | | Proposed Road | | Block Line | | Commercial/Institutional | | Hydro | | Golf Course |
| | Florida Turnpike | | Public Road | | Lot Line | | Governmental/Institutional/Also Commercial/Industrial/Vacant Land | | Waste Land | | Lakes and Rivers |
| | Interstate 4 | | Gravel Road | | Residential | | Agricultural Curtilage | | County Boundary | | Building |
| | Toll Road | | Road Under Construction | | Agriculture | | Parke | | Hospital | | |
| | | | Brick Road | | | | | | | | |
| | | | Rail Road | | | | | | | | |
| | | | Proposed SunRail | | | | | | | | |



Courtesy Rick Singh, Orange County Property Appraiser



Created: 5/20/2013

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

**CITY OF WINTER PARK
PLANNING & ZONING COMMISSION**

Regular Meeting
Commission Chambers

April 5, 2005
7:00 p.m.

MINUTES

Chairman David Lamm called the meeting of the Planning and Zoning Commission to order at 7:00 p.m. in the Commission Chambers of City Hall, 401 Park Avenue South, Winter Park, Florida.

PRESENT: David Lamm, Chairman, Thomas Alday Vice-Chairman, Bill Roll, John Stevens, Patrick Doyle, Margie Bridges, City Planner Jeffrey Briggs and Recording Secretary Lisa M. Clark.

APPROVAL OF MINUTES

Motion made by Mr. Stevens, seconded by Mr. Alday to approve the March 1, 2005, meeting minutes. Motion carried unanimously with a 5-0 vote.

PUBLIC HEARINGS

CU 7:05

Request of the Winter Park Hospital for Conceptual Approval of the Master Development Plan for the Winter Park Hospital and Conditional Use Approval and Planned Development Approval for the redevelopment of the Winter Park Hospital campus at 200 N. Lakemont Avenue including the initial phase of a four/five story addition on the east side of the main hospital building adding 40 beds to the existing 287 bed hospital.

City Planner Jeffrey Briggs presented the staff report. He explained that the purpose of the request is to address two issues as follows:

1. The Conceptual Approval of a Master Development Plan for the Winter Park Hospital campus.
2. Conditional Use and Planned Development Approvals for the specific redevelopment project to add an east wing tower addition.

Mr. Briggs provided historical data concerning the redevelopment of the Hospital. He said that the City approved a Master Development Plan/Development with the Winter Park Hospital in 1992. He stated that it guided the development of the Hospital during the early 1990's when the hospital campus was expanded to include several off-site parking areas. He noted that now they propose to update and replace that agreement with a new master plan to guide the redevelopment of the hospital campus over the next ten years. He said that staff is pleased to see a long-range master plan. He stated that part of the proposal is to relocate the ER entrance on Lakemont. He added that staff is concerned with the relocation of the Central Energy plant, but overall is pleased with the proposal and recommends conceptual approval of the master plan as to development direction with the recognition that each individual building project must be reviewed for architectural, compatibility and code compliance at the time of development.

He detailed the proposal for Phase I, the East Tower Addition. He stated that the master plan envisions a four-story east wing expansion to the existing hospital building. He stated that the addition will include various medical components on the first two floors and new hospital rooms on the third and fourth floors as the hospital transitions to the exclusively private (one occupant) rooms. The building will be approximately 56,000 square feet in size, and as a result about 40 parking spaces will be lost for the east tower addition. He added that currently parking for the overall hospital campus is provided in the existing parking facilities spread across

the hospital campus. In addition, they also plan to construct a new parking lot addition on the now vacant property on the west side of Loch Lomond Drive that will provide up to 67 new spaces.

Mr. Briggs reviewed height issues for this project, as well as the possibility of interim screening for the existing a/c compressors at the Central Energy Plant south of the Walgreens. He said that he feels that a campus wide review of the landscape program is also warranted.

He added that staff recommends approval of the plans for the East Tower addition to the Hospital and conceptual approval of the new parking lot on Loch Lomond Drive with the final layout and design and landscape plan to be approved by the Planning Commission. Mr. Briggs responded to Board member questions and concerns.

Mr. Jack Rogers, 1002 Temple Grove, and Mr. John Lowe, Project Manager, represented the Winter Park Hospital. Mr. Lowe used a Power Point presentation that detailed the plans for east and west elevations, the main entrance, and the phasing of on-site redevelopment of the hospital. He also discussed the plans to relocate the entrance of the E.R. He stated that there are no plans to remove trees. Messrs. Lowe and Rogers responded to Board member questions and concerns.

No one else wished to speak concerning the request. Public Hearing closed.

Mr. Lamm opened the item up for discussion among the Board members. He recapped the requests as conceptual approval of the parking lot and final for the Phase IA and conceptual approval of the master plan. He outlined the direction that the Board could take by approving the parking lot and phase 1A and either approve the master plan concept with conditions or discuss whether further study is necessary due to the size of the hospital campus or provide direction on the master plan.

Mr. Lamm said that he feels that a time period should be spoken as to what is reasonable for the first phase approval and the overall master plan. He stated that he feels that the aesthetics of the energy plant must be addressed, preferably beginning in the first phase. He said that he feels that it is reasonable for the applicant to screen the energy plant in phases. The Board members agreed that some type of screening must be installed. The Board members discussed the pros/cons of the appropriateness of the height that is proposed for the south tower. They discussed if this particular project would be the appropriate exception given the use. Mrs. Bridges stated that she feels that in this case, this is the appropriate exception, because of the public purpose served by the Hospital. She said that she feels that there needs to be some modification to the Lakemont Avenue elevation. Mr. Doyle said that he feels that the project is good overall, and expressed agreement with the comments made by Mrs. Bridges with regard to the south tower. Mr. Alday stated that he agrees with Mr. Lamm regarding both the energy plant and the height of the south tower. The Board members agreed that a "wedding cake" design would satisfy the Lakemont Avenue elevation similar to that of the Regent Hotel. Mr. Stevens discussed his thoughts regarding Lakemont Avenue setbacks and floor area ratio. He suggested possibly offering more FAR for less height. Mr. Lamm responded that he felt that thought process was creative, but stated that he feels that the applicant should work with staff to create a master FAR schedule similar to that of Rollins where there is an overall sense of parking and FAR. Mr. Alday added that the garage be similar to the Rollins parking garage. Mr. Stevens asked if underground power would be provided. The Board members were in agreement that underground power would be provided with the condition that it is achieved by Phase 4.

Motion made by Mr. Lamm, seconded by Mr. Roll for conceptual approval of the conditional use for the remote parking lot proposed east of Loch Lomond Drive with condition that the final site plan with redesign pursuant to staff comments landscape plan incorporating tree preservation and lighting plan be reviewed and approved by the Planning Commission. Motion carried unanimously with a 5-0 vote.

Motion made by Mr. Lamm, seconded by Mr. Roll for final conditional use and planned development approval for the east tower (Phase 1A) building conditioned upon concurrent construction of screening of the existing air conditioning compressors at the central energy plant (pursuant to design

approved by staff) and landscape replacement (plants and trees) as needed on the hospital campus to meet code. Motion carried unanimously with a 5-0 vote.

Motion made by Mr. Lamm, seconded by Mr. Roll for conceptual approval of the hospital master plan subject to the following conditions and provisions:

1. Approval is for a term of 10 years with the provision that phase 1A begin within two years.
2. That the floor area ratio be computed based on the land area of the hospital campus pursuant to a master floor area ratio schedule.
- 3. That the final site, civil, architectural, landscape and hardscape plan for each subsequent phase be reviewed and approved by the Planning Commission and City Commission.
4. That the parking garage and central energy plant proposed at Phase 1B be of similar architectural quality and materials to similar parking garages in Winter Park's downtown core.
5. That coincident with the redevelopment of the Lakemont Avenue frontage (Phase 4 or before) that the hospital in partnership with the City undertake a program of streetscape and hardscape improvements including under grounding of power lines and decorative street lights.
6. That the Hospital work to modify the alignment of the emergency room entrance to line up with Benmore Drive to the degree possible.
7. That the parking garage phasing be constructed concurrent with their needs and code requirements.
8. That the five-story south tower component be modified to step back and recess the fifth floor level on the Lakemont frontage to a significant degree creating a terrace and reducing the visual impact of that height similar to the design of the Regent Condominium building.

Motion carried unanimously with a 5-0 vote.

ZMA 2:05 Request of Andrew Toshie to amend the Zoning Map to change the existing designation of Single-Family Residential (R-1A) District to Low Density Residential (R-2) District on the property at 2260 Hawick Lane to build four townhouses.

Jeff Briggs City Planner detailed the rezoning request to enable the construction of four townhouses at 2260 Hawick Lane. Mr. Briggs reviewed the zoning history of this neighborhood, and the details of the two adjacent townhouse projects which were rezoned and approved in 2002/2003. He discussed the rezoning in 2004 on Nairn Drive which failed due to neighbor opposition. However, in this location in context staff recommended approval as consistent with the ongoing redevelopment subject to the review of final plans by the Planning Commission.

Mr. Todd Meifert, 2245 Nairn Drive and Theresa Swanson (trustee for 2241 Nairn Drive), P.O. Box 536 Goldenrod, Florida, and John Atwood, 2250 Nairn Drive, spoke in favor of the request. No one else wished to speak concerning the request. Public hearing closed.

The Board members reviewed with staff the recent rezoning and redevelopment that is occurring on Glenwood Drive, Hawick Lane and Nairn Drive. Discussion ensued about appropriate locations for offices/townhouses and the areas to remain single-family residential. The Commission members concurred that this project was consistent with the trend of redevelopment and had neighborhood support.

Motion made by Mr. Lamm, seconded by Mr. Alday to approve the request with the condition that final site, civil and architectural and landscape plans be reviewed and approved by the Planning Commission subject to revision and modifications as suggested by staff and for code compliance. Motion carried unanimously with a 5-0 vote.

CU 8:05 Request of Chantilly Development for Conditional Use and Planned Development Approval to build a two-story, 10,000 square foot office building at 1455 Howell Branch Road, zoned O-2.

they are able to make satisfactory adjustments with one curb cut.

f) Request of Winter Park Hospital to redevelop the campus at 200 N. Lakemont Avenue:
5:19:33 PM

City Planner Jeffrey Briggs explained the request is to address two issues: 1) the Conceptual Approval of a ten-year Master Development Plan for the Winter Park Hospital campus, and 2) the Conditional Use and Planned Development approvals for the specific redevelopment project to add an east wing tower addition. He noted that they now propose to update and replace that agreement with a new master plan to guide the redevelopment of the hospital campus over the next ten years of which the Planning and Zoning Commission (P&Z) recommended approval of. He said that staff is pleased to see a long range master plan. He stated that part of the proposal is to relocate the emergency room entrance onto Lakemont Avenue.

Mr. Briggs stated the Planning and Zoning Commission recommended approval of the more immediate project; the Phase I, East Tower Addition. Mr. Briggs explained that the first two P&Z recommendations are the final approvals for the east tower with two minor conditions that address landscaping, the air conditioning compressors located along Lakemont Avenue behind the Walgreen, and the secondary parking on Loch Lomond Drive. He explained the P&Z concern with the 5 story tower element that is above the City's 55 foot height limit. Mr. Briggs reported that other than the concern of the south tower, the P&Z endorsed the request.

Winter Park Hospital Administrator Ken Bradley introduced Project Manager John Lowe who presented the Winter Park Hospital Master Development Plan and the Conditional Use request. Discussion ensued whether surrounding neighbors have been informed of the changes proposed.

Mayor Marchman explained that the P&Z recommendation is to approve Phase 1A and to conceptually approve the master plan which will need to return with additional details.

No public comments were provided.

Commissioner Metcalf spoke of the challenge to approve a development concept in a quasi-residential area and other similar requests that have been denied to move forward in more commercial areas. He expressed his preference of presenting the plan to surrounding residents.

Commissioner DeVane inquired into the height of the Regent Hotel and commented that what is presented is comparable to what is proposed for the Regent Hotel. Mayor Marchman elaborated on how there is justification for this approval. There was discussion in support of the approval and that this is an anchor to the medical district of the City.

→ **Motion by Commissioner DeVane to conceptually approve the Master Plan Development and Phase 1A with the conditions imposed by the Planning and Zoning Commission, seconded by Commissioner Eckbert. The motion carried unanimously.**

Commissioner Metcalf expressed his preference of further discussion on the uniqueness of this project and other areas that are more appropriate for similar altitudes and densities.

FINFROCK

May 22, 2013

Jeff Briggs
Planning Director
City of Winter Park
401 Park Ave South
Winter Park, FL 32789

Re: Planning and Zoning Submission

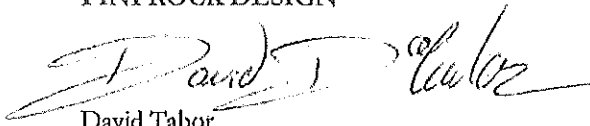
The architectural intent of the Winter Park Memorial Parking Garage is to match the existing buildings on the campus so that it does not appear as a parking garage but another medical office building on the campus. Precast concrete wall panels with punched openings will be used on 75% of the façade. The west elevation, which is not exposed to the street view, will utilize a more open precast spandrel to assist in keeping the garage naturally open and not requiring mechanical ventilation. The stair and elevator cores will have pitched roofing that will match adjacent structures. Within the punched openings are grilles that mirror the window mullion pattern of the adjacent structures. Precast cornice at the tops of the wall panels and applied banding at intermediate and base locations are used to help accentuate the façade. Reveals cast into the precast will also be used in a blocking pattern to provide depth and interest to the facades. The use of precast allows for a durable long life finished product that will withstand the harsh Florida environment and provide the owner with a low maintenance, long lasting structure. The precast concrete will receive an acrylic textured coating, along with the use of tile roofs and applied banding.

Along the west façade, spandrels were utilized to help provide the required openness per code. This west side is internal to the campus while the other three sides are facing public streets and therefore received the wall panel treatment. However, the first 60' of the south end will receive the wall panel treatment as the corner of the building will be seen from the roadway. The spandrels will be painted with the long lasting acrylic textured coating and receive a reveal pattern that gives interest to this façade as well.

Storm water will be collected in an internal vault that will be built within the parking structure. The vault will be 132'-0" x 60'-0" to handle the storm water capacity for the site.

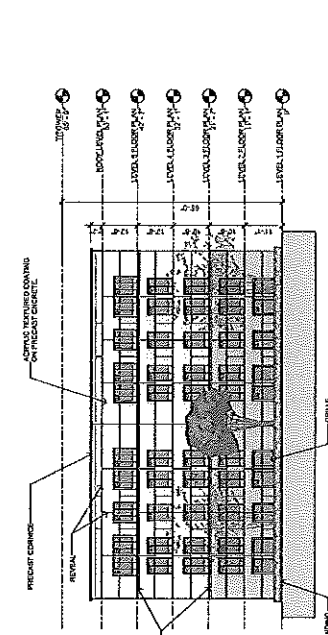
Sincerely,

FINFROCK DESIGN

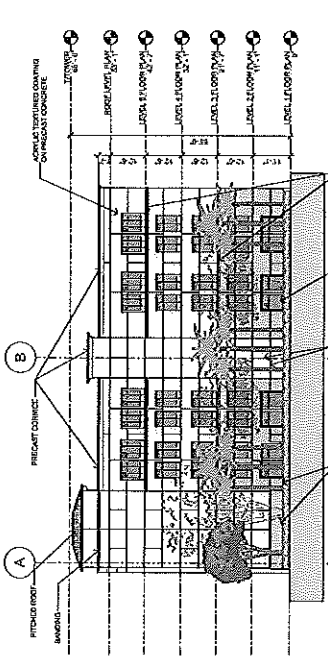


David Tabor
Architectural Manager
407-293-4000 o
407-467-0931 d
dtabor@finfrock.com

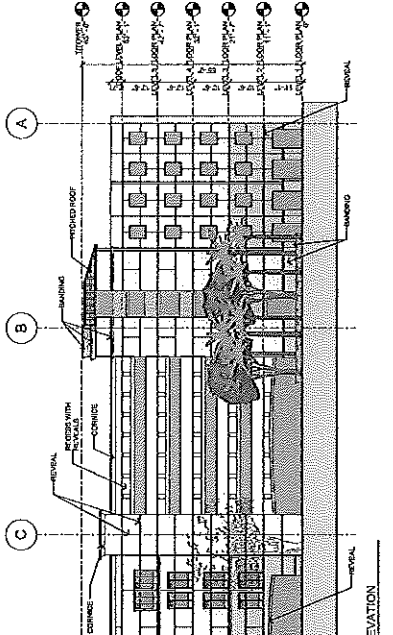
OVERALL BUILDING ELEVATIONS



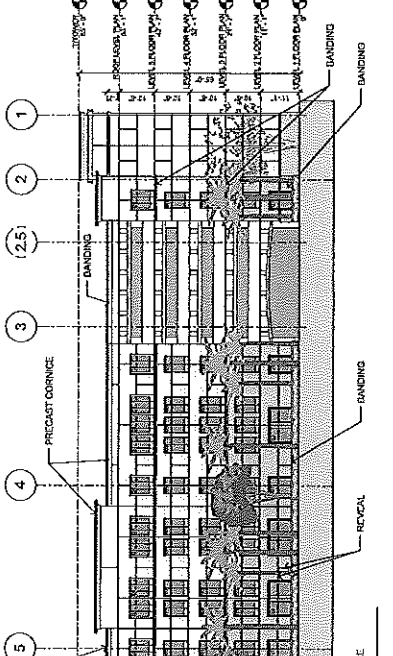
2 SOUTH-EAST ELEVATION
 1/8"



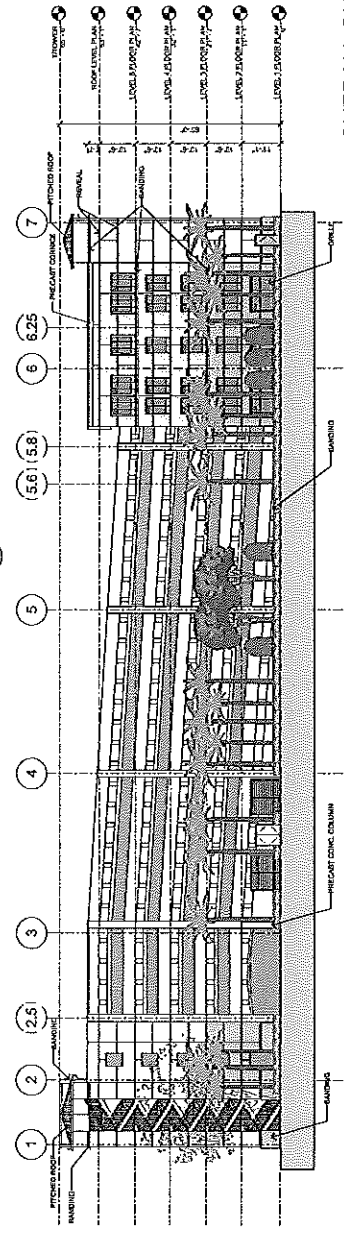
3 SOUTH ELEVATION
 1/8"



4 NORTH ELEVATION
 1/8"



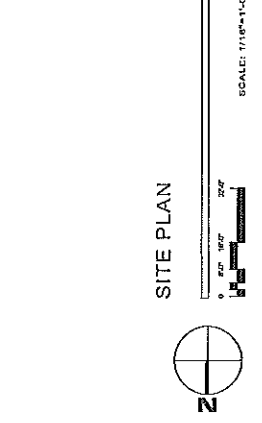
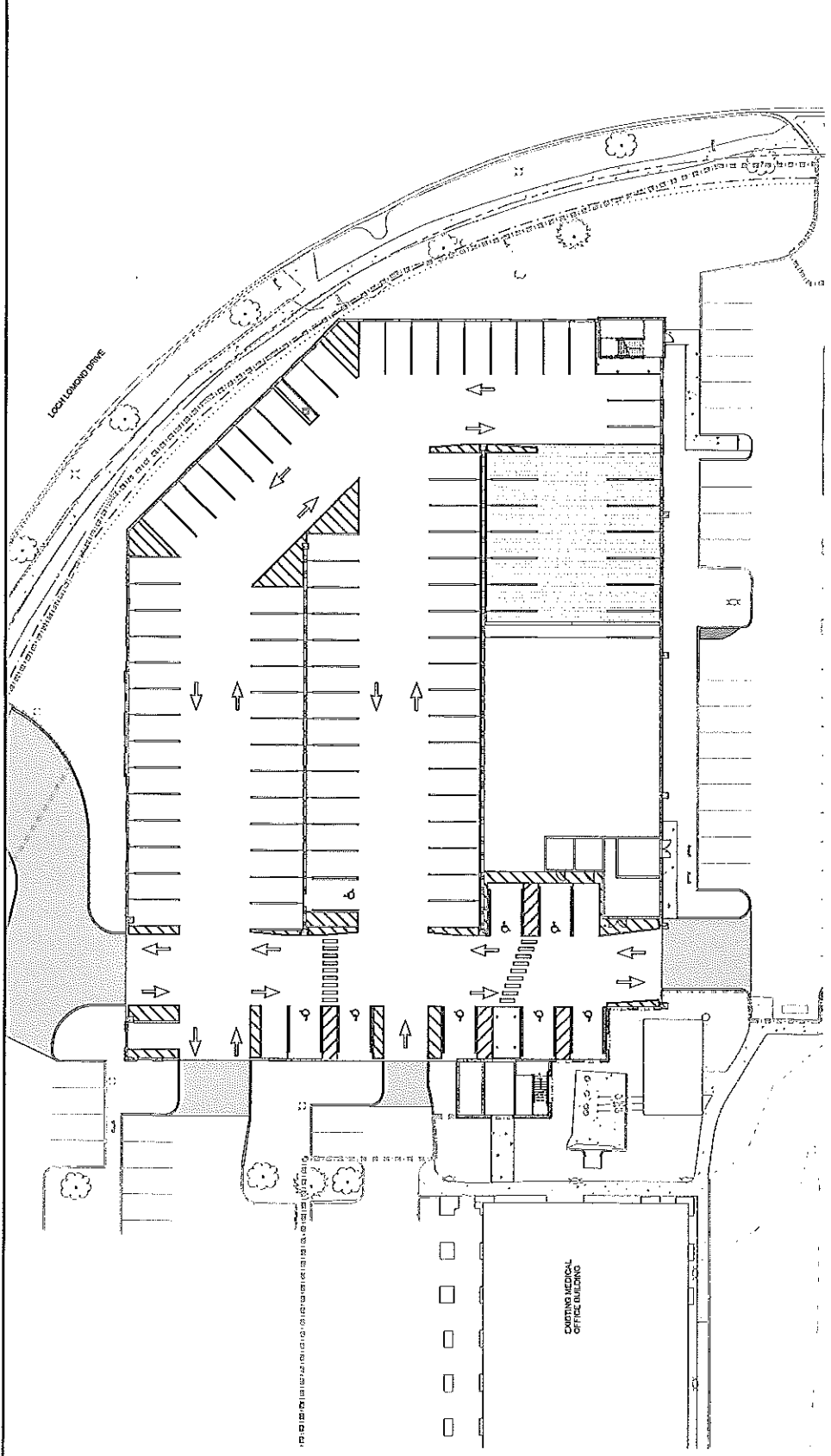
1 EAST ELEVATION
 1/8"



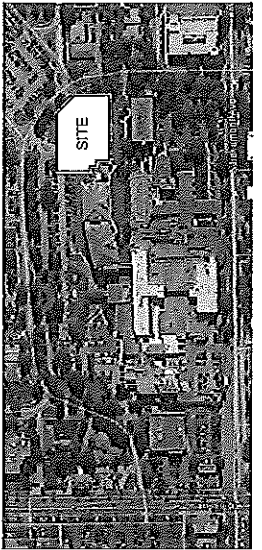
5 WEST ELEVATION
 1/8"

THIS DRAWING IS THE PROPERTY OF FINFROCK DESIGN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FINFROCK DESIGN, INC. FINFROCK DESIGN, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. FINFROCK DESIGN, INC. IS NOT RESPONSIBLE FOR ANY CONSTRUCTION COSTS OR SCHEDULE DELAYS. FINFROCK DESIGN, INC. IS NOT RESPONSIBLE FOR ANY CONSTRUCTION COSTS OR SCHEDULE DELAYS. FINFROCK DESIGN, INC. IS NOT RESPONSIBLE FOR ANY CONSTRUCTION COSTS OR SCHEDULE DELAYS.

NOT FOR CONSTRUCTION



SITE PLAN



1 SITE PLAN

2 KEY PLAN

ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF FINROCK DESIGN, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF FINROCK DESIGN, INC. FINROCK DESIGN, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS PLAN AGREES TO HOLD FINROCK DESIGN, INC. HARMLESS FROM AND AGAINST ALL SUCH CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS, THAT MAY BE ASSERTED AGAINST FINROCK DESIGN, INC. BY ANY THIRD PARTY.

**CITY OF WINTER PARK
PLANNING AND ZONING BOARD**

**Staff Report
June 4, 2013**

REQUEST OF THE FIRST GREEN BANK FOR: CONDITIONAL USE APPROVAL FOR A BRANCH BANK LOCATION AT 862 S. ORLANDO AVENUE WITHIN THE EXISTING BUILDING AND TO CONSTRUCT NEW REMOTE DRIVE-THRU TELLER LANES ON THE ADJACENT PROPERTY AT 1161 MINNESOTA AVENUE, ZONED C-3 AND O-1.

This item is a conditional use request from First Green Bank to establish a branch bank facility with drive-in tellers on the property at 862 S. Orlando Avenue (northeast corner of Orlando and Minnesota Avenues) and on the adjacent property at 1161 Minnesota Avenue. It is a conditional use because of the drive-in tellers.

Site and Context: This property at 862 S. Orlando Avenue is the former Absolute Sound location and is zoned C-3. The building has been unoccupied since 2008. The applicants are combining this building with the adjacent property at 1161 Minnesota Avenue which holds a rental duplex building and is zoned O-1.

Project Plans: The plans contemplate renovation of the existing 6,432 square foot Absolute Sound building into the new branch bank location. On the adjacent property is planned the new three-lane drive-in teller facility. It will be fed via tube from the main bank building. Access is from both Orlando and Minnesota Avenues via the existing driveways and a new driveway onto Balch Avenue.

Parking: The 6,432 square foot building requires 26 parking spaces (one space per 250 sq. ft.) and the plans show 32 spaces including the two required handicapped spaces.

Traffic Circulation and Stacking: The traffic impact and stacking needs for drive-in tellers vary from 'national' banks to 'community' banks. Staff would categorize First Green Bank as a 'community bank'. In our previous surveys, the analysis of the stacking requirements for a 'national' branch bank (based on actual counts on the peak day and time of Friday at the noon hour) are the need to stack in the range of 12-14 cars. For a 'community' bank there is only the need for up to 4 cars, such as the TrustCo Bank approved recently. The proposed configuration with three teller lanes provides space for 9 cars but there is easily space for 16 cars. Also with surplus parking, customers can easily park and go inside for their banking business. The primary reason for these conditional uses is to insure that the stacking for drive-thru's does not cause any traffic hazards of lines of cars backing into the streets, blocking driveways or making the internal circulation unsafe. In

this case there is ample land and the design will not create any problems even in the peak case.

Storm Water Retention: The City code requires compliance with the code requirements for the new construction (drive-in teller property) and retrofit to the extent possible for major redevelopment projects such the renovation of the existing building. For the retrofit, the task is complicated by the existing grade/slope of the site directly out to Orlando Avenue. Thus, there are some new retention/landscape area being created on the two north/south corner of the parking lot that will provide some retention. A fee-in-lieu is required for any deficit.

Landscape Plan: The landscape plan submitted utilizes the existing landscape areas on the main bank property as well as the enlarged areas at the corners with dual use for retention. The landscape plan for drive-in teller component provides buffering and trees per code.

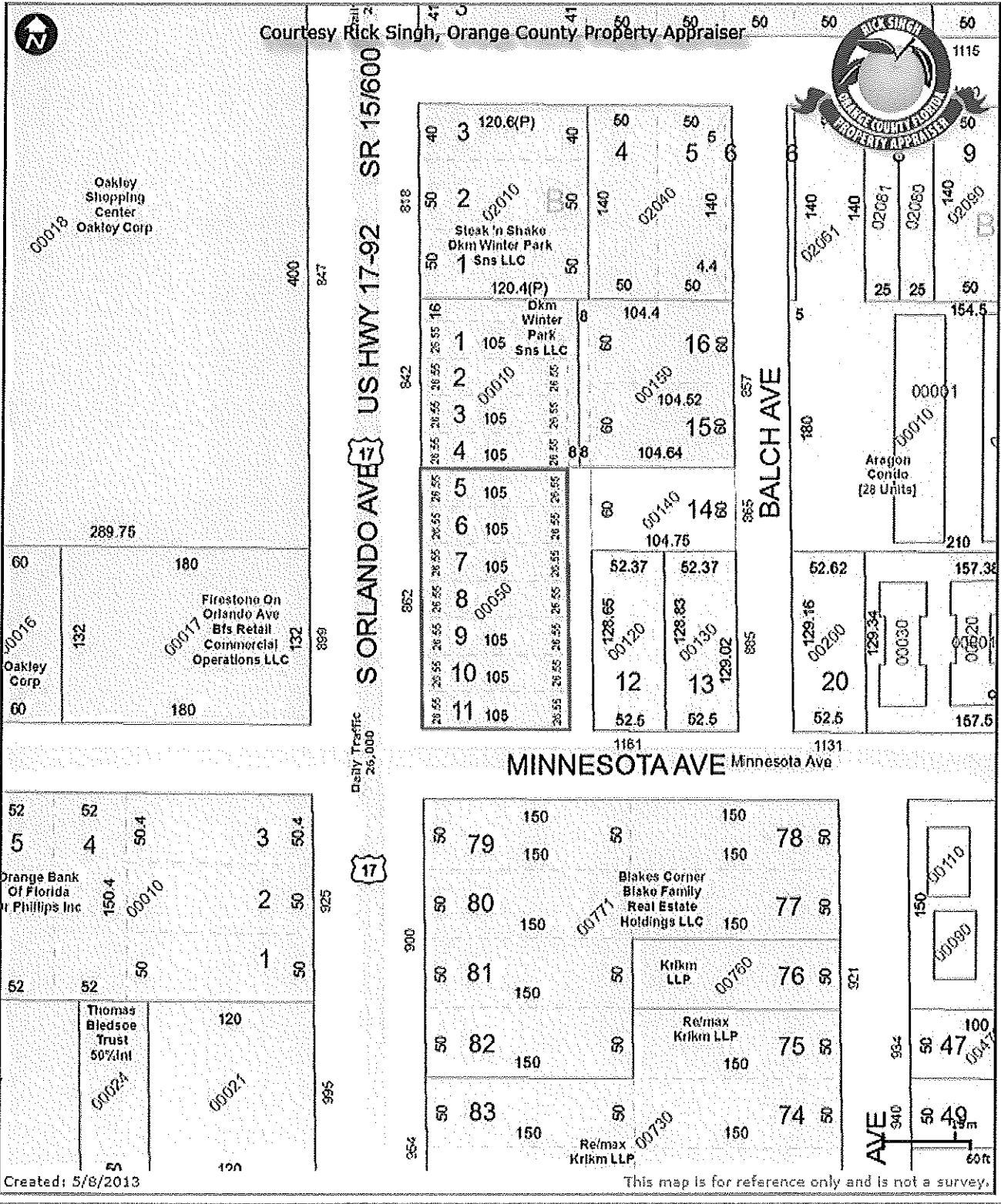
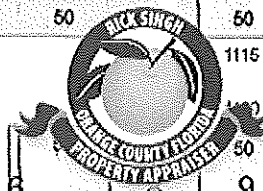
Summary: The site is adequately sized and the overall site plan design well suited for this type of project. The drive-in components are designed to meet the peak stacking needs for this 'community' bank and likely if they were acquired by a large 'national' bank the stacking would work as well.

STAFF RECOMMENDATION IS FOR APPROVAL

OCPA Web Map

- Florida Turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- Brick Road
- Block Line
- Lot Line
- Residential
- Agriculture
- Commercial/Institutional
- Governmental/Institutional/Misc
- Commercial/Industrial/Vacant Land
- Agricultural/Curtilage
- Hydro
- Waste Land
- Parks
- Lakes and Rivers
- Building
- Block Number
- Lot Number

Courtesy Rick Singh, Orange County Property Appraiser



Oakley Shopping Center
Oakley Corp
00018

289.75

00016
Oakley Corp

Firestone On Orlando Ave
Bfs Retail Commercial Operations LLC
00017

Steak 'n Shake
Dkm Winter Park
Sns LLC
120.4(P)

1 105
2 105
3 105
4 105
5 105
6 105
7 105
8 105
9 105
10 105
11 105

00010
00050

00150
00140

00120
00130

02061
02060
02060

00001
00010

Aregon Condo (28 Units)

00200
00300
00200

Orange Bank Of Florida
Phillips Inc

Thomas Bledsoe Trust
50% Int
00024

00021

Blakes Corner
Blake Family Real Estate Holdings LLC
00771

Krikm LLP
00760

Re/max Krikm LLP
00730

00110
00000

OCPA Web Map

| | | | | | | | | | | | |
|--|------------------|--|-------------------------|--|---|--|-----------------------------------|--|------------------|--------------|------------------|
| | Major Roads | | Proposed Road | | Residential | | Commercial/Industrial/Vacant Land | | Park | 6 | Lot Number |
| | Florida Turnpike | | Public Road | | Agriculture | | Agricultural Curtilage | | Lakes and Rivers | 06050 | Parcel Number |
| | Interstate 4 | | Gated Road | | Commercial/Institutional/Governmental/Institutional/MIA | | Hydro | | Building | 3106 | Parcel Address |
| | Toll Road | | Road Under Construction | | Lot Line | | Waste Land | | Block Number | 111.9 | Parcel Dimension |



Created: 5/8/2013

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



T&E Engineering
 Design Studio, Inc.
 11500 15th Avenue S.W.
 Burien, WA 98148
 Phone: (206) 835-3333
 Fax: (206) 835-3334

FIRST GREEN BANK WINTER PARK BRANCH

Winter Park, Florida
 DIVERSIFIED

OWNER: A. ONIC P.L.L.C. #P
 TOWN: WINTER PARK

DATE: 05/20/13

DESIGNER: T&E ENGINEERING

CHECKER: J. W. WILSON

SCALE: AS SHOWN

DATE: 05/20/13

PROJECT: FIRST GREEN BANK WINTER PARK BRANCH

NO. 1000

DATE: 05/20/13

SCALE: AS SHOWN

DATE: 05/20/13

PROJECT: FIRST GREEN BANK WINTER PARK BRANCH

NO. 1000

DATE: 05/20/13

SCALE: AS SHOWN

DATE: 05/20/13

PROJECT: FIRST GREEN BANK WINTER PARK BRANCH

NO. 1000

DATE: 05/20/13

SCALE: AS SHOWN

DATE: 05/20/13

PROJECT: FIRST GREEN BANK WINTER PARK BRANCH

NO. 1000

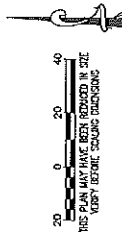
DATE: 05/20/13

SCALE: AS SHOWN

DATE: 05/20/13

PROJECT: FIRST GREEN BANK WINTER PARK BRANCH

NO. 1000



SITE DATA

PARCEL #12-22-20-0340-00-000

EXISTING ZONING AND LAND USE: C-3 - RETAIL (UNOCCUPIED)

PROPOSED ZONING AND LAND USE: C-3 - FINANCIAL INSTITUTION

BOUNDARY SETBACKS:

FRONT (N. SIDE) - 15 FEET FROM S. ORLANDO AVENUE

E. SIDE - 10 FEET FROM PUBLIC ALLEY (W/AVER REQUEST)

SOUTH - 10 FEET FROM MINNESOTA AVENUE

LANDSCAPE BUFFER:

FRONT (N. SIDE) - 8 FEET FROM S. ORLANDO AVE (W/AVER REQUEST)

E. SIDE - 8 FEET FROM PUBLIC ALLEY (W/AVER REQUEST)

SOUTH - 8 FEET FROM MINNESOTA AVENUE (W/AVER REQUEST)

PARCEL #12-22-20-0340-00-100 618 12-22-20-0340-00-100

EXISTING ZONING AND LAND USE: O-1 - RESIDENTIAL (OCCUPIED)

PROPOSED ZONING AND LAND USE: O-1 - FINANCIAL INSTITUTION

BOUNDARY SETBACKS:

FRONT (SOUTH) - 10 FEET FROM MINNESOTA AVENUE

E. SIDE - 10 FEET FROM PUBLIC ALLEY

WEST - 10 FEET FROM BALCH AVENUE

LANDSCAPE BUFFER:

FRONT (SOUTH) - 6 FEET FROM MINNESOTA AVENUE

E. SIDE - 6 FEET FROM PUBLIC ALLEY (W/AVER REQUEST)

SOUTH - 6 FEET FROM BALCH AVENUE

PARCEL #12-22-20-0340-00-100 618 12-22-20-0340-00-100

EXISTING ZONING AND LAND USE: O-1 - RESIDENTIAL (OCCUPIED)

PROPOSED ZONING AND LAND USE: O-1 - FINANCIAL INSTITUTION

BOUNDARY SETBACKS:

FRONT (SOUTH) - 10 FEET FROM MINNESOTA AVENUE

E. SIDE - 10 FEET FROM PUBLIC ALLEY

WEST - 10 FEET FROM BALCH AVENUE

LANDSCAPE BUFFER:

FRONT (SOUTH) - 6 FEET FROM MINNESOTA AVENUE

E. SIDE - 6 FEET FROM PUBLIC ALLEY (W/AVER REQUEST)

SOUTH - 6 FEET FROM BALCH AVENUE

PARCEL #12-22-20-0340-00-100 618 12-22-20-0340-00-100

EXISTING ZONING AND LAND USE: O-1 - RESIDENTIAL (OCCUPIED)

PROPOSED ZONING AND LAND USE: O-1 - FINANCIAL INSTITUTION

BOUNDARY SETBACKS:

FRONT (SOUTH) - 10 FEET FROM MINNESOTA AVENUE

E. SIDE - 10 FEET FROM PUBLIC ALLEY

PARKING REQUIREMENTS:
 1 SPACE / 260 GSF = 0.432 GSF X 1 SPACE/260 SF = 28 SPACES

PARKING INFORMATION:
 28 SPACES @ 64 SF (56' PARKING)
 2 SPACES @ 64 SF (56' PARKING)
 2 SPACES @ 64 SF (56' PARKING)
 3 SPACES @ 64 SF (56' PARKING)
 32 SPACES TOTAL

**EXISTING BUILDING SQUARE FOOTAGE - 6,432 GSF (EXISTING STRUCTURE)
 (6,432 GSF GARAGE) SQUARE FOOTAGE - 1,638 GSF
 MAX BUILDING HEIGHT - 30 FEET**

SITE INFORMATION:
 PARCEL #12-22-20-0340-00-000
 CRSTING: IMPERVIOUS (BLDG) - 0.133 AC (6,576.00 SF) = 34.08%

CRSTING: IMPERVIOUS - 0.276 AC (12,124.89 SF) = 81.02%

CRSTING: PERVIOUS - 0.012 AC (528.16 SF) = 0.08%

TOTAL PROJECT AREA - 0.448 AC (19,588.35 SF) = 100%

CRSTING: IMPERVIOUS (BLDG) - 0.133 AC (6,576.00 SF) = 34.08%

CRSTING: IMPERVIOUS - 0.276 AC (12,124.89 SF) = 81.02%

CRSTING: PERVIOUS - 0.012 AC (528.16 SF) = 0.08%

TOTAL PROJECT AREA - 0.448 AC (19,588.35 SF) = 100%

CRSTING: IMPERVIOUS (BLDG) - 0.039 AC (1,693.96 SF) = 12.48%

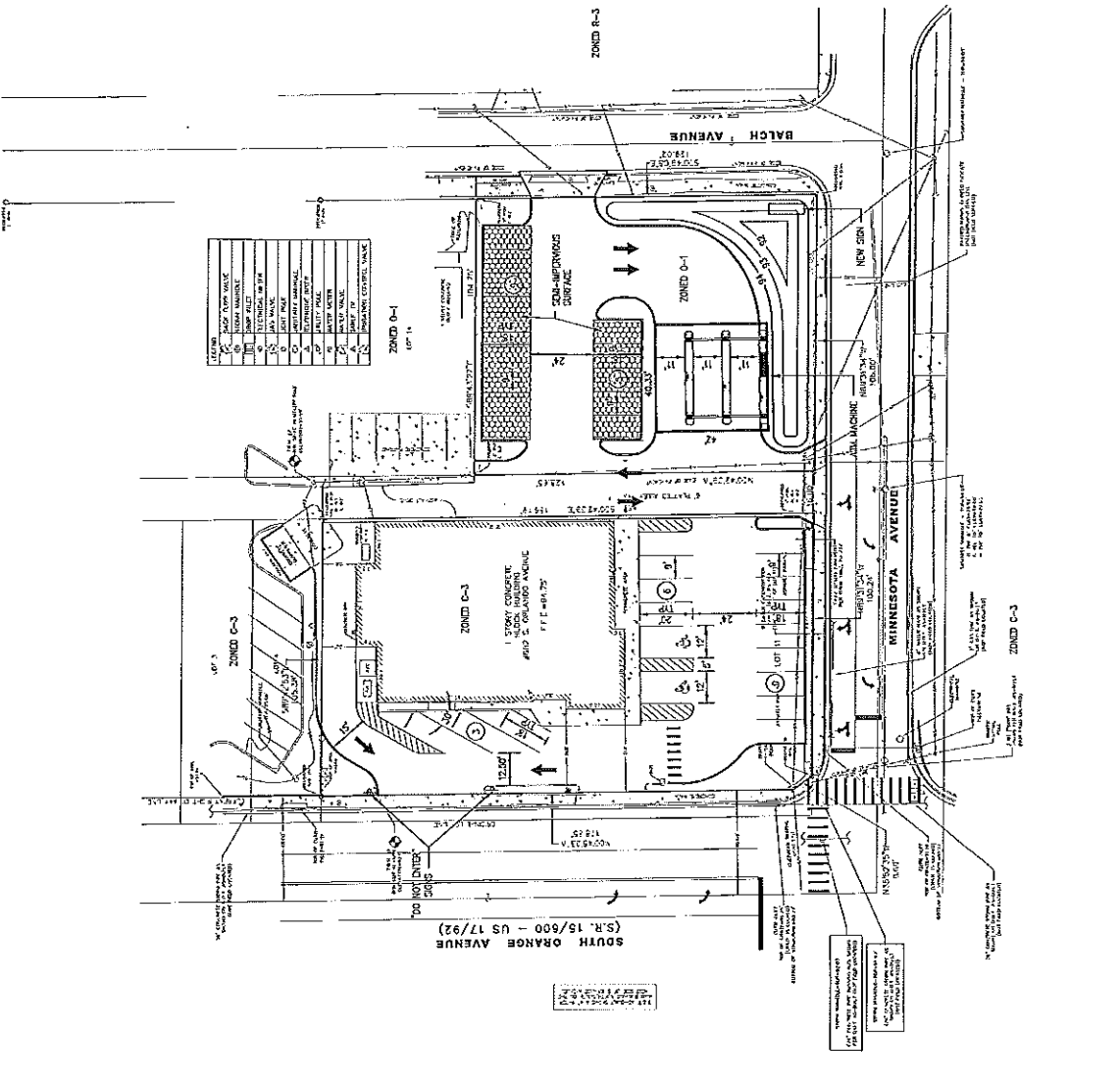
CRSTING: IMPERVIOUS - 0.182 AC (7,927.48 SF) = 58.71%

CRSTING: PERVIOUS - 0.089 AC (3,876.84 SF) = 28.71%

TOTAL PROJECT AREA - 0.31 AC (13,503.60 SF) = 100%

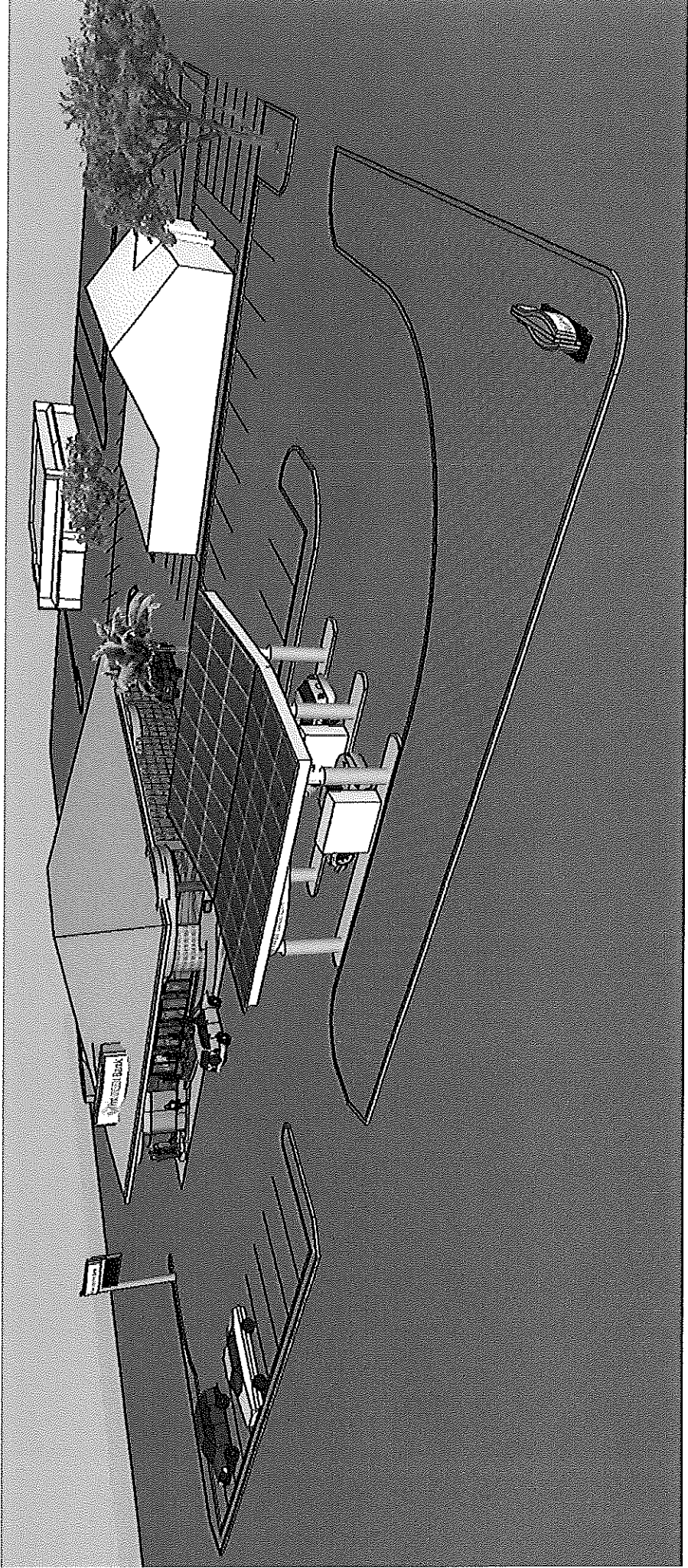
REQUEST THAT GARAGE SERVICE SHALL BE CURB-SIDE PICKUP

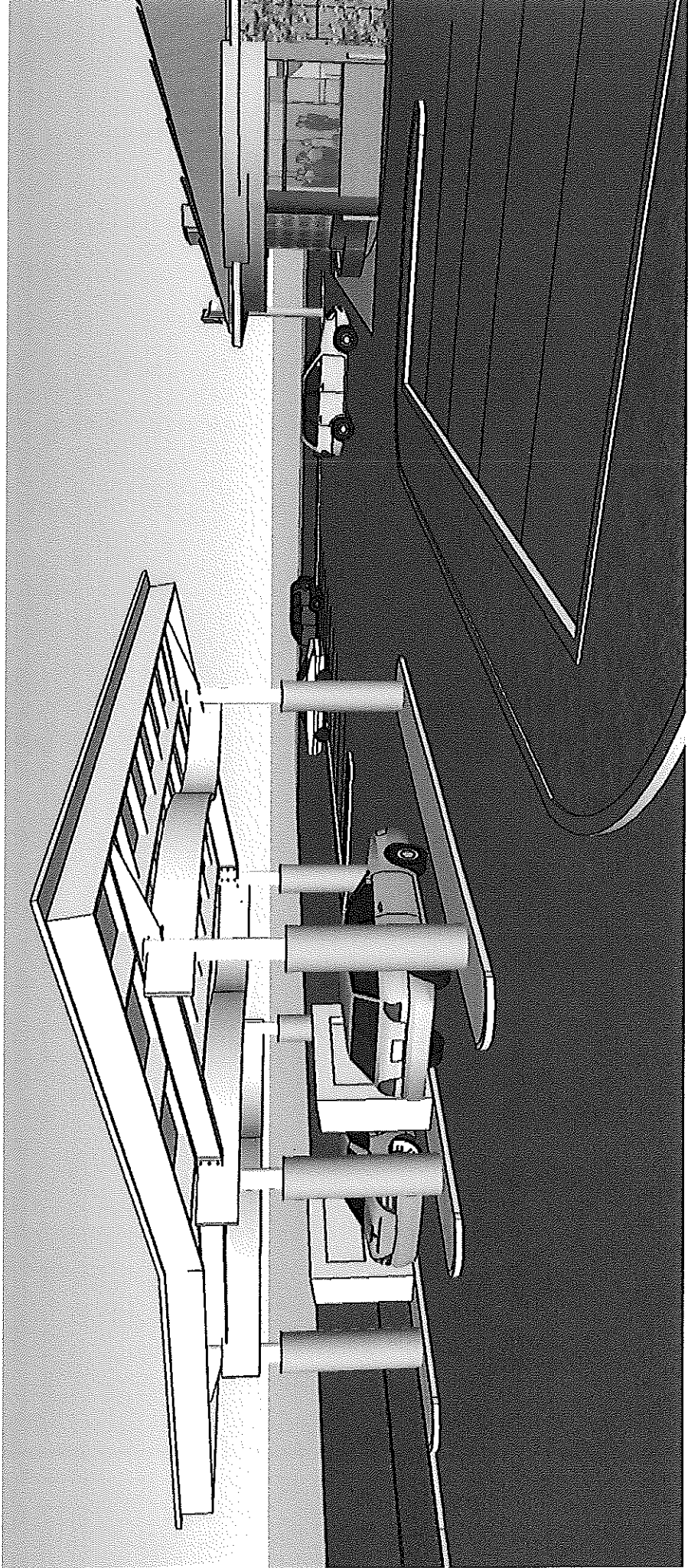
W/AVER REQUESTS. SEE COVER SHEET C-000 FOR ALL W/AVER REQUESTS

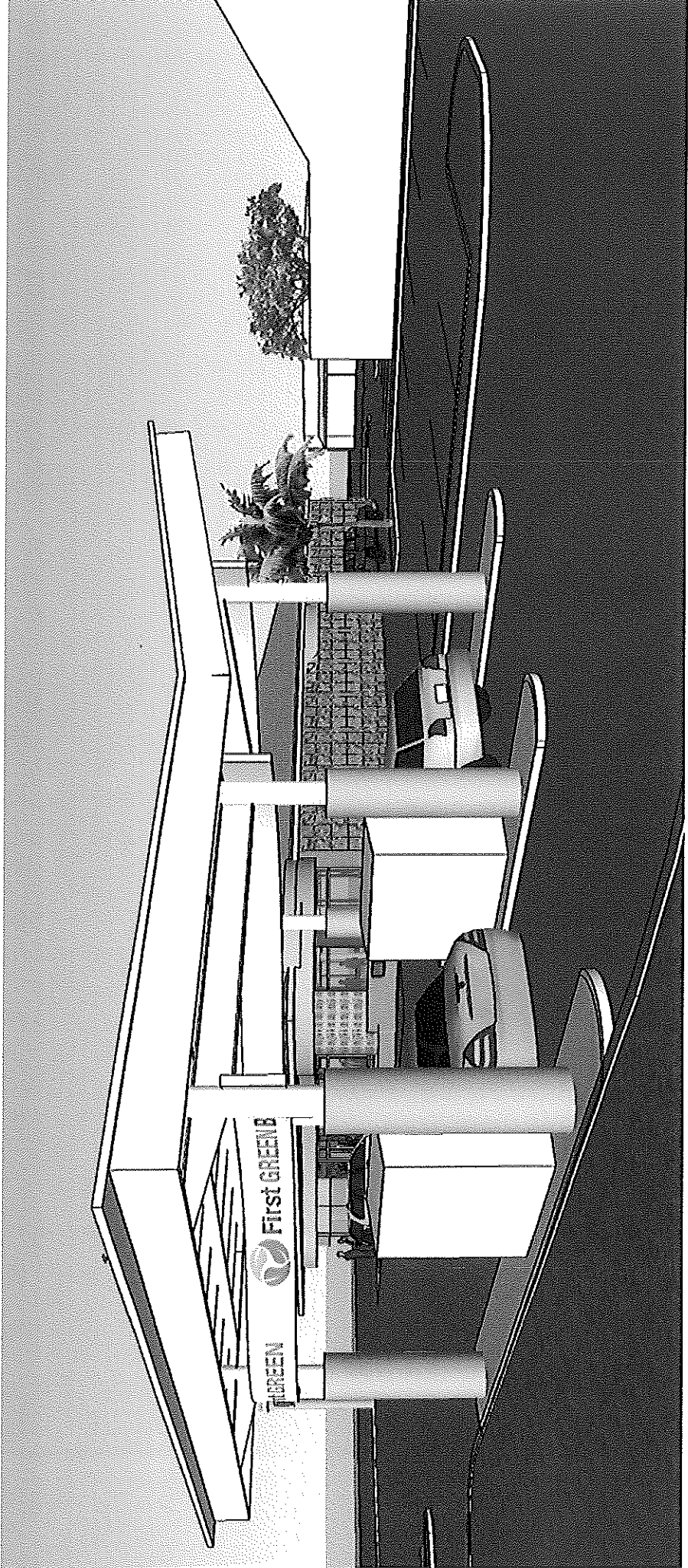


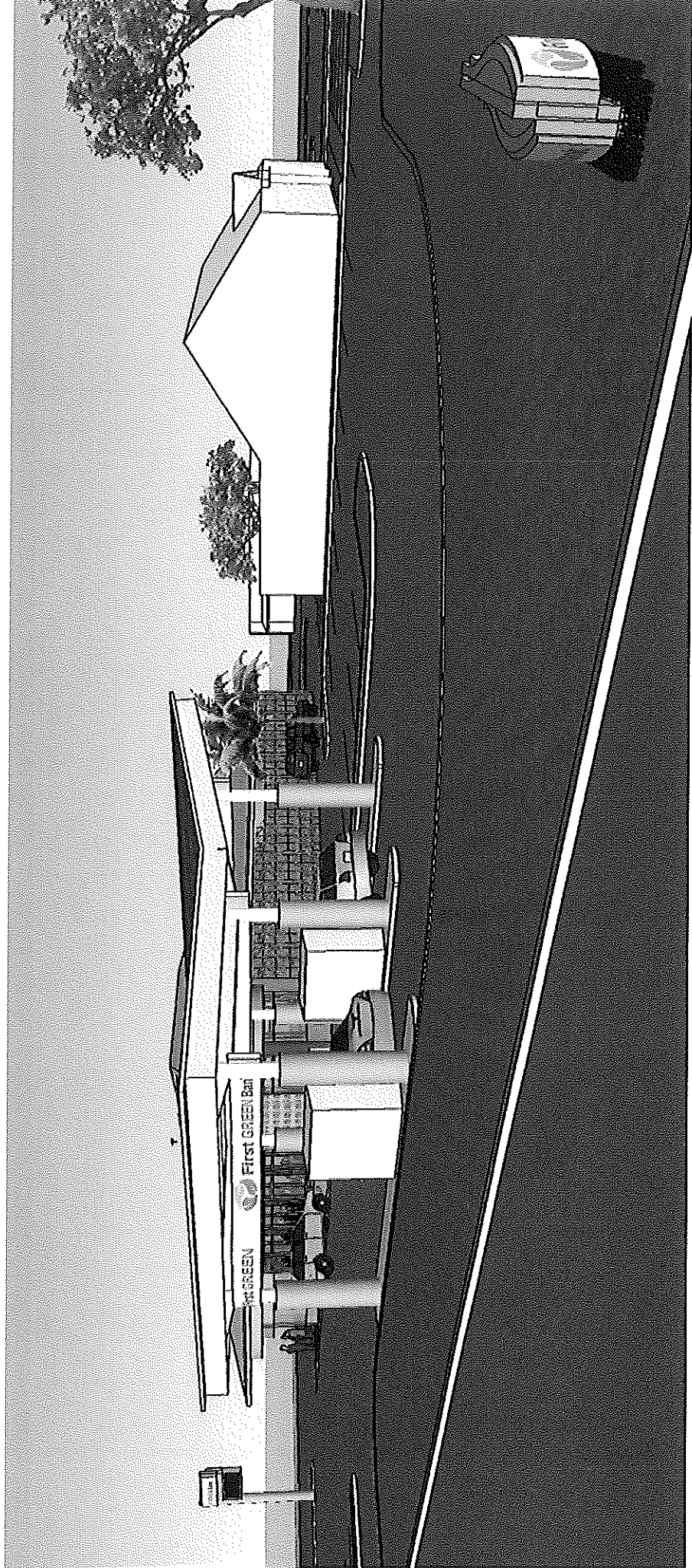
PRELIMINARY - NOT FOR CONSTRUCTION

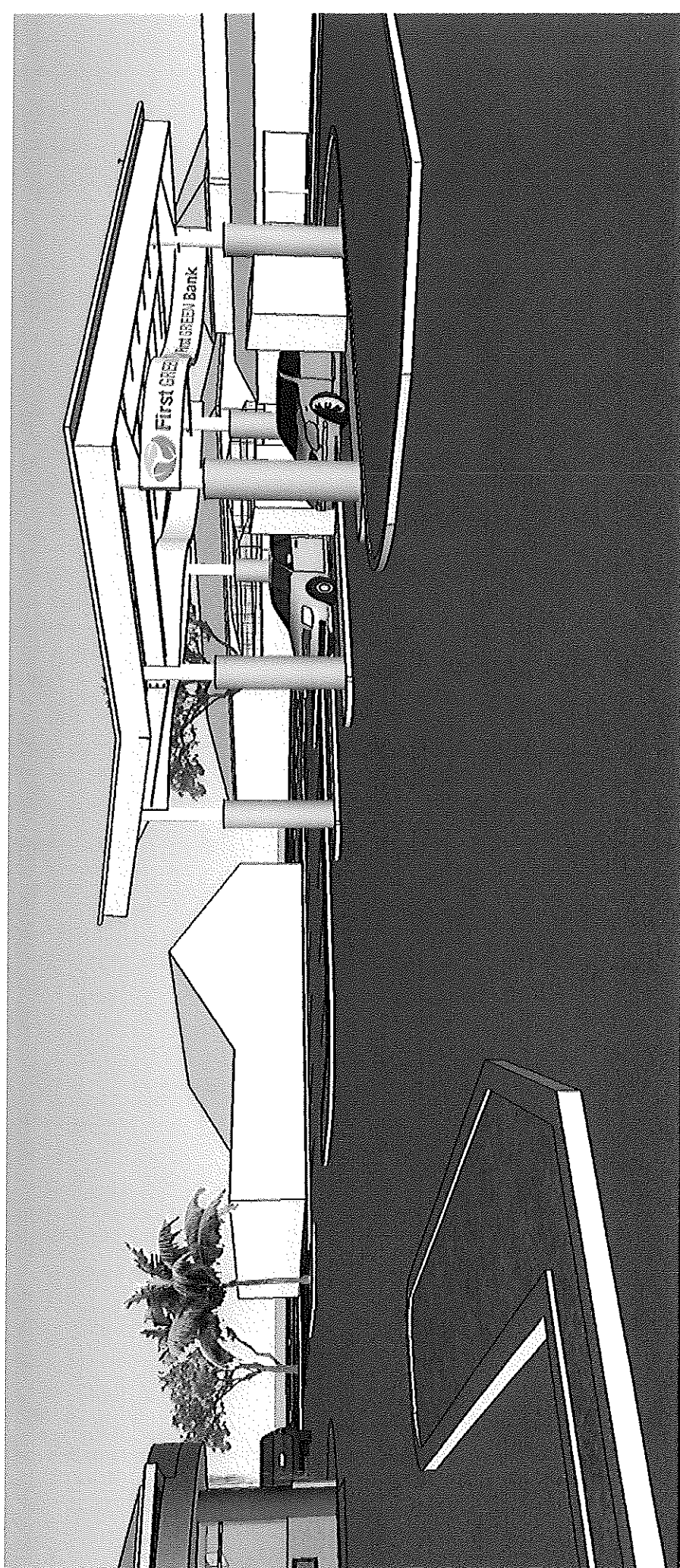
C-200





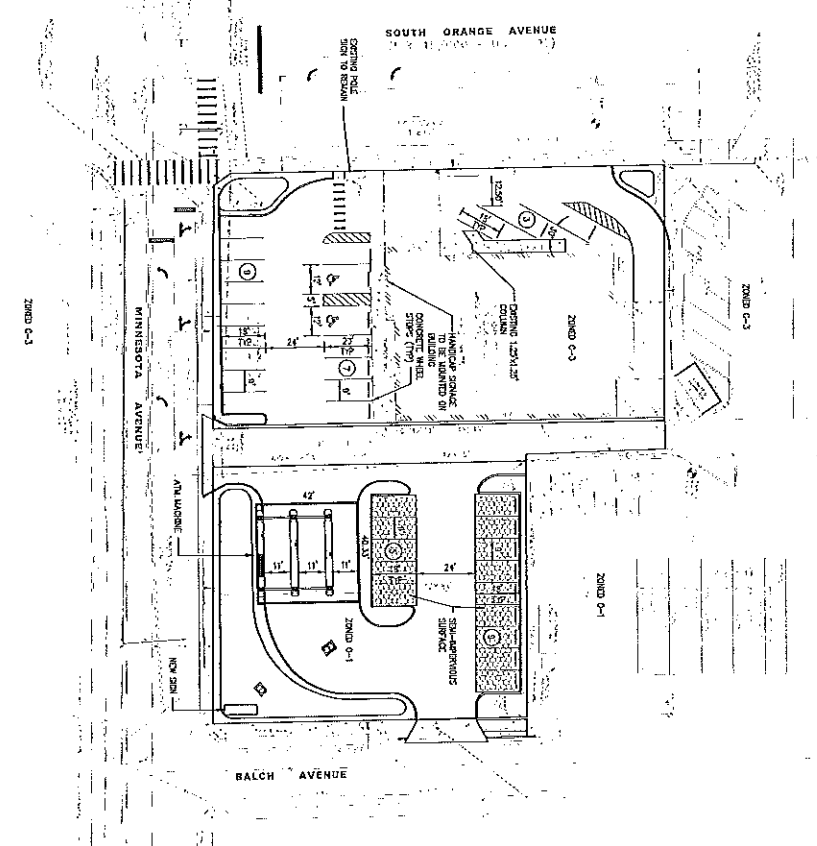








PRELIMINARY - NOT FOR CONSTRUCTION



SITE DATA



PARCEL #12-22-29-0340-00-02B

DESIGN ZONING AND LAND USE: C-3 - RETAIL (UNOCCUPIED)
 PROPOSED ZONING AND LAND USE: C-3 - FINANCIAL INSTITUTION

DRAINAGE JURISDICTION:

FRONT (N. SIDE) - 15 FEET FROM S. ORLANDO AVENUE
 N. SIDE - 8 FEET
 E. SIDE - 10 FEET FROM PUBLIC ALLEY (WAIVER REQUIRED)
 SOUTH - 10 FEET FROM MINNESOTA AVENUE

LANDSCAPE BUFFER:

FRONT (N. SIDE) - 8 FEET FROM S. ORLANDO AVE (WAIVER REQUIRED)
 E. SIDE - 8 FEET FROM PUBLIC ALLEY (WAIVER REQUIRED)
 SOUTH - 8 FEET FROM MINNESOTA AVENUE (WAIVER REQUIRED)
 WEST - 8 FEET FROM BALCH AVENUE

PARCEL #12-22-29-0340-00-100 and 12-22-29-0340-00-102B

DESIGN ZONING AND LAND USE: C-1 - REGIONAL OFFICE BUILDING
 PROPOSED ZONING AND LAND USE: C-1 - FINANCIAL INSTITUTION

DRAINAGE JURISDICTION:

FRONT (SOUTH) - 10 FEET FROM MINNESOTA AVENUE
 N. SIDE - 8 FEET FROM PUBLIC ALLEY
 EAST - 10 FEET FROM BALCH AVENUE

LANDSCAPE BUFFER:

FRONT (SOUTH) - 8 FEET FROM MINNESOTA AVENUE
 N. SIDE - 8 FEET FROM PUBLIC ALLEY (WAIVER REQUIRED)
 EAST - 8 FEET FROM BALCH AVENUE

EXISTING IMPROVEMENTS:

1 SPACE / 200 SQ. FT. = 0.432 SQ. FT. X 1 SPACE / 200 SQ. FT. = 20 SPACES

EXISTING BUILDINGS:

- 23 SPACES @ 14'4" (FOR PARKING)
- 2 SPACES @ 13'0" (FOR PARKING)
- 3 SPACES @ 14'4" (FOR ANDROID PARKING)
- 33 SPACES TOTAL

DESIGNING INTERIMMATURE:

DESIGNING BUILDING FOOTPRINT - 0.432 SQ. FT. (EXISTING STRUCTURE)
 MAX. BUILDING HEIGHT - 35 FEET

SITE INFORMATION:

PARCEL #12-22-29-0340-00-00A
 EXISTING IMPROVEMENTS (D.U.O.) - 0.15 AC (667,200 SQ. FT.) = 34,000
 IMPROVEMENTS - 0.278 AC (12,124,800 SQ. FT.) = 81,000
 PERMITS - 0.010 AC (437,400 SQ. FT.) = 4,000
 TOTAL PROJECT AREA - 0.448 AC (19,566,000 SQ. FT.) = 100K
 IMPROVEMENTS (D.U.O.) - 0.15 AC (667,200 SQ. FT.) = 34,000
 IMPROVEMENTS - 0.278 AC (12,124,800 SQ. FT.) = 81,000
 PERMITS - 0.010 AC (437,400 SQ. FT.) = 4,000
 TOTAL PROJECT AREA - 0.448 AC (19,566,000 SQ. FT.) = 100K

PARCEL #12-22-29-0340-00-100 and 12-22-29-0340-00-102B

EXISTING IMPROVEMENTS (D.U.O.) - 0.000 AC (0.000 SQ. FT.) = 21,205
 IMPROVEMENTS (D.U.O.) - 0.000 AC (0.000 SQ. FT.) = 21,205
 PERMITS - 0.000 AC (0.000 SQ. FT.) = 21,205
 TOTAL PROJECT AREA - 0.000 AC (0.000 SQ. FT.) = 100K
 IMPROVEMENTS (D.U.O.) - 0.000 AC (0.000 SQ. FT.) = 21,205
 IMPROVEMENTS - 0.000 AC (0.000 SQ. FT.) = 21,205
 PERMITS - 0.000 AC (0.000 SQ. FT.) = 21,205
 TOTAL PROJECT AREA - 0.000 AC (0.000 SQ. FT.) = 100K

REQUEST THAT DATABASE SERVICE SHALL BE CARRIED-OUT GROUP

WAIVER REQUESTS: SEE COVER SHEET C-200 FOR ALL WAIVER REQUESTS



Civil Engineering
 Design Studio, Inc.
 710 So. Orange
 Ft. Orange, FL 32838
 Phone: 407-226-4444
 Fax: 407-226-4444
 Website: www.tr3eng.com
 LICENSE NO. 12012

FIRST GREEN BANK WINTER PARK BRANCH

Winter Park, Florida
 DESIGNER: STAFF

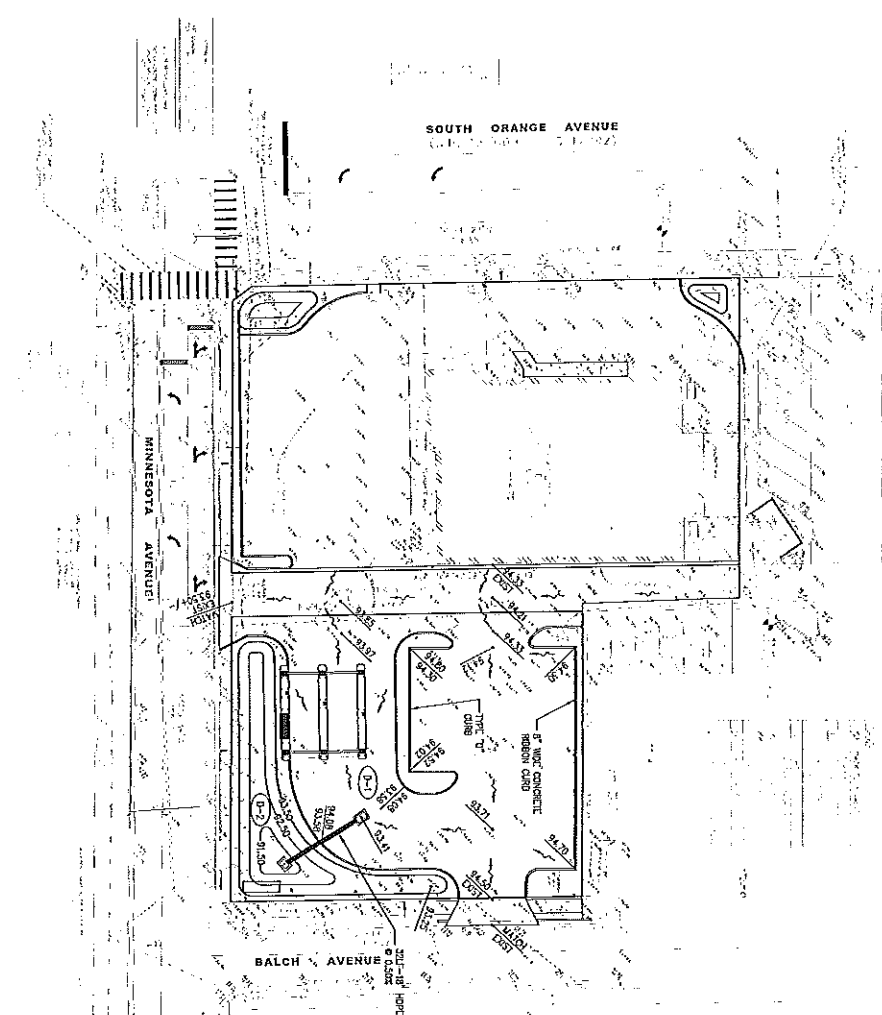
| | |
|--------------|----------|
| CONTRACT NO. | 2012-000 |
| DATE | 02/27/13 |
| DESIGNER | STAFF |
| DATE | 02/27/13 |
| REVISION | |
| DATE | |
| BY | |
| CHKD | |
| RECORDS | |

PRELIMINARY SITE PLAN

| | |
|---------|----------|
| JOB NO. | 2012-000 |
| SCALE | AS SHOWN |
| DATE | 02/27/13 |
| BY | |
| CHKD | |
| RECORDS | |

C-200

PRELIMINARY - NOT FOR CONSTRUCTION



- Ⓢ-1 TYPE "A" CAST IN-PLACE CONCRETE
- Ⓢ-2 TYPE "C" CAST IN-PLACE CONCRETE
- Ⓢ-3 TYPE "C" CAST IN-PLACE CONCRETE
- Ⓢ-4 TYPE "C" CAST IN-PLACE CONCRETE
- Ⓢ-5 TYPE "C" CAST IN-PLACE CONCRETE
- Ⓢ-6 TYPE "C" CAST IN-PLACE CONCRETE

PROPOSED LOT AREA
 TOTAL LOT AREA
 MIN. CO. ROADWAY
 3541.00
 14870.00
 3541.00



**FIRST
 GREEN BANK
 WINTER PARK
 BRANCH**

Winter Park, Florida
 DORADO 254

TRI³
 Civil Engineering
 Design Studio, Inc.
 720 South Street
 Winter Park, Florida 32789
 Phone: 407-944-4444
 Fax: 407-944-4444
 Website: www.tri3.com
 License No. FC-10000000
 Date of Renewal: 1/2012

CONTRACT NO. 20110000 01

DATE: 05/27/13

DESIGNED BY: JER

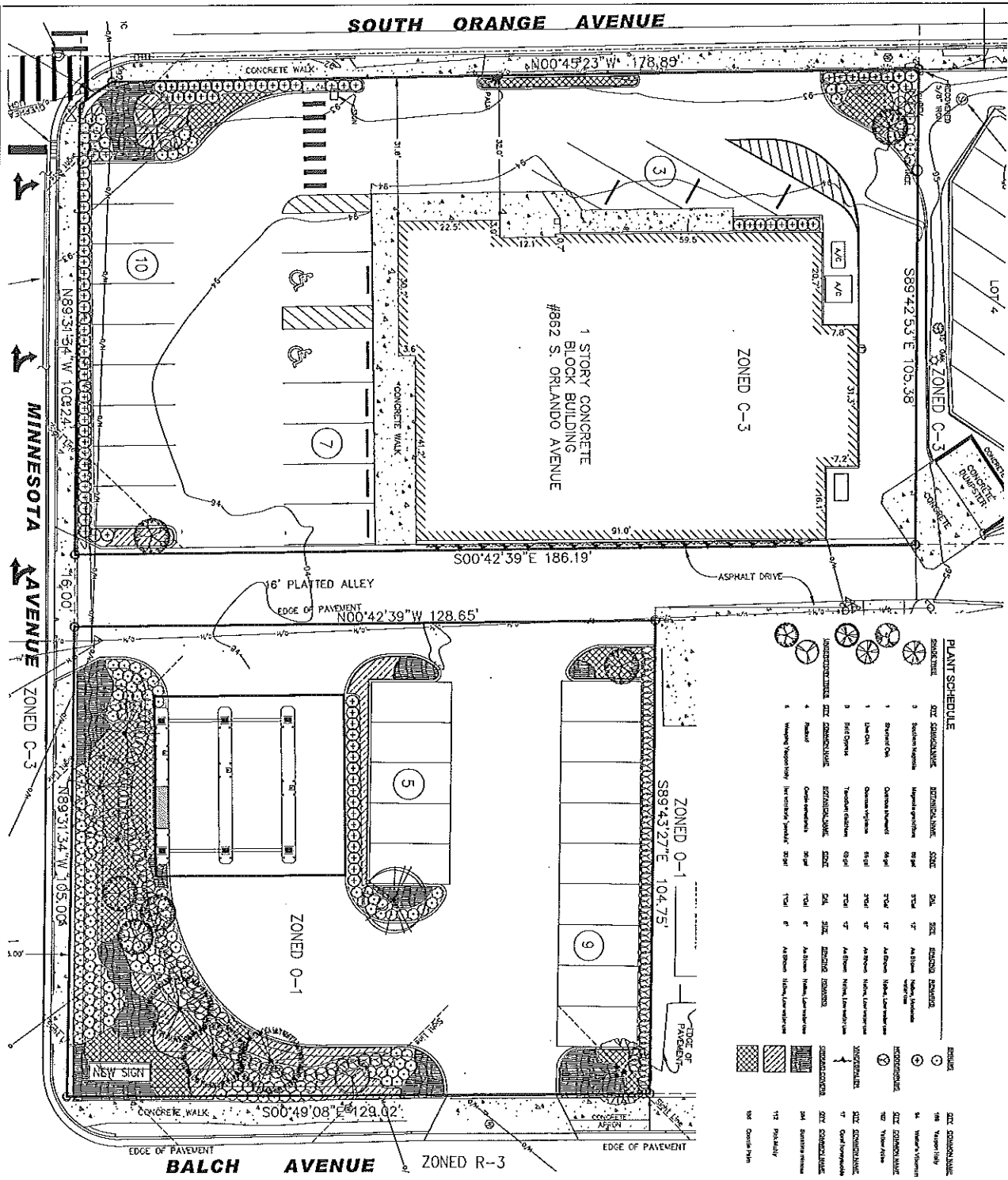
CHECKED BY: JER

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

C-300

SOUTH ORANGE AVENUE



1 STORY CONCRETE
BLOCK BUILDING
#852 S. ORLANDO AVENUE

PLANT SCHEDULE

| PLANT | SYMBOLOGY | PLANT NAME | SIZE | PLACEMENT | PLACEMENT | PLACEMENT | PLACEMENT | PLACEMENT | PLACEMENT |
|-------|-----------|------------|---------|-----------|-----------|-----------|-----------|-----------|-----------|
| 1 | (Symbol) | Shrub | 4' x 4' | As Shown | As Shown | As Shown | As Shown | As Shown | As Shown |
| 2 | (Symbol) | Shrub | 4' x 4' | As Shown | As Shown | As Shown | As Shown | As Shown | As Shown |
| 3 | (Symbol) | Shrub | 4' x 4' | As Shown | As Shown | As Shown | As Shown | As Shown | As Shown |
| 4 | (Symbol) | Shrub | 4' x 4' | As Shown | As Shown | As Shown | As Shown | As Shown | As Shown |
| 5 | (Symbol) | Shrub | 4' x 4' | As Shown | As Shown | As Shown | As Shown | As Shown | As Shown |
| 6 | (Symbol) | Shrub | 4' x 4' | As Shown | As Shown | As Shown | As Shown | As Shown | As Shown |
| 7 | (Symbol) | Shrub | 4' x 4' | As Shown | As Shown | As Shown | As Shown | As Shown | As Shown |
| 8 | (Symbol) | Shrub | 4' x 4' | As Shown | As Shown | As Shown | As Shown | As Shown | As Shown |
| 9 | (Symbol) | Shrub | 4' x 4' | As Shown | As Shown | As Shown | As Shown | As Shown | As Shown |
| 10 | (Symbol) | Shrub | 4' x 4' | As Shown | As Shown | As Shown | As Shown | As Shown | As Shown |

LANDSCAPE NOTES:
 HEDGES TO FORM CONTINUOUS SCREEN WITHIN ONE YEAR.
 HEDGES TO BE 40" WITHIN ONE YEAR.
 CALIPER IS MEASURED SIX INCHES ABOVE THE GROUND.
 ALL PLANTS ARE TO BE FLORIDA #1 OR BETTER.
 AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL
 LANDSCAPED AREAS.
 ALL SPACINGS ARE AS SHOWN AND OR LISTED.
 NO TURF IS PROPOSED.

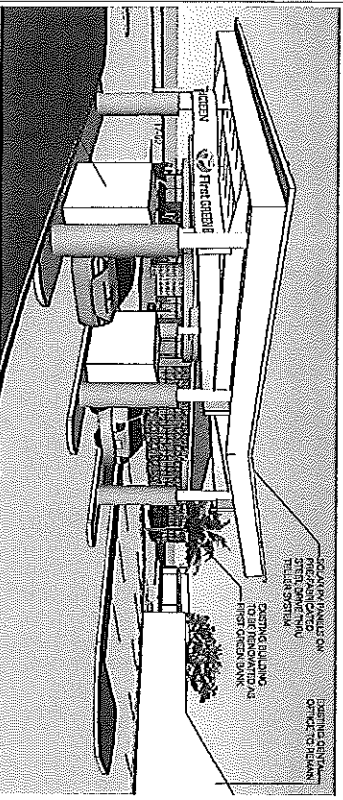
Conceptual Landscape Plan

First Green Bank
 Winter Park, Florida

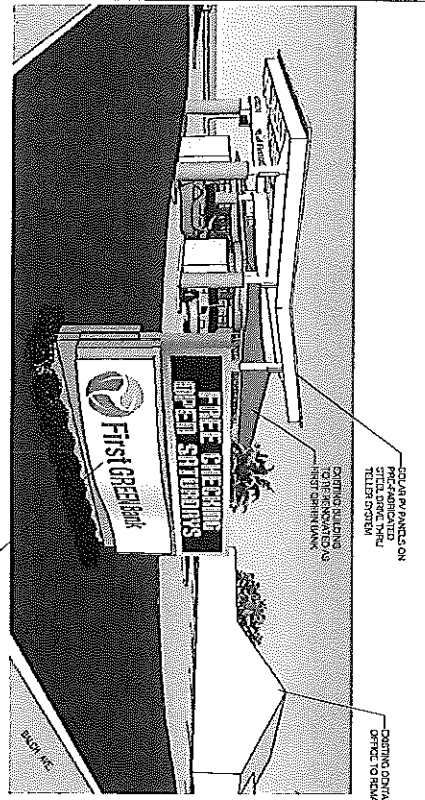
Drawing Number: 1129-03
 Original Form: 1139-02
 Date: May 20, 2013
 Scale: 1"=10'
 Drawn By: TAO
 Layout: 2/23/13



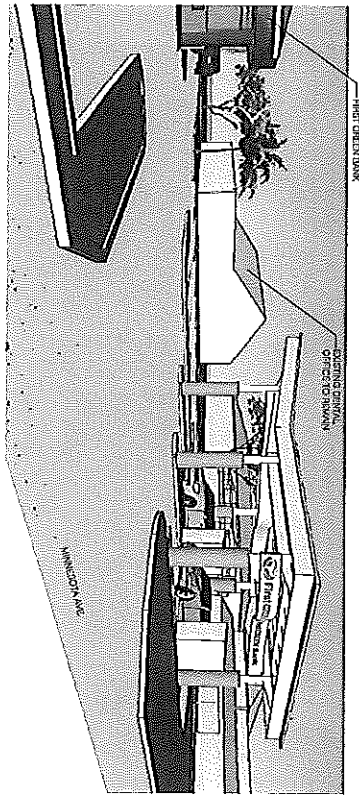
Green Consulting Group, Inc.
 Landscape Architecture ■ Land Planning ■ Development Assistance
 4070 United Avenue, Mount Dora, Florida 32767
 352-357-9241 ■ Fax 352-357-9278 ■ LC26000288



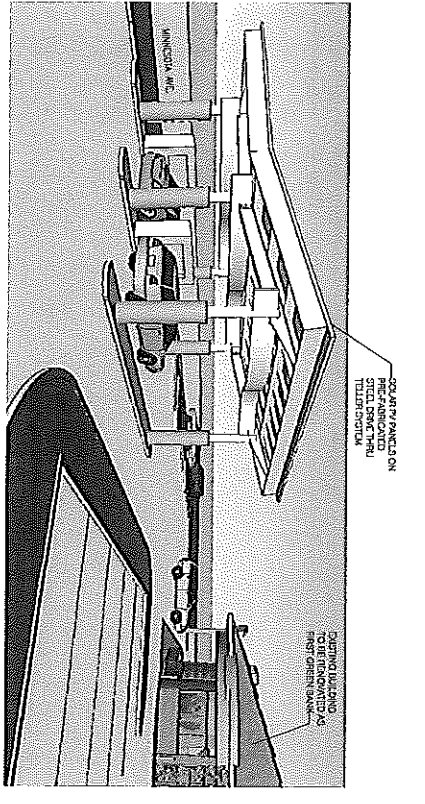
3 SE/ST SOUTH-EAST ELEVATION
SEE CIVIL DRAWINGS FOR MORE SITE INFORMATION



1 SE/ST SOUTH-EAST ELEVATION
SEE CIVIL DRAWINGS FOR MORE SITE INFORMATION



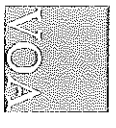
4 WEST ELEVATION
SEE CIVIL DRAWINGS FOR MORE SITE INFORMATION



2 EAST ELEVATION
SEE CIVIL DRAWINGS FOR MORE SITE INFORMATION

CONCEPT DESIGN ONLY
NOT FOR CONSTRUCTION

©VOA ASSOCIATES INCORPORATED



DATE: 12/15/2011
DRAWN BY: [blank]
CHECKED BY: [blank]
DATE: 12/15/2011

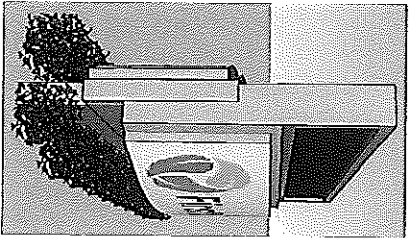
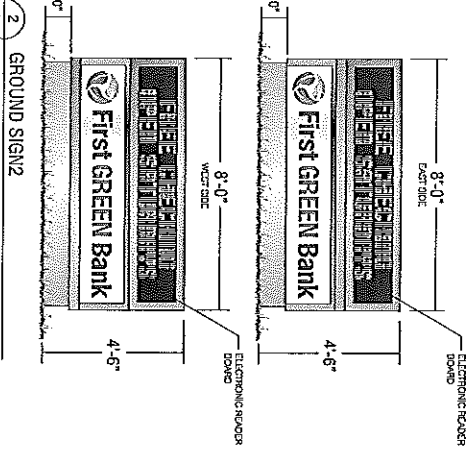
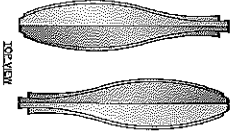
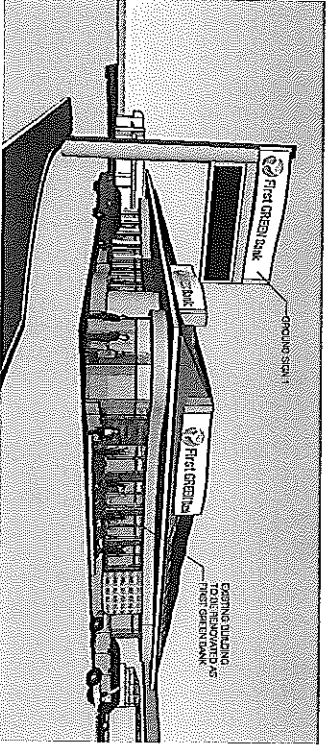
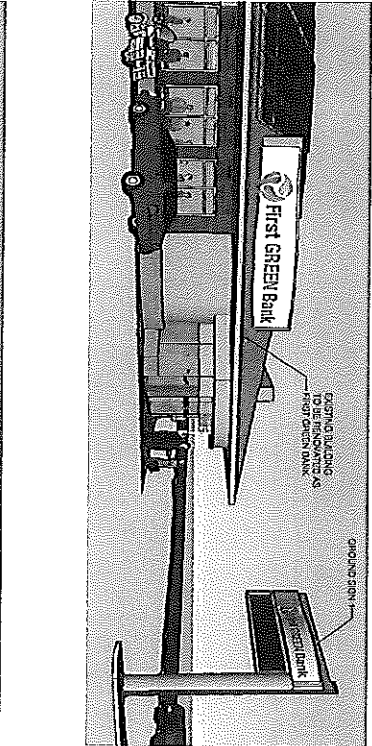
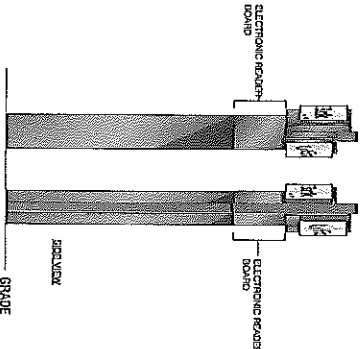
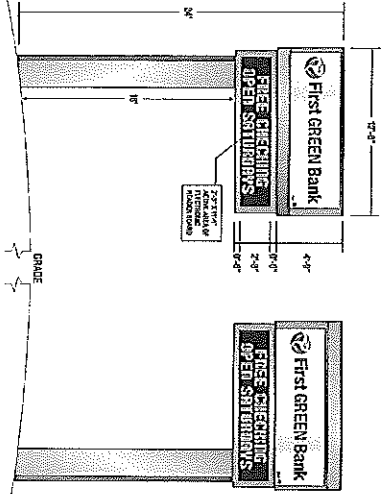
EXTERIOR ELEVATIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

FIRST GREEN BANK
WINTER PARK BRANCH
WINTER PARK, FL

EXTERIOR ELEVATIONS

DRAWN BY: [blank]
CHECKED BY: [blank]
DATE: [blank]
SCALE: [blank]
NO SCALE
PROJECT NO.: [blank]
SHEET NO.: A101



CONCEPT DESIGN ONLY
NOT FOR CONSTRUCTION



DATE: 08/10/2009
DRAWING NO.: A102

| NO. | REVISIONS | DATE |
|-----|-----------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

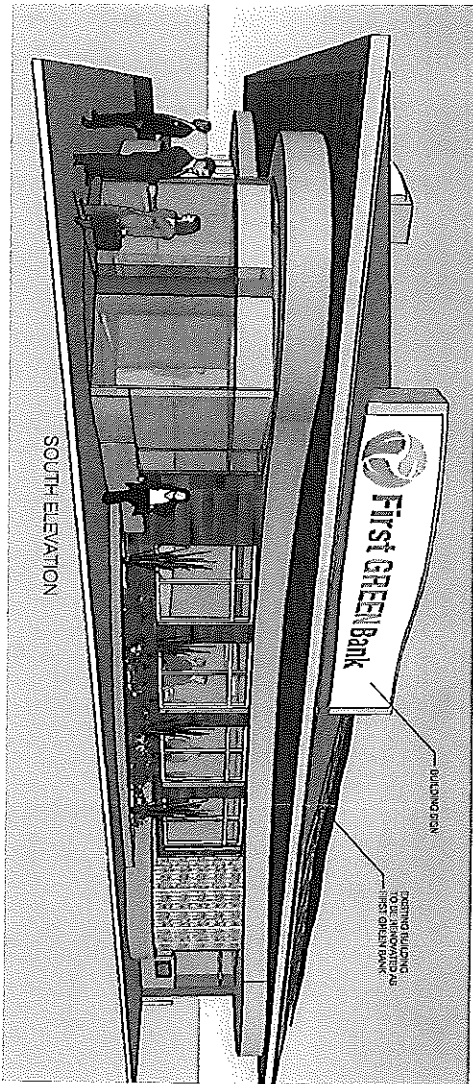
PROJECT INFORMATION

CLIENT: FIRST GREEN BANK
PROJECT: WINTER PARK BRANCH
LOCATION: WINTER PARK, FL

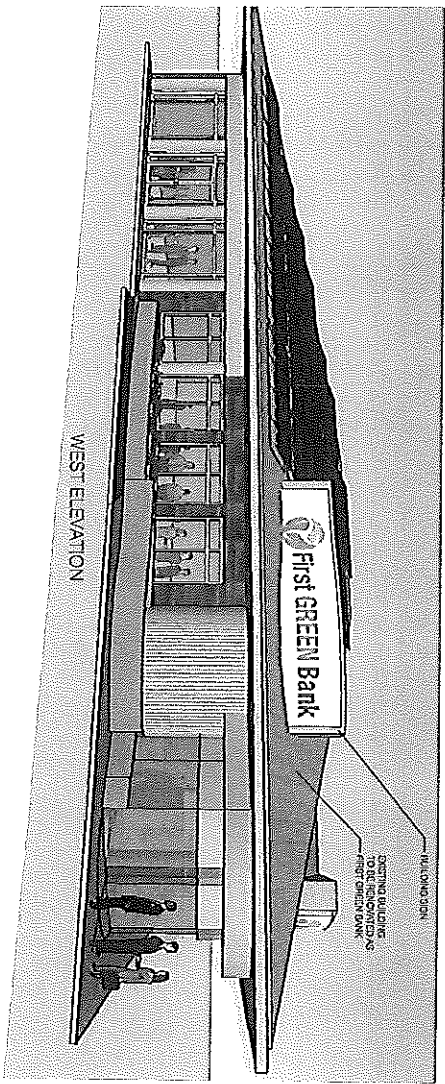
**EXTERIOR SIGNAGE
GROUND SIGNS**

DESIGNER: VOVA
DATE: 08/10/2009
SCALE: AS SHOWN
SHEET NO.: A102
PROJECT NO.: 09-001

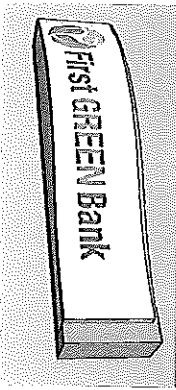
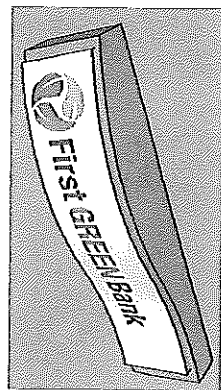
A102



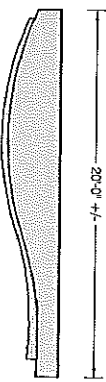
SOUTH ELEVATION



WEST ELEVATION



5'-0" +/-



20'-0" +/-

PLAN VIEW

1 BUILDING SIGN
A103

CONCEPT DESIGN ONLY
NOT FOR CONSTRUCTION



OWNER: VOVA

ARCHITECT: VOVA

EXTERIOR SIGNAGE
BUILDING SIGN

FIRST GREEN BANK
WINTER PARK BRANCH
WINTER PARK, FL

SHEET NO. A103
DATE: 10/20/11
SCALE: 1/8" = 1'-0"
DRAWN BY: JMM
CHECKED BY: JMM

**CITY OF WINTER PARK
PLANNING AND ZONING BOARD**

**Staff Report
June 4, 2013**

REQUEST OF MR. CHRISTOPHER DEVERELL FOR: SUBDIVISION APPROVAL TO SPLIT THE PROPERTY AT 2611 PARKLAND DRIVE INTO TWO LOTS OF 55 FEET OF LOT WIDTH AND 8,119 AND 9,934 SQUARE FEET OF LOT AREA WITH VARIANCES FROM THE R-1AA LOT DIMENSIONS.

Mr. Chris Deverell is the owner (since 1998) of the property at 2611 Parkland Drive. He is requesting subdivision or lot split approval to divide the property into two single family lots. The zoning is R-1AA. The property is now vacant. Variances are requested as the proposed dimensions do not meet the R-1AA zoning requirements.

ZONING TEST: The two proposed lots would be "flag" lots that together would share a common driveway leading back to the home sites. The minimum widths for the "flag" part of the lot abutting the street is 15 feet so each lot complies with that minimum.

Each building lot is approximately 55 feet wide. The two lots would have 8,119 and 9,934 square feet of lot land area. The R-1AA zoning minimums are 100 feet of lot width and 10,000 square feet of lot area. The proposed lots need variances from those minimum lot width and lot area requirements.

COMPREHENSIVE PLAN TEST: There are many neighborhoods in the City that are zoned R-1AA or R-1A but the existing character or typical dimensions may be significantly different than the zoning code minimums. As a result, the practice is to look at the surrounding neighborhood to see what standard is for typical lot sizes.

There are 33 homes within this neighborhood on the west side of Winter Park Road comprised of Parkland Drive, Janice Avenue and Western Parkway. The average lot width is 80 feet. The median lot width is 75 feet. From this 33 home survey, this neighborhood has only 4 homes of a similar 55 feet of lot width. The average square footage is 10,400 square feet. So it appears that the proposed lot sizes do not match the neighborhood characteristics.

The applicant has provided generalized elevations and floor plans for the types of homes anticipated to be built on these lots, if approved. The City can condition any approval upon the subsequent submission, review and approval of house plans.

Based strictly on the numbers, this subdivision request does not conform to the zoning test or neighborhood comparison. The two new homes could very well be a nice compliment to the neighborhood. If the applicant can demonstrate neighborhood acceptance then the staff isn't going to advocate denial if the neighbors think it is alright. But in the absence of neighborhood agreement, the request does not meet the code requirements.

OCA Web Map

- Florida Turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- Brick Road
- Rail Road
- Proposed SunRail
- Block Line
- Lot Line
- Residential
- Agriculture
- Commercial/Institutional
- Governmental/Institutional/Aliso Commercial/Industrial/Vacant Land
- Agricultural Curtains
- Hydro
- Waste Land
- County Boundary
- Parks
- Golf Course
- Lakes and Rivers
- Building
- Hospital

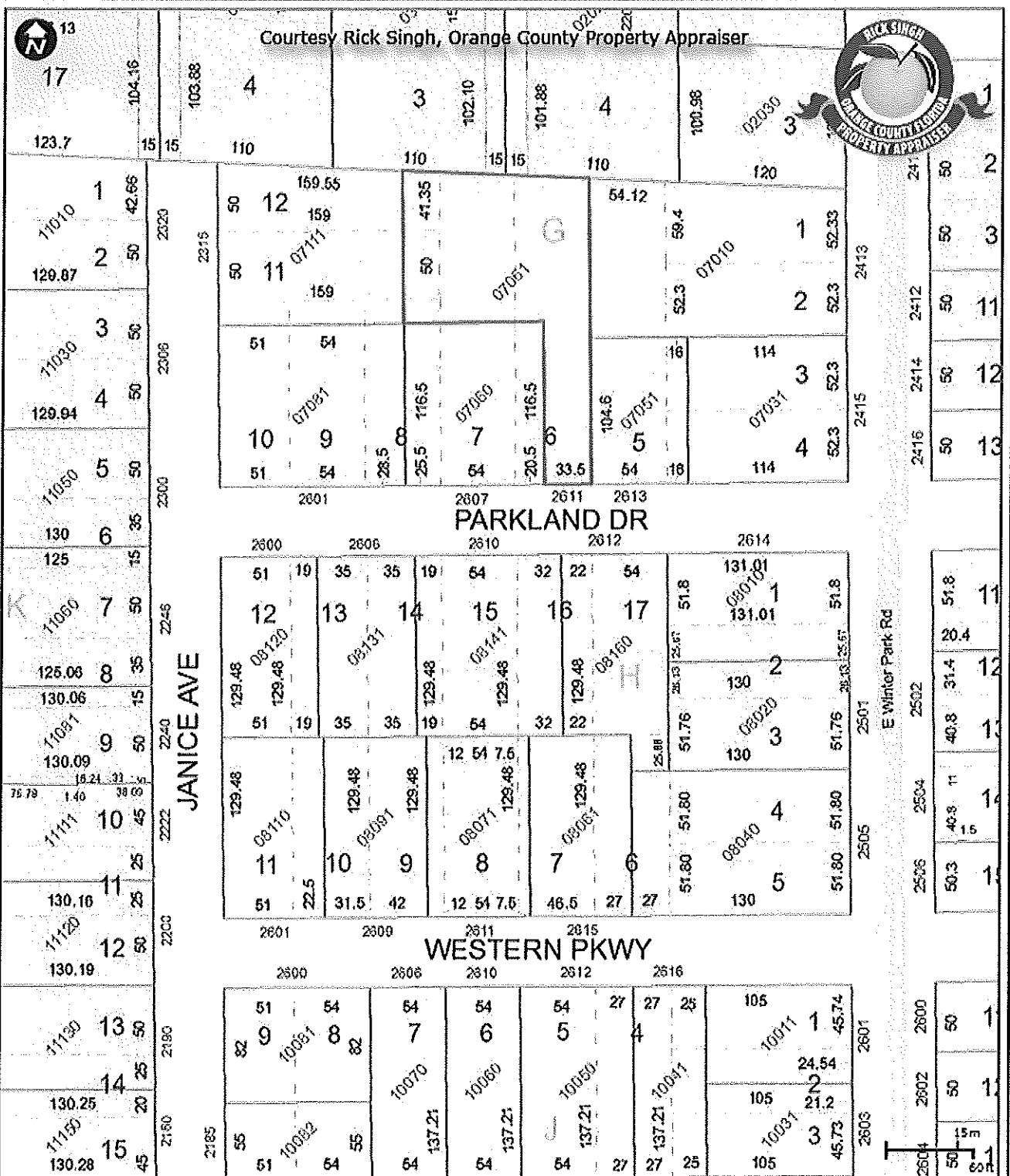


Created: 5/17/2013

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

OCA Web Map

| | | | | | | |
|-------------------------|-------------|---------------|---------------------------------|-----------------------------------|------------------|-------------------------------|
| Florida Turnpike | Major Road | Proposed Road | Residential | Commercial/Industrial/Vacant Land | Parks | 6 Lot Number |
| Interstate 4 | Public Road | Brick Road | Agriculture | Agricultural Curtilage | Lakes and Rivers | 00050 Parcel Number |
| Toll Road | Gated Road | Block Line | Commercial/Institutional | Hydro | Building | 3106 Parcel Address |
| Road Under Construction | Lot Line | Lot Line | Governmental/Institutional/Misc | Waste Land | Block Number | 111.9 Parcel Dimension |



Created: 5/17/2013

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

OCPA Web Map

| | | | | | | | | | | | |
|--|------------------|--|-------------------------|--|---|--|-----------------------------------|--|------------------|--------------|------------------|
| | Major Roads | | Proposed Road | | Residential | | Commercial/Industrial/Vacant Land | | Parks | 6 | Lot Number |
| | Florida Turnpike | | Public Roads | | Agriculture | | Agricultural Curtilage | | Lakes and Rivers | 00050 | Parcel Number |
| | Interstate 4 | | Gated Roads | | Commercial/Institutional/Governmental/Institutional/Misc. | | Hydro | | Building | 3106 | Parcel Address |
| | Toll Road | | Road Under Construction | | Lot Line | | Waste Land | | Block Number | 111.9 | Parcel Dimension |



Created: 5/17/2013

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



LOCATION-NEIGHBORHOOD MAP

LIST OF DRAWING

- A-0-COVER SHEET
- A-1-PROPOSED LOTS SPLIT
- A-1-1-AERIAL PHOTO
- A-2-PICTURES

MagnationDesignStudio
 P. O. BOX 720911
 Orlando, Florida 32817Z
 cell (407) 312-0838
 fax (201) 800-6408
 magnanet2@gmail.com

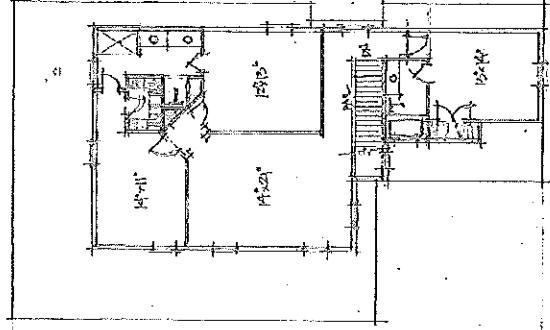
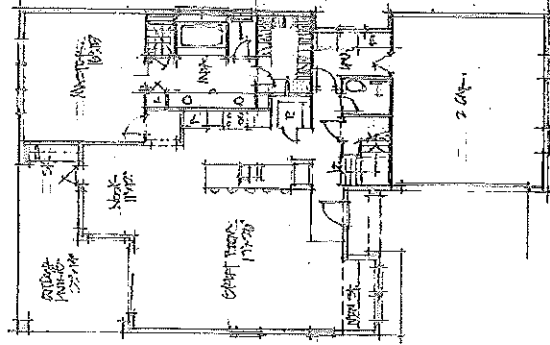
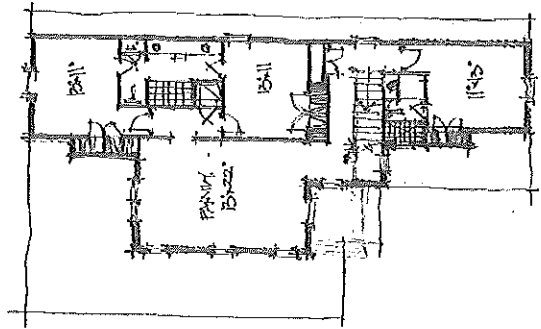
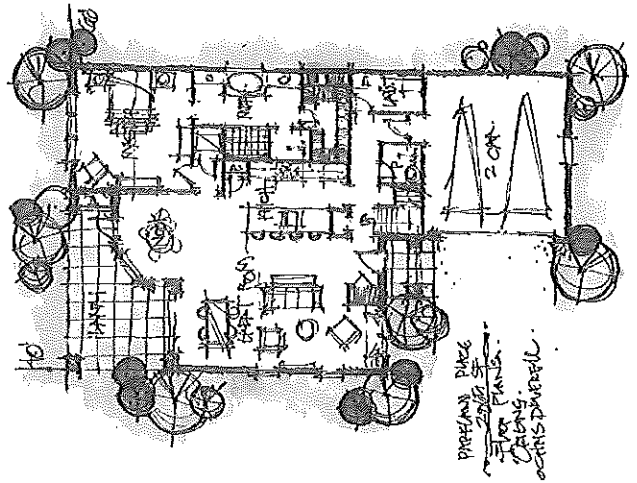
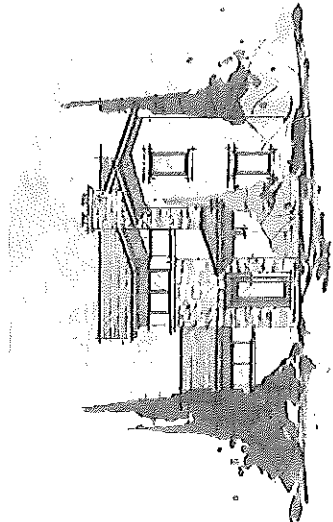
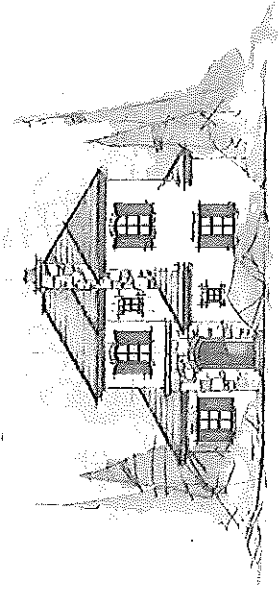
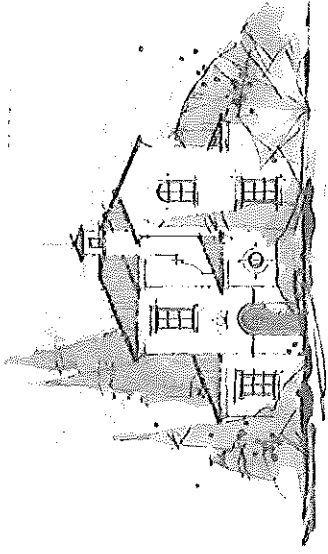
PROPOSED LOT SPLIT FOR ParkLand Place
APPLICANT/OWNER: Christopher J. Deverell
2611 PARKLAND DRIVE
WINTER PARK, FL 32789

SCALE : Not to Scale

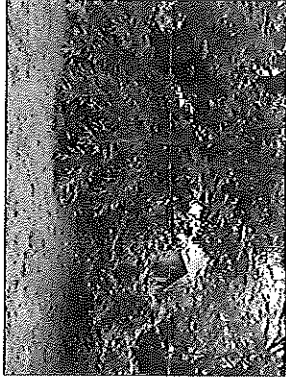
DRAWN BY:
Manny

DATE:
05/ 01/ 2013

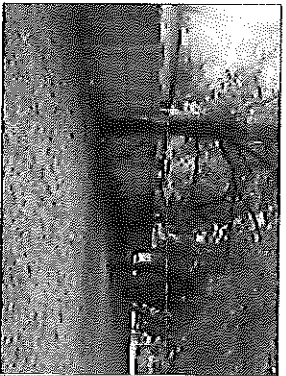
A-0
 DRAWING#



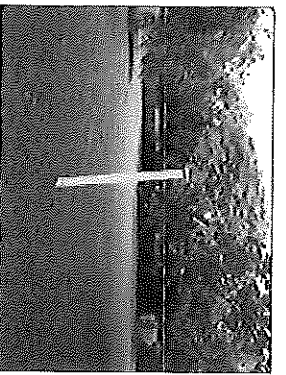
Parkland Place Design Concepts



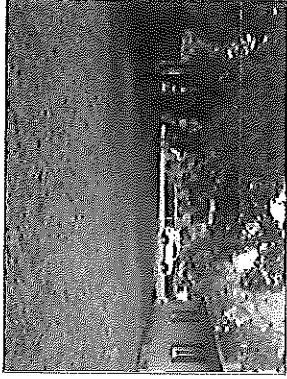
view looking EAST



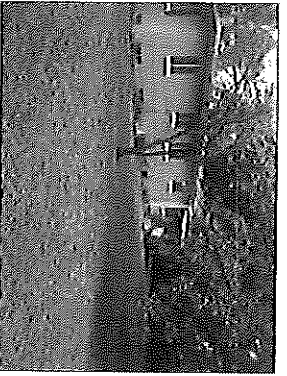
view looking EAST



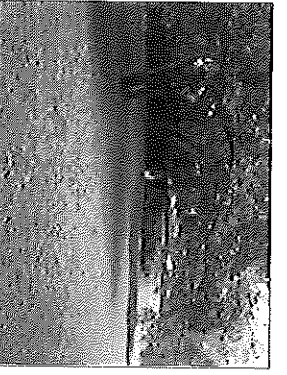
view looking NORTH



view looking SOUTH



view looking SOUTH



view looking WEST

MagnificentDesignStudio
P. O. BOX 725811
Orlando, Florida 32872
cell (407) 312-0938
fax (251) 800-5408
magnificentdesignstudio.com

PROPOSED LOT SPLIT FOR ParkLand Place
APPLICANT/OWNER: Christopher J. Deverell
2611 PARKLAND DRIVE
WINTER PARK, FL 32789

SCALE : Not to Scale

DRAWN BY:
Manny

DATE:
05/ 01/ 2013

A-2

DRAWING#

**CITY OF WINTER PARK
PLANNING AND ZONING BOARD**

**Staff Report
June 4, 2013**

REQUEST OF DAVID WEEKLY HOMES FOR: SUBDIVISION APPROVAL TO SPLIT THE PROPERTY AT 250 W. LYMAN AVENUE, ZONED R-2, INTO SIX LOTS. THE SUBDIVISION WILL CONSIST OF FOUR DUPLEX LOTS OF 9,000 SQUARE FEET FRONTING ON LYMAN AVENUE AND TWO SINGLE FAMILY HOME LOTS OF 6,000 SQUARE FEET FRONTING ON COMSTOCK AVENUE WHICH MEET OR EXCEED THE REQUIREMENTS FOR R-2 LOTS.

David Weekly Homes has a contract to purchase the property at 250 W. Lyman Avenue. You will recall this property was just recently rezoned in March to R-2 by the owner. The contract purchaser is now requesting subdivision or lot split approval to divide the property into six lots. Four of the lots will be duplex lots and two will be single family lots. No variances are requested since the proposed lot dimensions meet the R-2 standards.

Proposed Lots: The four proposed duplex lots fronting on Lyman Avenue are required by the R-2 zoning to be at least 50 feet wide and have a minimum of 9,000 square feet of lot area. The eastern three duplex lots are 72 feet wide and have the required 9,000 square feet of lot land area. The western-most duplex lot is 84 feet wide and has 11,000 square feet of lot area.

The two proposed single family lots fronting on Comstock Avenue are required by the R-2 zoning to be at least 50 feet wide and have a minimum of 6,000 square feet of lot area. These two single family lots are 50 feet wide and have the required 6,000 square feet of lot land area.

Proposed development plan: The applicant has provided a generalized site plan and building layout so that the City can see what the current thinking is for development of these lots. There is not anticipated to be any variances requested. The duplex townhomes and the single family homes will meet all the R-2 zoning requirements in terms of setbacks, height, floor area ratio, lot coverage, etc. They would like to have the garages in the rear. Thus, the plan contemplates a one-way circulation alley in the rear as access to the garages. The City is not being asked to approve any of the development plans. They are just provided to give the City an idea of what is anticipated from this subdivision request.

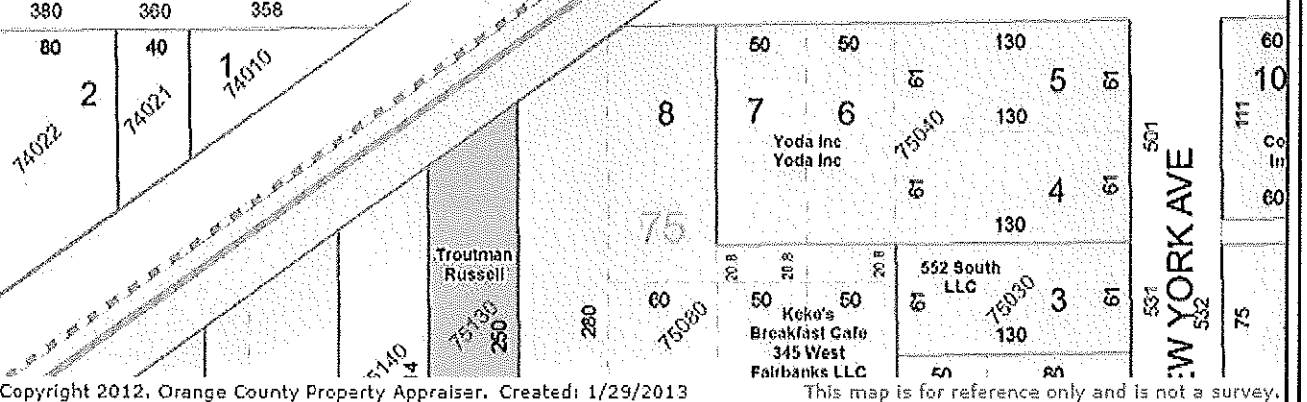
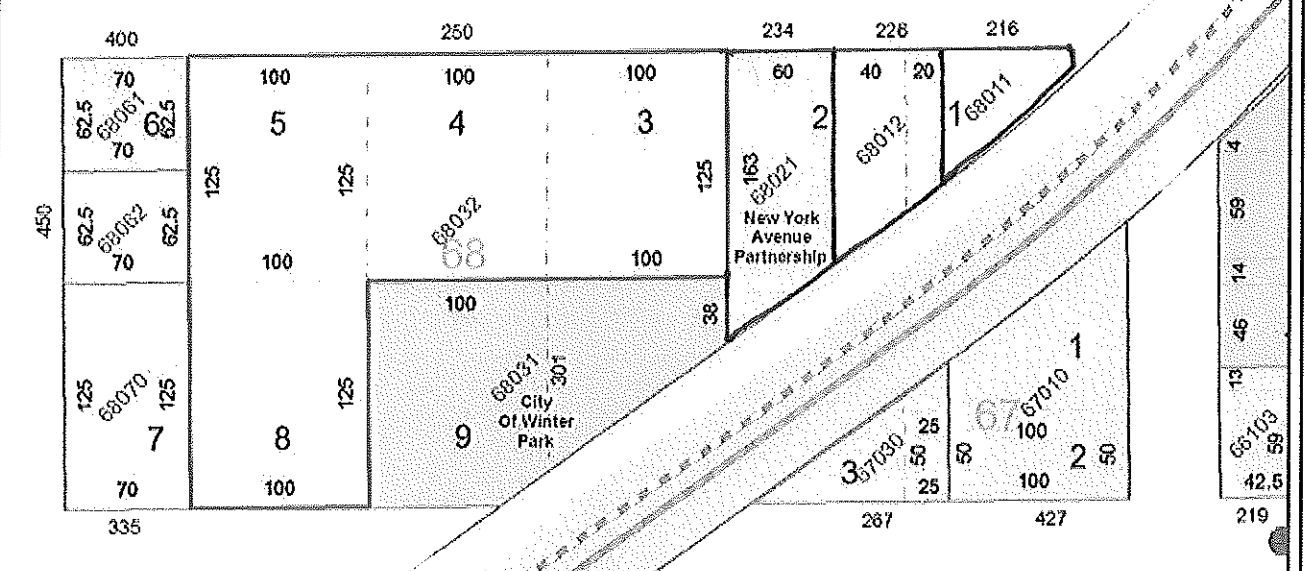
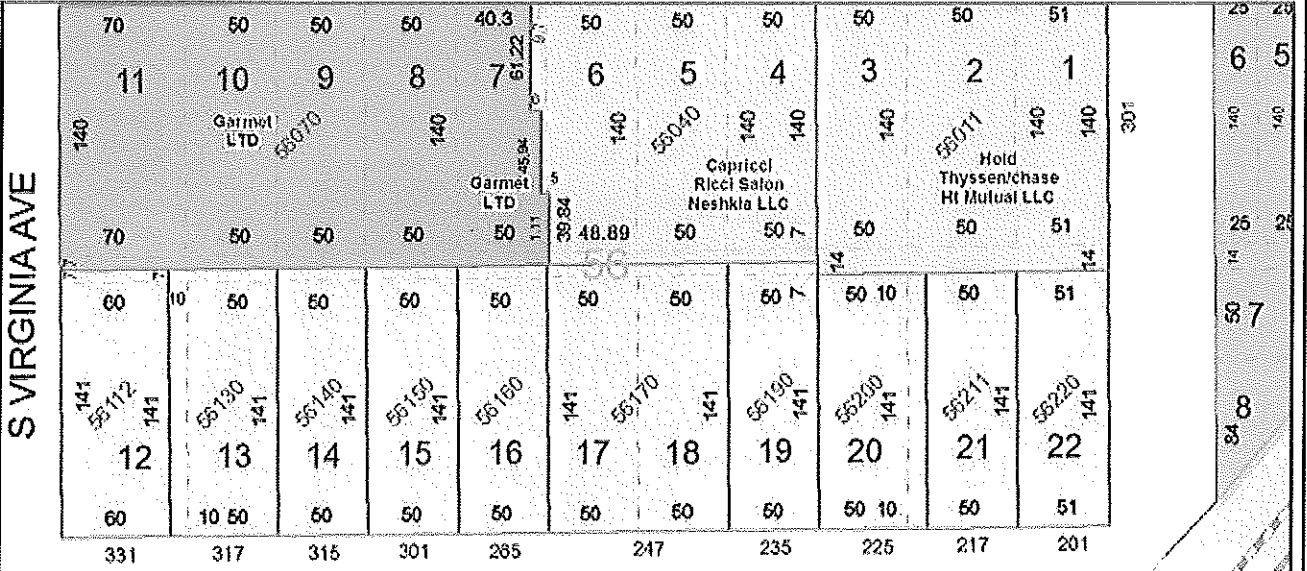
Summary: The request meets all the R-2 zoning requirements for lot sizes and no variances are requested. Unlike our other rezoning and conditional use requests where there is often some discretion by the City based on context and compatibility, the case law with subdivision requests is that when a property meets the code, they are entitled to an approval. That is the case with this request.

Staff Recommendation is for Approval

OCPA Web Map

15m / 60ft

| | | | | | |
|-------------------------|-------------------|------------------------------------|-----------------|--------------|-------------------------------|
| Major Roads | Block Line | Commercial/Institutional | Hydro | Building | 6 Lot Number |
| Road Under Construction | Lot Line | Governmental/Institutional/Medical | Waste Land | Fire Station | 06060 Parcel Number |
| Proposed Road | Residential | Commercial/Industrial/Vacant Land | Park | Hospital | 3106 Parcel Address |
| Brick Road | Agriculture | Agricultural Curtilage | Lakes and River | Block Number | 111.9 Parcel Dimension |



OCPA Web Map



15m
60ft

Major Roads

Road Under Construction

Proposed Road

Brick Road

Block Line

Lot Line

Residential

Agriculture

Commercial/Institutional

Governmental/Institutional/Video

Commercial/Industrial/Vacant Land

Agricultural Curtilage

Hydro

Waste Land

Parks

Lakes and Rivers

Bonding

Fire Station

Hospital

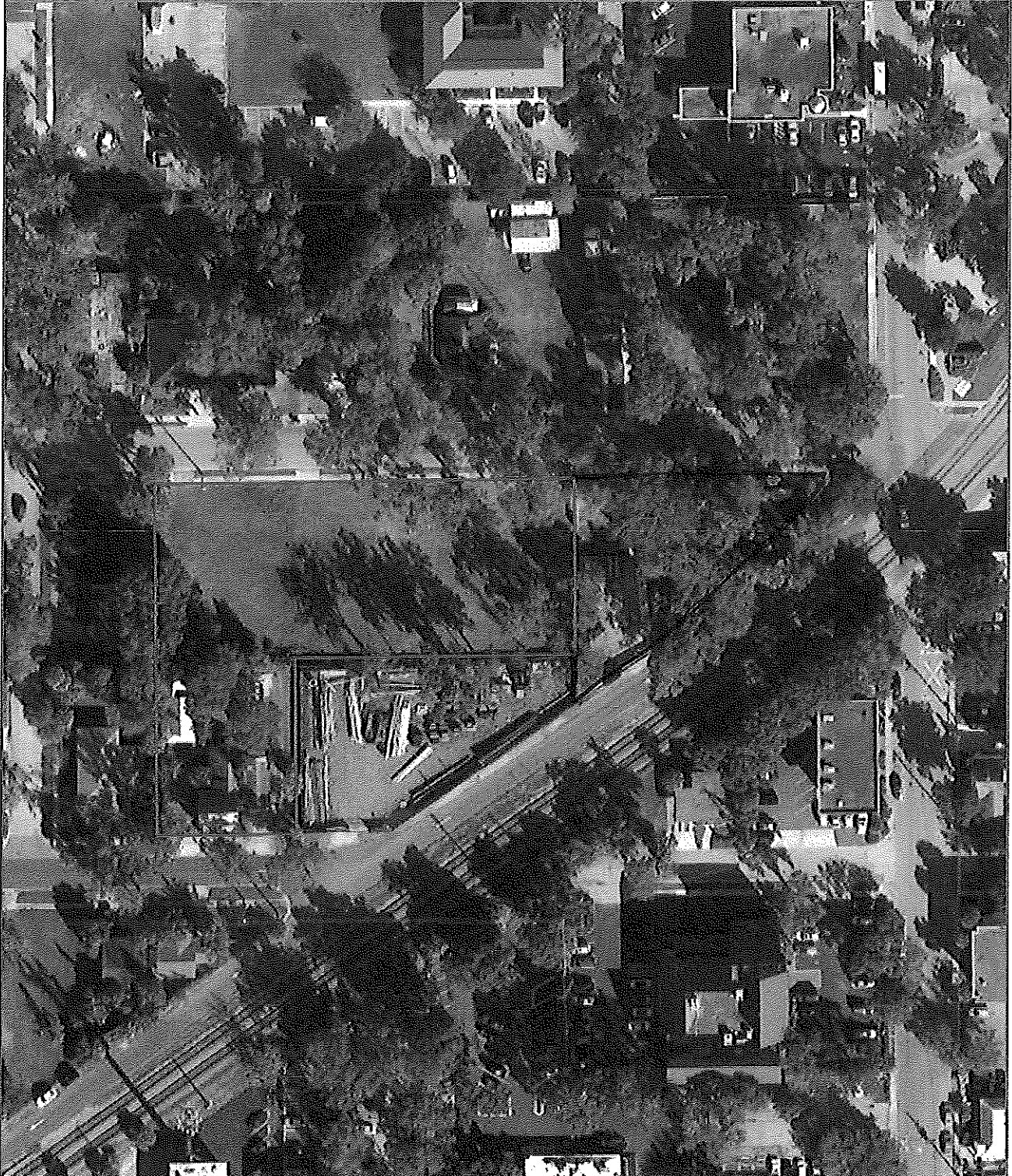
Block Number

6 Lot Number

06060 Parcel Number

3106 Parcel Address

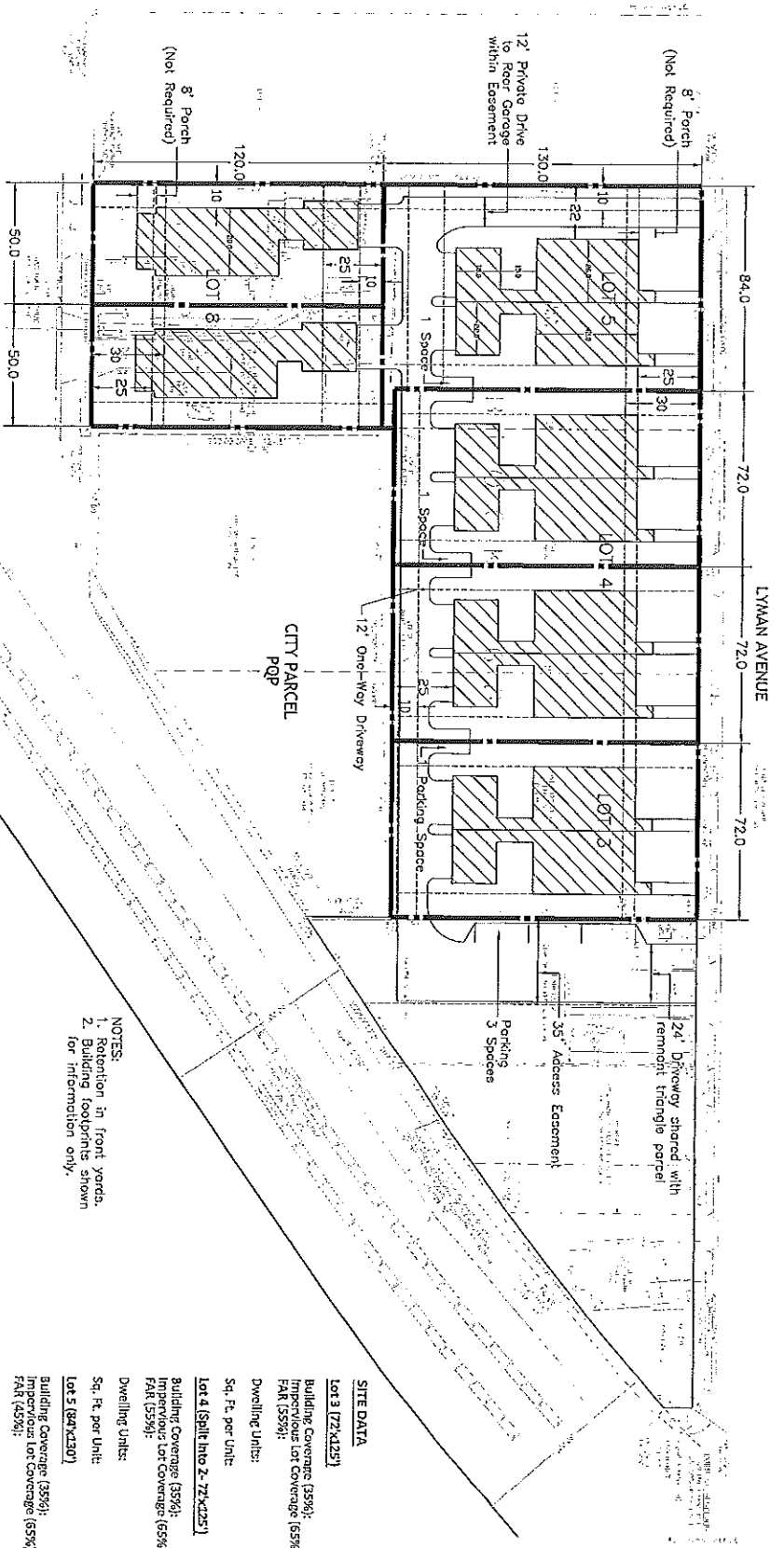
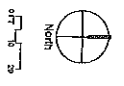
111.9 Parcel Dimension



SUBDIVISION PLAN

250 LYMAN AVENUE PROPERTY

City of Winter Park, FL



- NOTES:**
1. Retention in front yards.
 2. Building footprints shown for information only.

| SITE DATA | |
|------------------------------------|------------|
| Lot 3 (Z2-125) | 9,000 SF |
| Building Coverage (35%): | 3,150 SF |
| Impervious Lot Coverage (65%): | 5,850 SF |
| FAR (55%): | 4,950 SF |
| Dwelling Units: | 2 DU's |
| Sq. Ft. per Unit: | 2,475 SF |
| Lot 4 (Split into Z-72-225) | 9,000 SF |
| Building Coverage (35%): | 3,150 SF |
| Impervious Lot Coverage (65%): | 5,850 SF |
| FAR (55%): | 4,950 SF |
| Dwelling Units: | 4 DU's |
| Sq. Ft. per Unit: | 2,475 SF |
| Lot 5 (R4-130) | 11,000 SF* |
| Building Coverage (35%): | 3,850 SF |
| Impervious Lot Coverage (65%): | 7,150 SF |
| FAR (45%): | 4,950 SF |
| Dwelling Units: | 2 DU's |
| Sq. Ft. per Unit: | 2,475 SF |
| Lot 6 (Split into Z-50-120) | 12,000 SF |
| Building Coverage (40%): | 4,800 SF |
| Impervious Lot Coverage (60%): | 7,200 SF |
| FAR (55%): | 6,600 SF |
| Dwelling Units: | 2 DU's |
| Sq. Ft. per Unit: | 3,300 SF |

*Includes 80 SF area at southeast corner

Prepared For:
DAVID WEEKLEY HOMES

Prepared By:
COURT STREET PARTNERS

MAY 2013

**CITY OF WINTER PARK
PLANNING AND ZONING BOARD**

**Staff Report
June 4, 2013**

**REQUEST OF LAKESIDE WINTER PARK LLC FOR: FINAL
CONDITIONAL USE APPROVAL FOR APPROX. 36,000 SQUARE FEET OF
RETAIL, RESTAURANT AND OFFICE SPACE ON THE PROPERTIES AT 111
& 131 N. ORLANDO AVENUE, ZONED C-3.**

Lakeside Winter Park LLC (Unicorp USA) is requesting "final" conditional use approval for their project pursuant to the "preliminary" conditional use approved by the Planning Board on February 5, 2013 and by the City Commission on February 25, 2012, on the properties at 111 & 131 N. Orlando Avenue.

The City Commission approved the "preliminary" conditional use with same conditions as recommended by P&Z that are listed below. The "red" text indicates what has been done to respond to those conditions as follows:

1. **That the project is limited to one restaurant located in the southern building and that no outdoor amplified musical entertainment is permitted after 10:00 pm.**
This condition will be incorporated into the development agreement and the one restaurant space projected is the 3,500 sq. ft. space on the south end of Building "C".
2. **That the parking variance (requested for the 7,500 sq. ft. restaurant in Option B) be approved for 45 spaces but contingent upon the developer's commitment via a development agreement to a "dinner" only restaurant and the closing of 4,000 square feet of building space each day by 6:00 pm and to provide a valet parking plan for after 6:00 pm for approval by the City Commission. (Only Option B site plan approved)**
The proposal to have "dinner" only restaurant (Ruth Chris) has gone away. So has the parking variance. There is parking provide for 123 seats within and outside of the 3,500 sq. ft. restaurant space. This condition will be incorporated into the development agreement.
3. **That the shoreline alterations and improvements including any seawalls, docks, boardwalks, hardscape, filling of the lake and excavation of the "stream" amenity be approved by the Lakes and Waterways Board, as required by Code. That the boat dock is limited to 1,200 square feet in size over water and no boat ramp is permitted and no motorized vehicles are permitted on the lake from this property.**
The Lakes Board approved all of these features at their May 15th meeting. These conditions will be incorporated into the development agreement.
4. **That the existing oak trees along the northern property line be preserved and that the developer add solid vinyl security fence between the properties including the radius fence beyond the end of the seawall.**

This has been done and this condition will be incorporated into the development agreement.

5. **That the “final” conditional use submittal attempt to preserve some of the oak trees at the project entrance.**

The developer has not complied with this condition largely because of the vast expanse of area needed for the underground storm water retention exfiltration system. More discussion of this follows.

6. **That the building and mechanical permits be designed and operate at all times under a maximum of 55 decibels at the property line from any air conditioning or other mechanical equipment to address sound containment of the AC and mechanical equipment for the northern buildings and for all tenant spaces therein and that there be certification as to such design by the engineer of record and any subsequent violation of the specific 55 decibel level shall be grounds for enforcement by the City and compliance by the property owner and tenant.**

This condition will be incorporated into the development agreement.

The Approval Process:

Per city code, the public hearings advertised for the conditional use review and approval in February were for the “preliminary” CU approval per code. The “final” CU approval per code is the action to review compliance with the conditions of approval and to review the final civil, landscaping, drainage and lighting details.

The New Plan Submittals:

This “final” conditional use provides four new plan details for review:

1. **Landscape Plan** – the specific landscape plan for the project is attached. There were variances granted at the “preliminary” stage for reduced landscape island size and for the number of spaces between landscape islands. Overall 18.63% of the site is pervious which exceeds the 15% minimum pervious requirement in the Code. The major landscape feature will be the 4 canary date palm trees at the entrance and the 24 other date palms throughout the parking lot. In addition, there will be added some 7 live oaks, 5 magnolias, and 7 cypress trees.
2. **Storm Water Drainage Plans** – the specific method of meeting the City and St. Johns River Water Management District drainage criteria is primarily via an underground ex-filtration system located in the parking lot area near Morse Blvd. Soil borings confirm that the system, as designed, will operate properly in this location. There is a maintenance requirement both to the City and St. Johns. It is quite an extensive system encompassing about 25,000 square feet and 124 chambers under about one-half acre of the 3.86 acre site. Due to the extensive nature of this system and the location required for it, the existing oak trees at the entrance could not be saved.

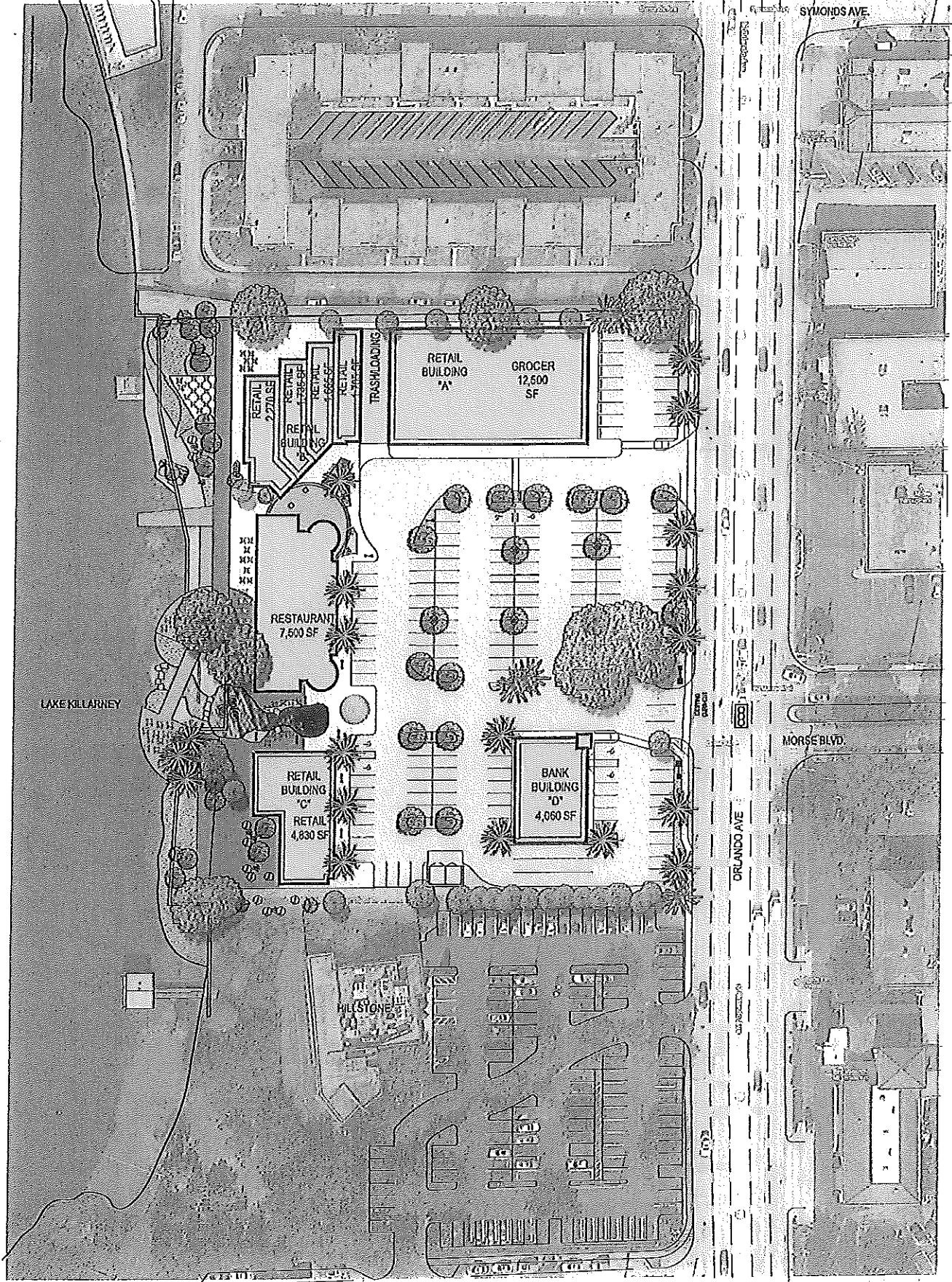
3. Site Lighting – The plan contains the site lighting plan and photometrics which do not produce light spillage onto the adjacent properties.
4. Civil Plan – Because the lakefront building pads are several feet lower than Orlando Avenue there is not enough ‘fall’ grade drop to get the sanitary sewer to flow via gravity out to the sewer collection system in Orlando Avenue. A sanitary sewer lift station then is planned and shown adjacent (on the south side) next to dumpster location. It is then adjacent to the storm water retention areas for the Hillstone restaurant.
5. Final Site Plan – Following the approval by the Lakes Board of the waterfront improvements, the plan has been revised accordingly. There is still a staff concern about the outdoor seating shown on the lakefront along the shoreline in the northern portion of the site. Obviously it is intended as a nice amenity for customers to enjoy the view of the lake but there is an inherent problem if used for dining/drinking late at night when that activity and noise will be a nuisance to the residents at the Lake Killarney Condo. The Development Agreement needs to address that intended use.

Development Agreement:

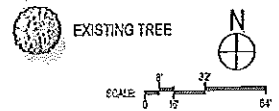
There needs to be a Development Agreement prepared and executed (following approval by the City Attorney) to incorporate the approvals granted, the variances permitted, the conditions of approval and enforcement methods for those conditions as outlined.

STAFF RECOMMENDATION IS FOR APPROVAL OF THE “FINAL” CONDITIONAL USE pursuant to the condition that a Development Agreement be executed (following approval by the City Attorney) to incorporate the approvals granted, the variances permitted, the conditions of approval and enforcement methods for those conditions as outlined.

Site Plan Approved for "Preliminary" Land Use



| | RETAIL AREA | PARKING PROVIDED | PARKING RATIO |
|-------|-------------|------------------|-------------------|
| TOTAL | 36,265 SF | 160 SPACES | 4.4 SP / 1,000 SF |



111 & 113 N. Orlando Avenue

Winter Park, Florida

Archonick Associates - Consultant
 224 West Huron Street, Chicago, IL 60610
 Phone: 312-425-1125 Fax: 312-263-7193

Unicity National Developers, Inc - Developer

Master Site Plan - B

01.15.2013

THE INFORMATION PROVIDED ON THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT. THE DEVELOPER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF ANY INFORMATION OR DATA ON THIS PLAN. ALL DIMENSIONS AND LOCATIONS SHALL BE RELIED UPON IN THE FIELD.



Seaside Winter Park

Unicom National Developments, Inc. Developer | Antunovich Associates Architects, Planners

Conceptual Rendering

Winter Park, Florida | May 21, 2013 | 1



Seaside Winter Park

Unicorp National Developments, Inc. Developer | Antunovich Associates Architects, Planners

Conceptual Rendering

Winter Park, Florida | May 21, 2013 | 2





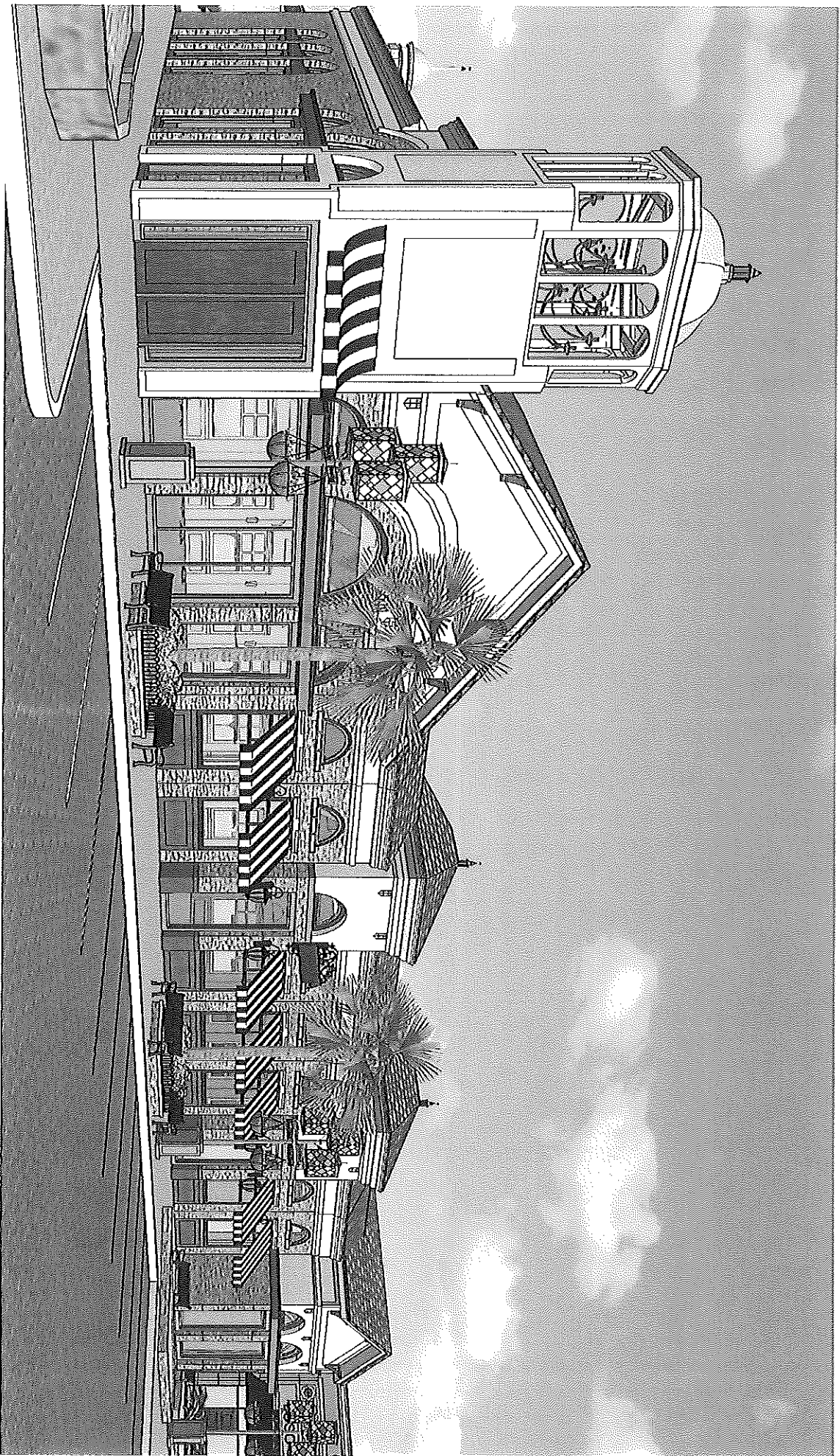


Sidewalk Winter Parks

Unicorp National Developments, Inc. Developer | Antunovich Associates Architects, Partners

Conceptual Rendering

Winter Park, Florida | May 21, 2013 | 5

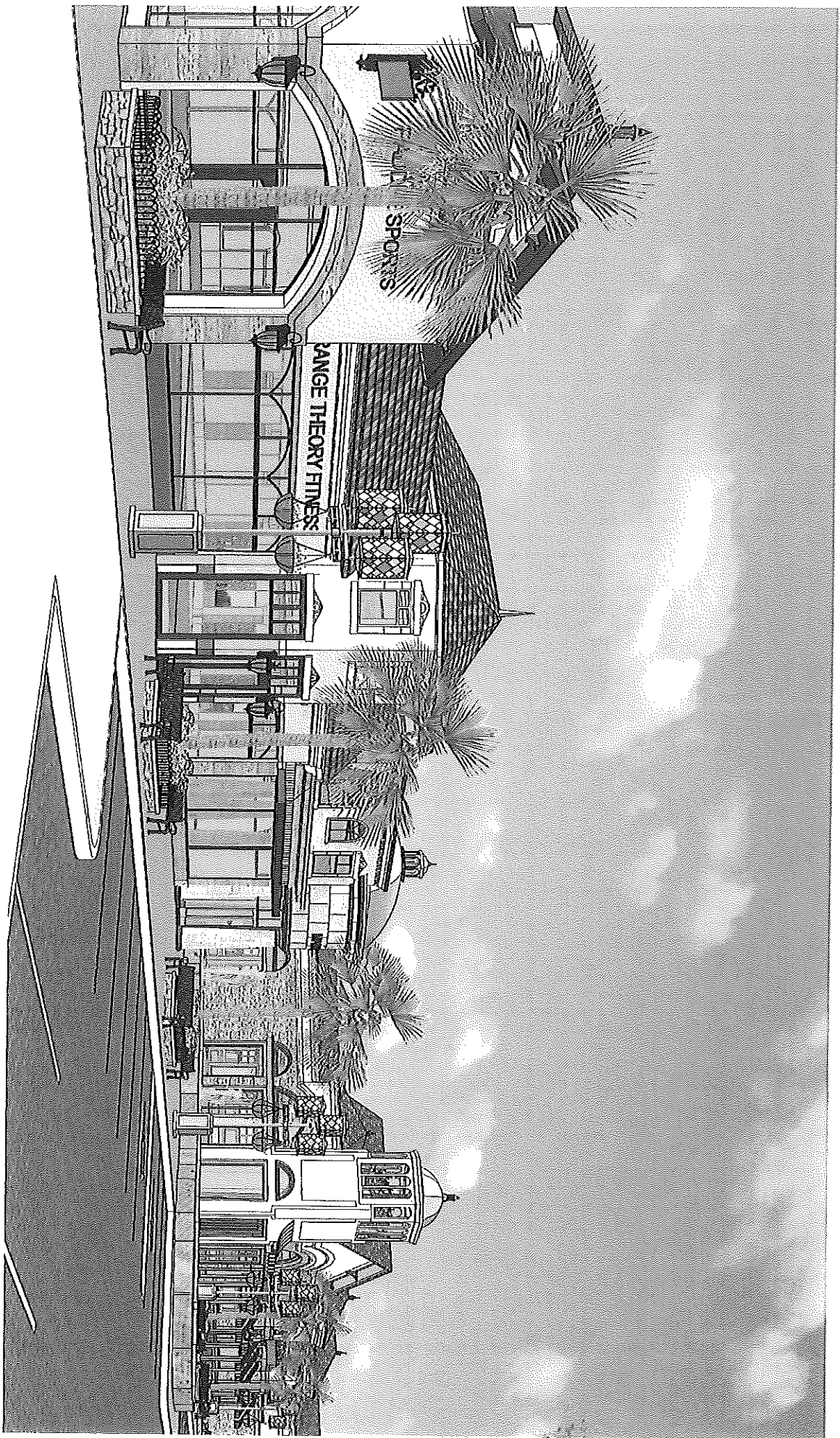


Sideways Winter Park

Union National Developments, Inc. Developer | Antunovich Associates Architects, Planners

Conceptual Rendering

Winter Park, Florida | May 21, 2013 | 6



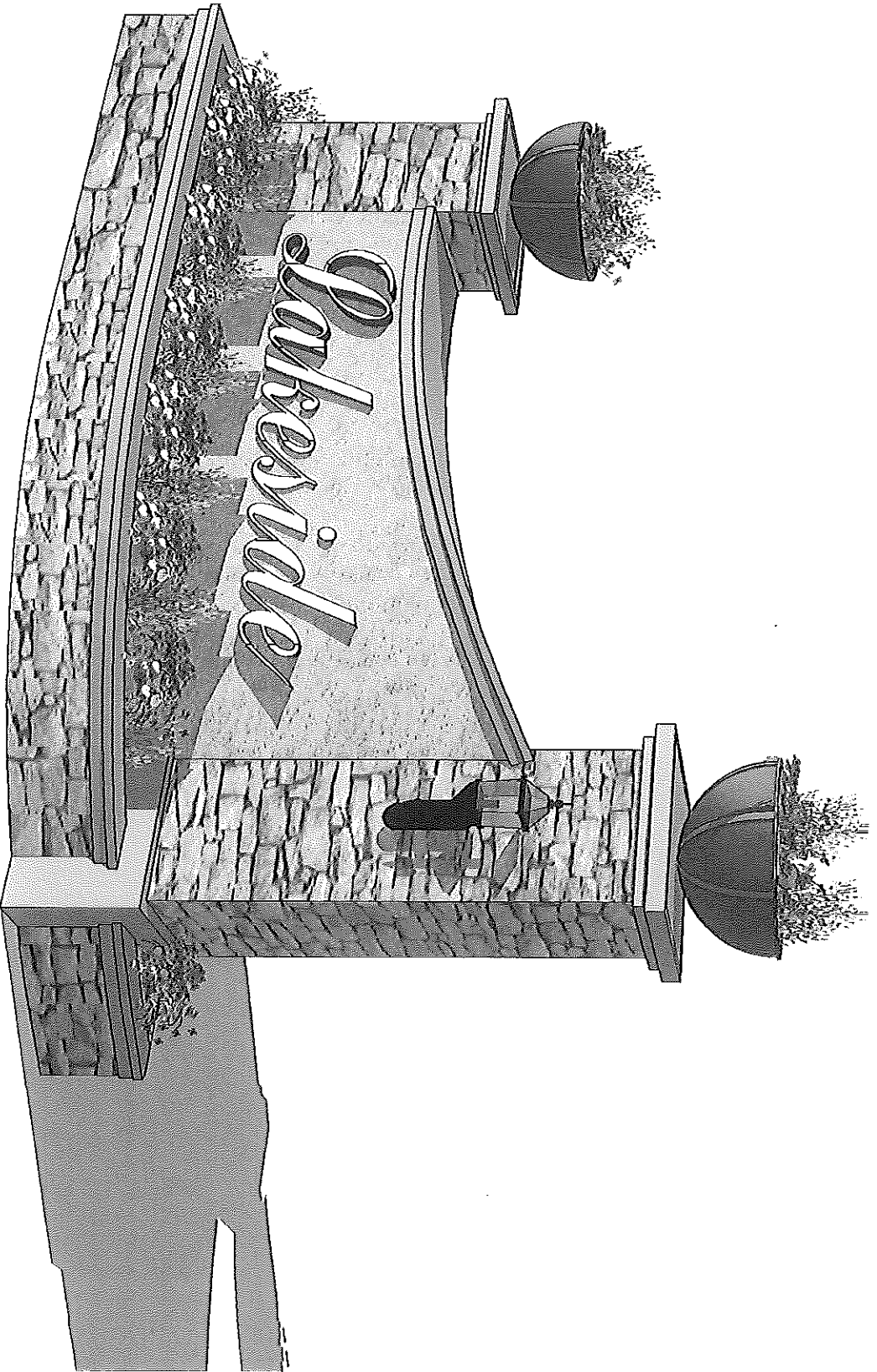
Seaside Winter Park

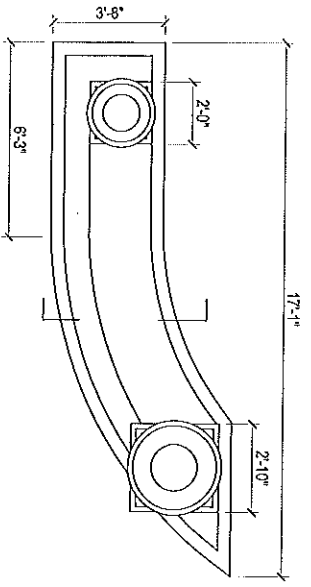
Unicorp National Developments, Inc. Developer | Antunovich Associates Architects, Planners

Conceptual Rendering

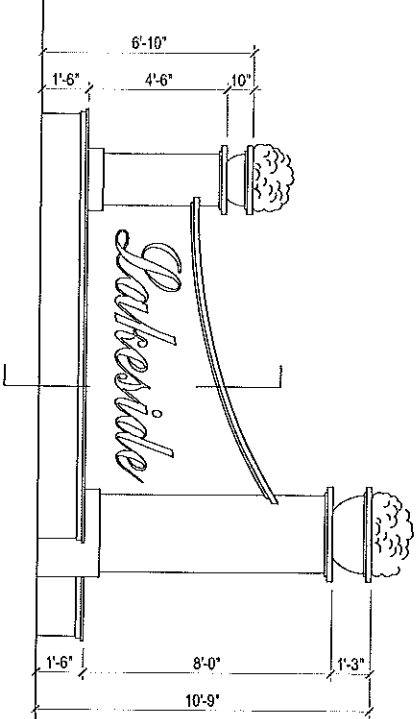
Winter Park, Florida | May 21, 2013 | 7



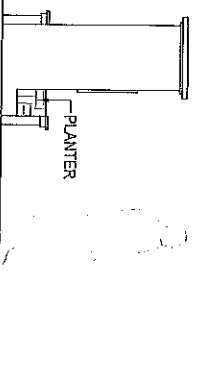




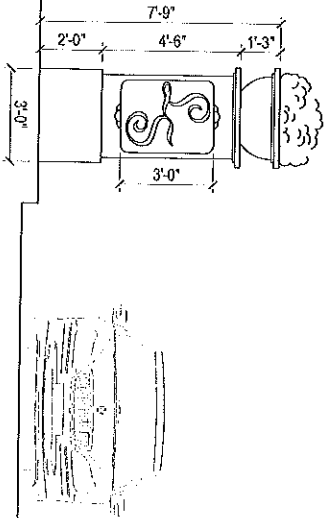
| | |
|---|-------------------|
| 4 | SIGN A PLAN |
| - | SCALE: 1/4"=1'-0" |



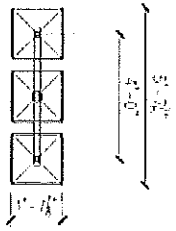
| | |
|---|-------------------|
| 3 | MONUMENT SIGN A |
| - | SCALE: 1/4"=1'-0" |



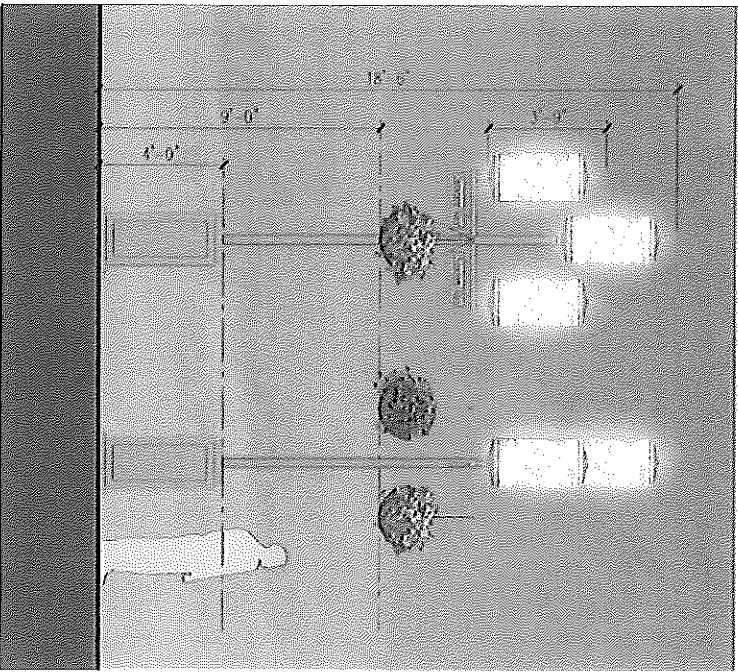
| | |
|---|-------------------|
| 2 | SIGN A SECTION |
| - | SCALE: 1/4"=1'-0" |



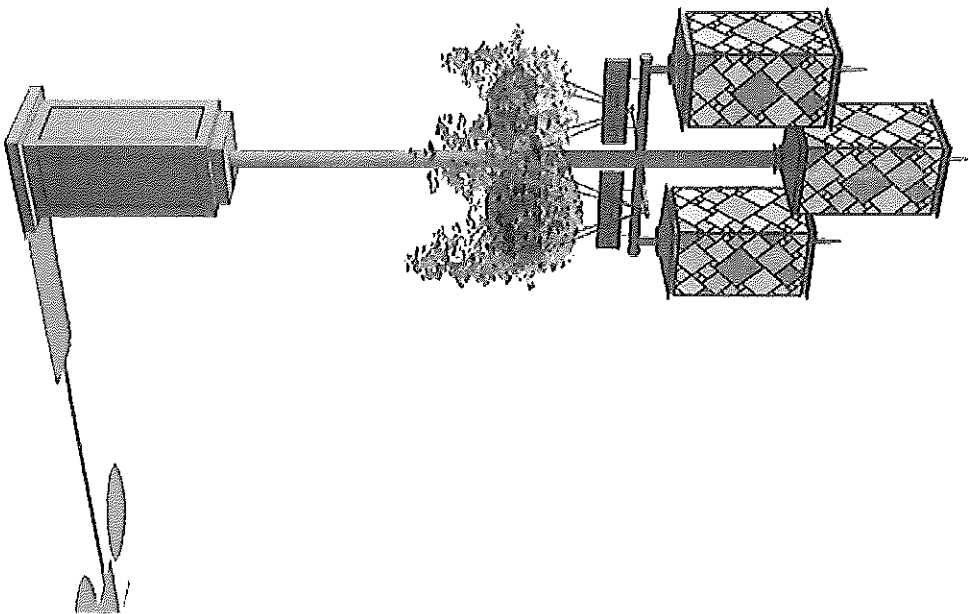
| | |
|---|-------------------|
| 1 | SIGN B ELEVATION |
| - | SCALE: 1/4"=1'-0" |



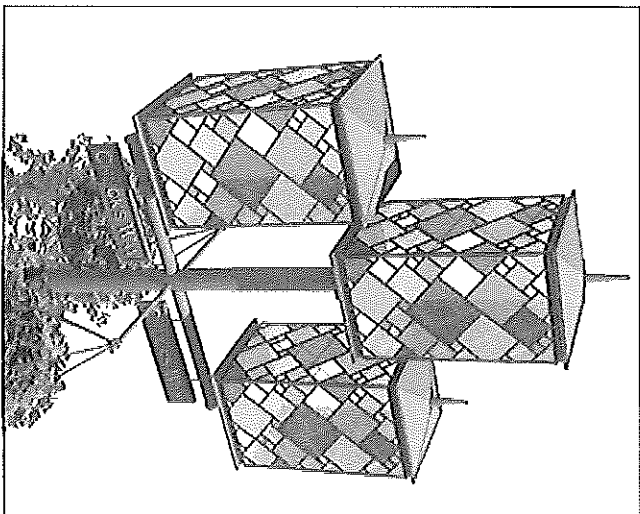
Plan



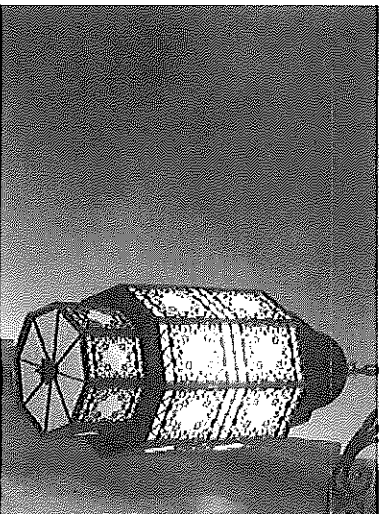
Elevations



Overall Perspective

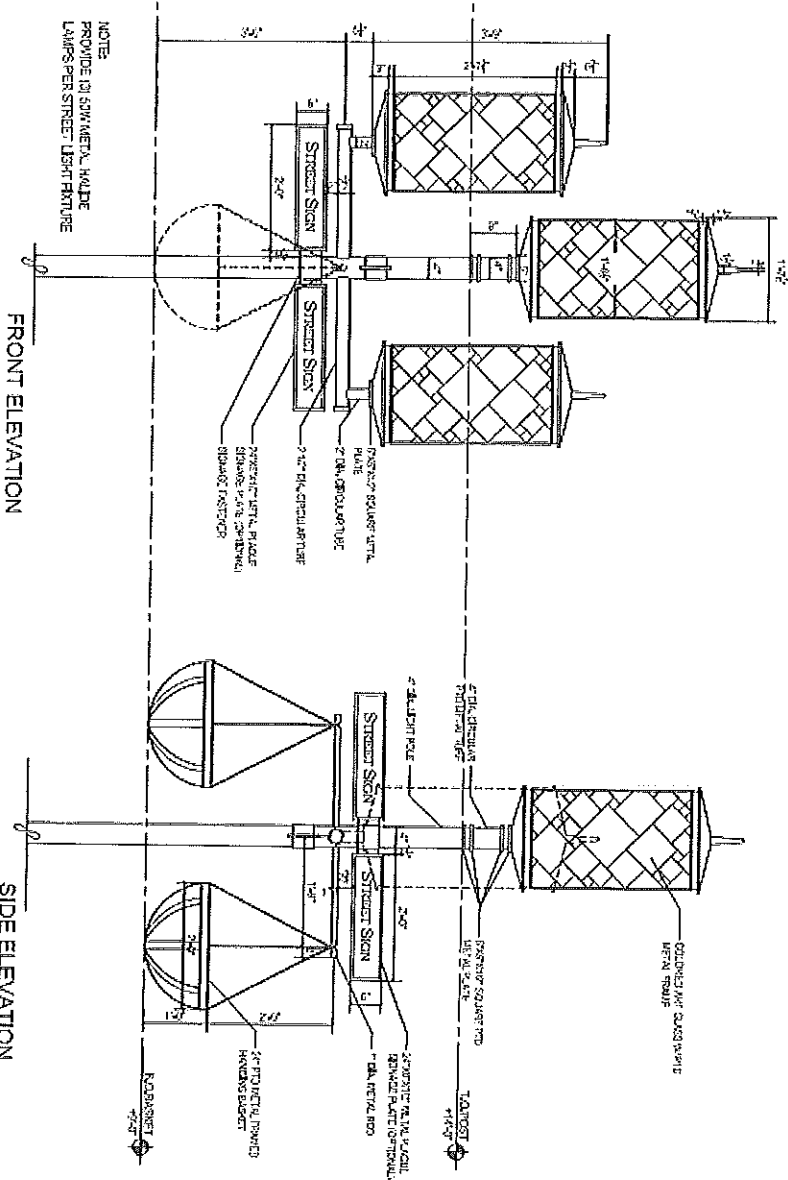


Enlarged Fixture



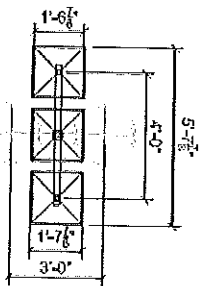
Reference Image

3
ENLARGED
ELEVATIONS
SCALE: 1/8"=1'-0"

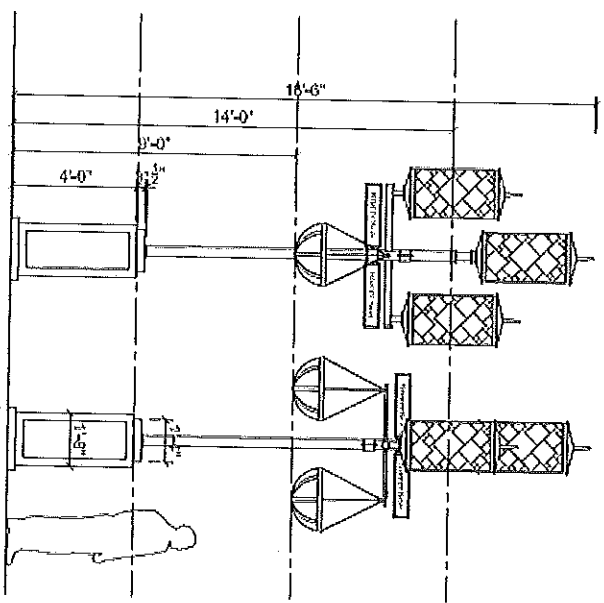


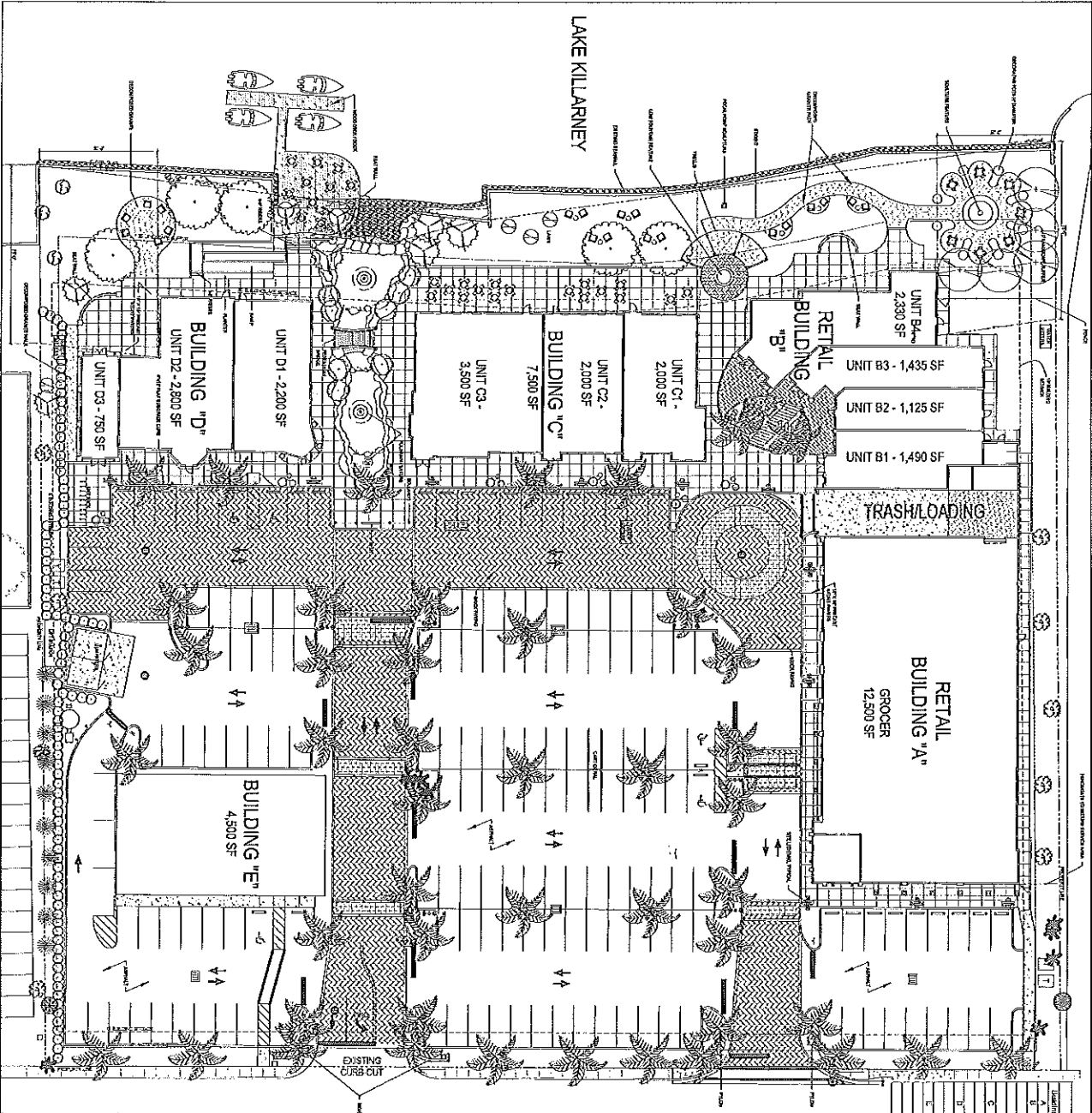
NOTE:
PROVIDE (1) SQUARE HALOPE
LAMPS PER STREET LIGHT FIXTURE

2
PLAN
SCALE: 1/8"=1'-0"



1
ELEVATIONS
SCALE: 1/8"=1'-0"

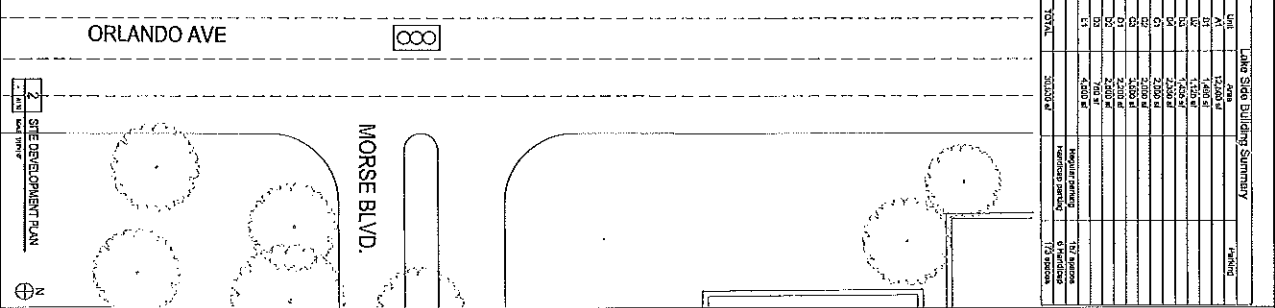




Unit Side Buildings Summary

| Building | Unit | Area | Count | Total Area |
|----------|------|-----------|-------|------------|
| A | A1 | 12,500 SF | 1 | 12,500 SF |
| B | B1 | 1,490 SF | 1 | 1,490 SF |
| B | B2 | 1,125 SF | 1 | 1,125 SF |
| B | B3 | 1,435 SF | 1 | 1,435 SF |
| B | B4 | 2,330 SF | 1 | 2,330 SF |
| C | C1 | 2,000 SF | 1 | 2,000 SF |
| C | C2 | 2,000 SF | 1 | 2,000 SF |
| C | C3 | 3,500 SF | 1 | 3,500 SF |
| D | D1 | 2,200 SF | 1 | 2,200 SF |
| D | D2 | 2,800 SF | 1 | 2,800 SF |
| D | D3 | 750 SF | 1 | 750 SF |
| E | E1 | 4,500 SF | 1 | 4,500 SF |
| Total | | | | 30,230 SF |

100' Scale
1/2" = 1'-0"



2 SITE DEVELOPMENT PLAN

LANDSCAPE SITE DEVELOPMENT PLAN

PROJECT INFORMATION

Project Name: Lakeside Site Development Plan

Project Location: 11111 Lake Killarney, Orlando, FL 32826

Client: Lakeside

Architect: Lakeside Architects

Engineer: Lakeside Engineers

Scale: 1/2" = 1'-0"

Date: 11/11/2011

Sheet: A1.10

PREPARED BY: Lakeside Architects

DESIGNED BY: Lakeside Architects

CHECKED BY: Lakeside Architects

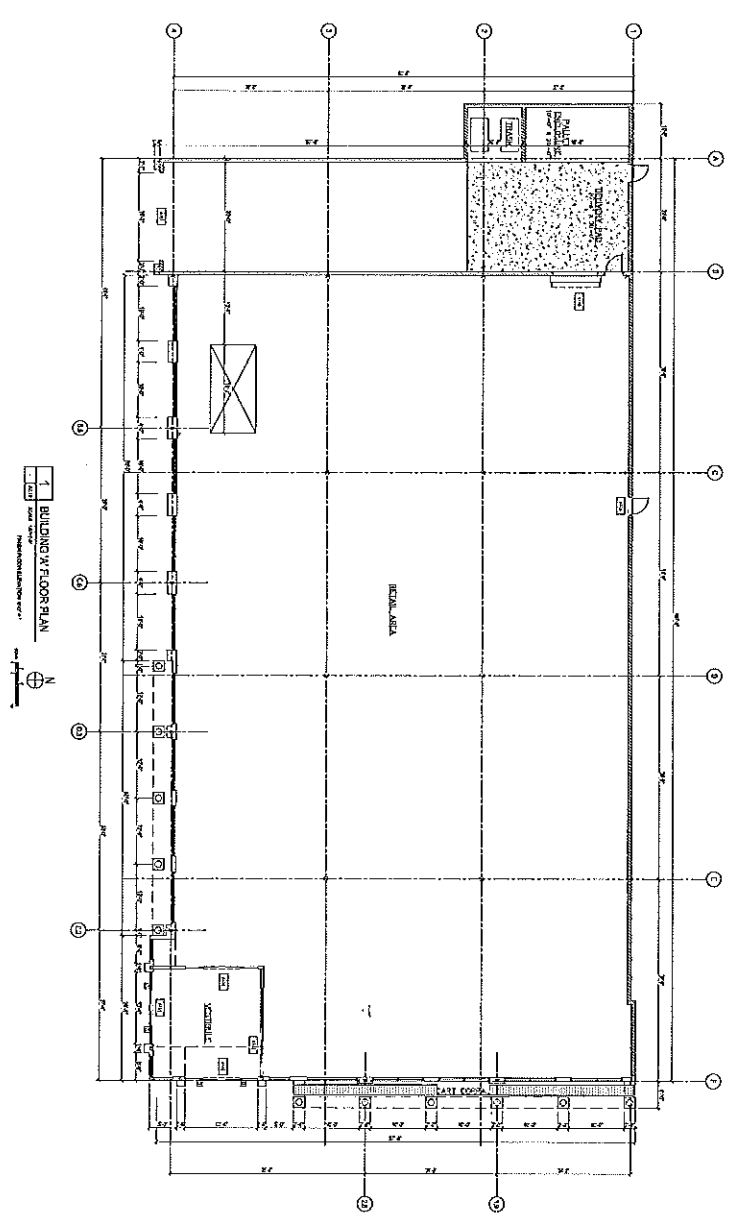
APPROVED BY: Lakeside Architects

DATE: 11/11/2011

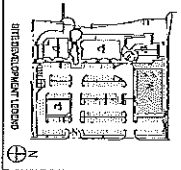
PROJECT NO.: 11111

SCALE: 1/2" = 1'-0"

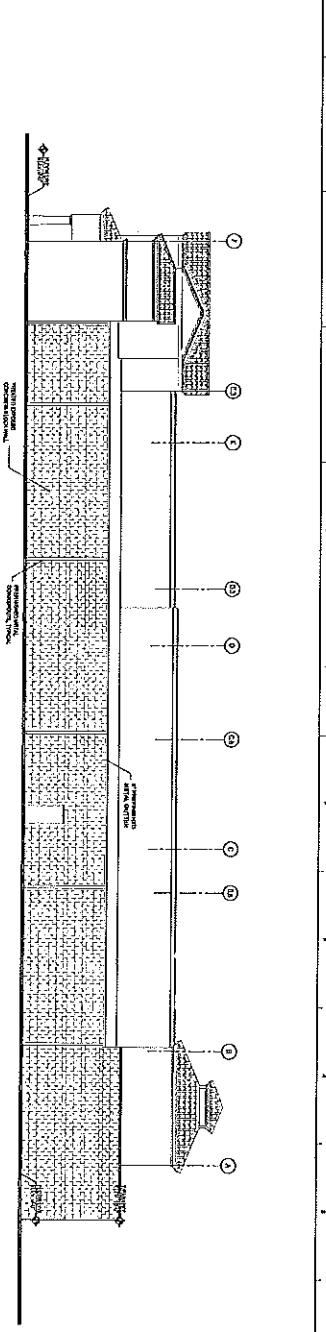
SHEET NO.: A1.10



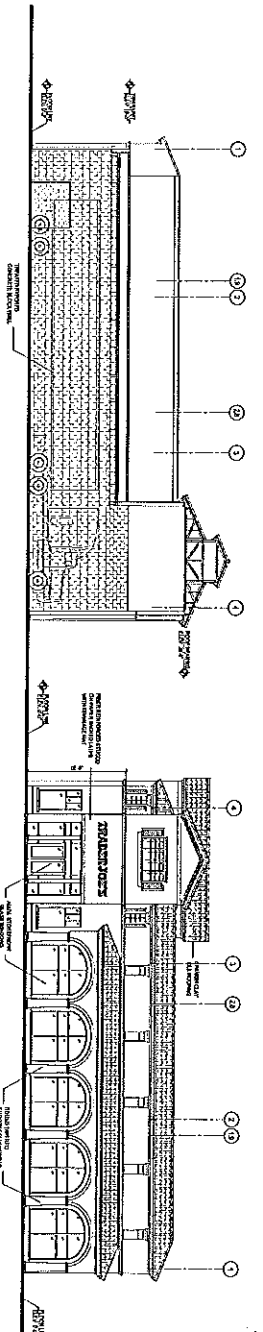
1 BUILDING 'A' FLOOR PLAN
 1/8" = 1'-0"



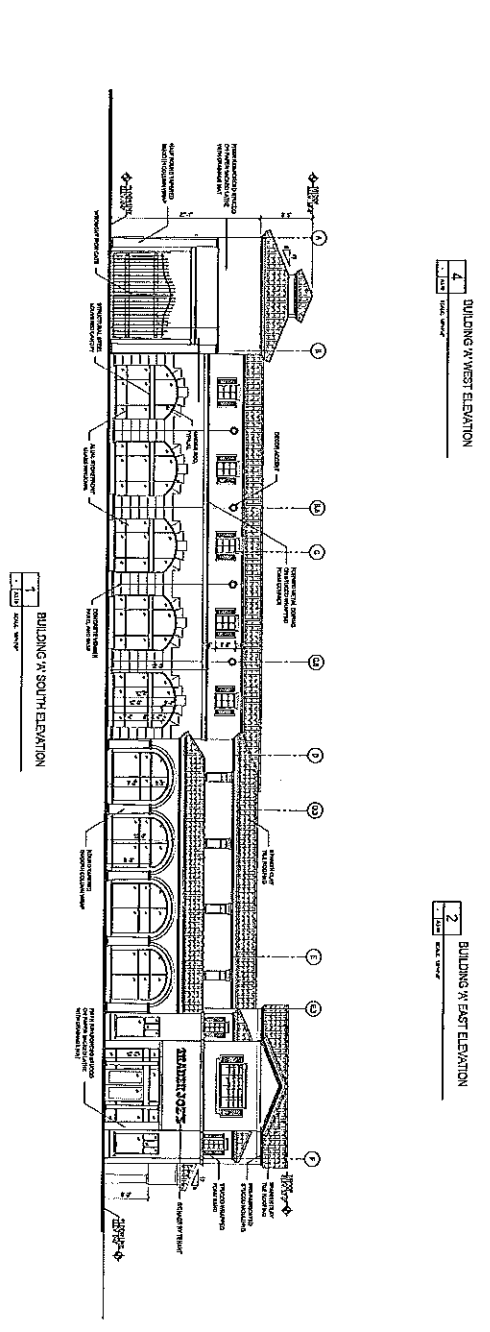
| | |
|---|--|
| AMERICAN ASSOCIATION OF ARCHITECTS
1735 N. MEADOWS DRIVE
WASHINGTON, D.C. 20036
(202) 638-2000 | |
| AND GROUP
ARCHITECTS
1000 K STREET, N.W.
WASHINGTON, D.C. 20004
(202) 462-1000 | |
| INTERNATIONAL ENGINEERING ASSOCIATION
1800 M STREET, N.W.
WASHINGTON, D.C. 20036
(202) 462-1000 | |
| LANDSCAPE ARCHITECTS
1000 K STREET, N.W.
WASHINGTON, D.C. 20004
(202) 462-1000 | |
| LIBERSON
1000 K STREET, N.W.
WASHINGTON, D.C. 20004
(202) 462-1000 | |
| PLANNING BOARD
1000 K STREET, N.W.
WASHINGTON, D.C. 20004
(202) 462-1000 | |
| PROJECT INFORMATION
PROJECT NO. 1000
SHEET NO. 1000 | |
| DATE
10/10/00 | |



3 BUILDING A NORTH ELEVATION
SCALE: 1/4" = 1'-0"

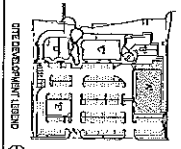


2 BUILDING A EAST ELEVATION
SCALE: 1/4" = 1'-0"

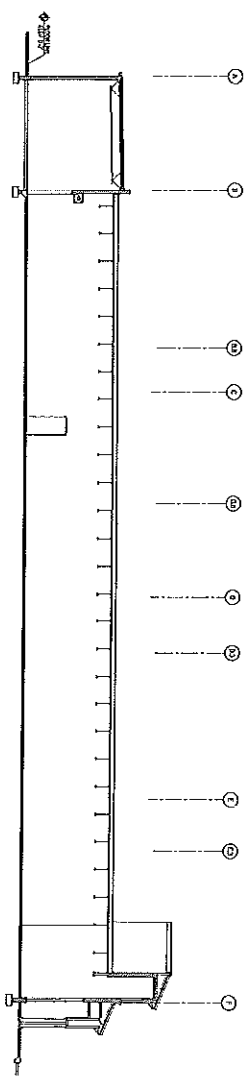


4 BUILDING A WEST ELEVATION
SCALE: 1/4" = 1'-0"

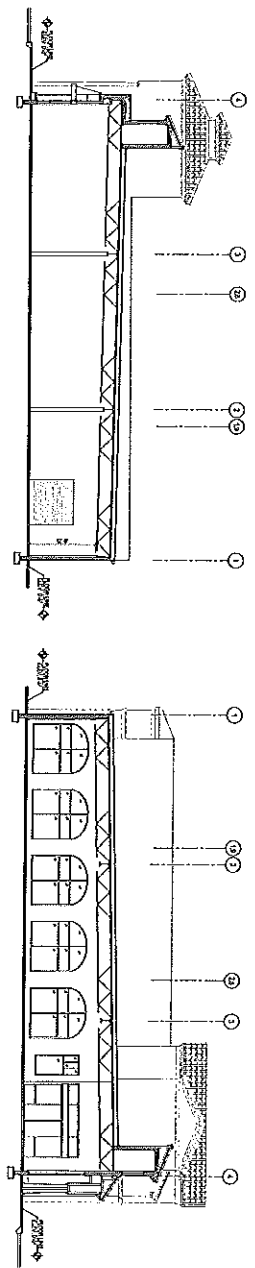
1 BUILDING A SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



| | |
|---|--|
| <p>ANTHONY ASSOCIATES
 1500 W. 12TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-8888
 FAX: (303) 733-8889
 WWW.ANTHONYASSOCIATES.COM</p> | |
| <p>Architect
 JOHN G. GIBBS
 2000 W. 12TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-8888
 FAX: (303) 733-8889
 WWW.ANTHONYASSOCIATES.COM</p> | |
| <p>Client
 ILL. FROST & ASHCROFT, INC.
 1500 W. 12TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-8888
 FAX: (303) 733-8889
 WWW.ANTHONYASSOCIATES.COM</p> | |
| <p>Interior Designer
 INTERIOR DESIGN GROUP
 1500 W. 12TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-8888
 FAX: (303) 733-8889
 WWW.ANTHONYASSOCIATES.COM</p> | |
| <p>Engineer
 STRUCTURAL ENGINEERING
 1500 W. 12TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-8888
 FAX: (303) 733-8889
 WWW.ANTHONYASSOCIATES.COM</p> | |
| <p>General Contractor
 LARSEN
 1500 W. 12TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-8888
 FAX: (303) 733-8889
 WWW.ANTHONYASSOCIATES.COM</p> | |
| <p>Photographer
 PHOTOPULSE
 1500 W. 12TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-8888
 FAX: (303) 733-8889
 WWW.ANTHONYASSOCIATES.COM</p> | |
| <p>Model Maker
 MODEL MAKERS
 1500 W. 12TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-8888
 FAX: (303) 733-8889
 WWW.ANTHONYASSOCIATES.COM</p> | |
| <p>Signage
 SIGNAGE
 1500 W. 12TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-8888
 FAX: (303) 733-8889
 WWW.ANTHONYASSOCIATES.COM</p> | |
| <p>Other
 OTHER
 1500 W. 12TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-8888
 FAX: (303) 733-8889
 WWW.ANTHONYASSOCIATES.COM</p> | |
| <p>Notes
 NOTES
 1. SEE GENERAL NOTES TO DRAWINGS.
 2. SEE GENERAL NOTES TO DRAWINGS.
 3. SEE GENERAL NOTES TO DRAWINGS.
 4. SEE GENERAL NOTES TO DRAWINGS.
 5. SEE GENERAL NOTES TO DRAWINGS.
 6. SEE GENERAL NOTES TO DRAWINGS.
 7. SEE GENERAL NOTES TO DRAWINGS.
 8. SEE GENERAL NOTES TO DRAWINGS.
 9. SEE GENERAL NOTES TO DRAWINGS.
 10. SEE GENERAL NOTES TO DRAWINGS.
 11. SEE GENERAL NOTES TO DRAWINGS.
 12. SEE GENERAL NOTES TO DRAWINGS.
 13. SEE GENERAL NOTES TO DRAWINGS.
 14. SEE GENERAL NOTES TO DRAWINGS.</p> | |

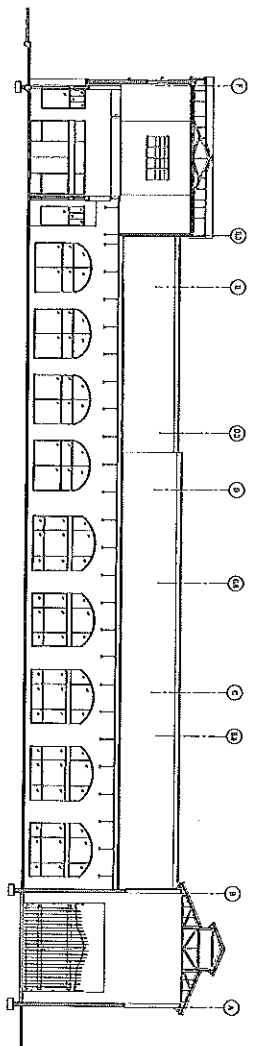


3 BUILDING M SECTION 4-4
1/8" = 1'-0" SCALE

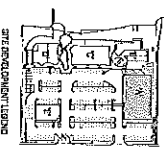


2 BUILDING M SECTION 2-2
1/8" = 1'-0" SCALE

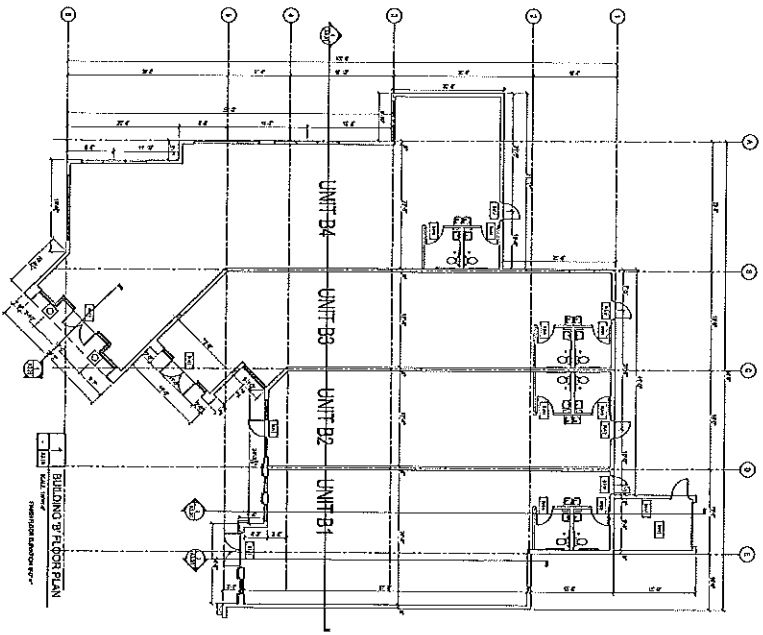
4 BUILDING M SECTION 3-3
1/8" = 1'-0" SCALE



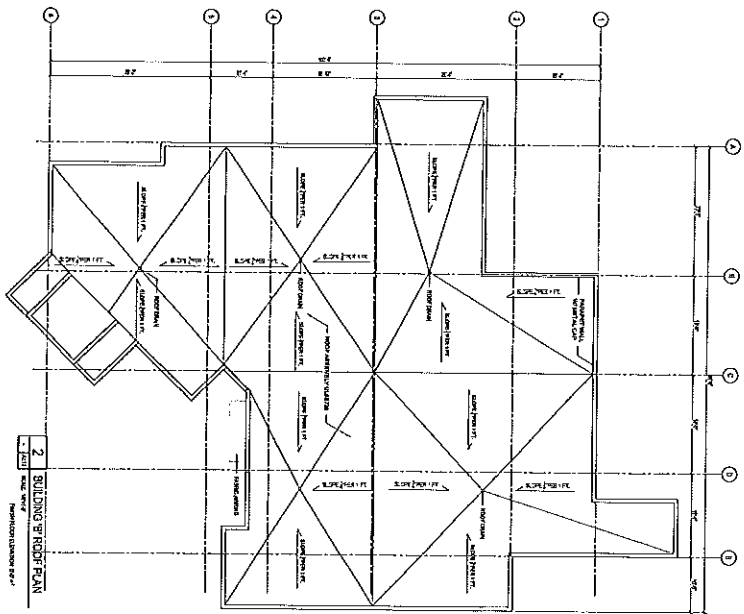
1 BUILDING M SECTION 1-1
1/8" = 1'-0" SCALE



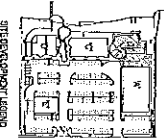
| | |
|--|----------------|
| <p>AMMONGOR ASSOCIATES
 1111 11th Street, N.E.
 Atlanta, Georgia 30309
 Telephone: (404) 525-1111
 Telex: 530000</p> | |
| <p>ADD GROUP
 3000 Peachtree Road, N.E.
 Atlanta, Georgia 30328
 Telephone: (404) 261-1111
 Telex: 530000</p> | |
| <p>N.L. Powell & Associates, Inc.
 200 Peachtree Street, N.E.
 Atlanta, Georgia 30303
 Telephone: (404) 525-1111
 Telex: 530000</p> | |
| <p>Engineering Engineers
 1111 11th Street, N.E.
 Atlanta, Georgia 30309
 Telephone: (404) 525-1111
 Telex: 530000</p> | |
| <p>Walter J. Lindquist Architects
 1111 11th Street, N.E.
 Atlanta, Georgia 30309
 Telephone: (404) 525-1111
 Telex: 530000</p> | |
| <p>Labels
 1111 11th Street, N.E.
 Atlanta, Georgia 30309
 Telephone: (404) 525-1111
 Telex: 530000</p> | |
| <p>Building M SECTIONS</p> | |
| <p>1-1</p> | <p>2-2</p> |
| <p>3-3</p> | <p>4-4</p> |
| <p>5-5</p> | <p>6-6</p> |
| <p>7-7</p> | <p>8-8</p> |
| <p>9-9</p> | <p>10-10</p> |
| <p>11-11</p> | <p>12-12</p> |
| <p>13-13</p> | <p>14-14</p> |
| <p>15-15</p> | <p>16-16</p> |
| <p>17-17</p> | <p>18-18</p> |
| <p>19-19</p> | <p>20-20</p> |
| <p>21-21</p> | <p>22-22</p> |
| <p>23-23</p> | <p>24-24</p> |
| <p>25-25</p> | <p>26-26</p> |
| <p>27-27</p> | <p>28-28</p> |
| <p>29-29</p> | <p>30-30</p> |
| <p>31-31</p> | <p>32-32</p> |
| <p>33-33</p> | <p>34-34</p> |
| <p>35-35</p> | <p>36-36</p> |
| <p>37-37</p> | <p>38-38</p> |
| <p>39-39</p> | <p>40-40</p> |
| <p>41-41</p> | <p>42-42</p> |
| <p>43-43</p> | <p>44-44</p> |
| <p>45-45</p> | <p>46-46</p> |
| <p>47-47</p> | <p>48-48</p> |
| <p>49-49</p> | <p>50-50</p> |
| <p>51-51</p> | <p>52-52</p> |
| <p>53-53</p> | <p>54-54</p> |
| <p>55-55</p> | <p>56-56</p> |
| <p>57-57</p> | <p>58-58</p> |
| <p>59-59</p> | <p>60-60</p> |
| <p>61-61</p> | <p>62-62</p> |
| <p>63-63</p> | <p>64-64</p> |
| <p>65-65</p> | <p>66-66</p> |
| <p>67-67</p> | <p>68-68</p> |
| <p>69-69</p> | <p>70-70</p> |
| <p>71-71</p> | <p>72-72</p> |
| <p>73-73</p> | <p>74-74</p> |
| <p>75-75</p> | <p>76-76</p> |
| <p>77-77</p> | <p>78-78</p> |
| <p>79-79</p> | <p>80-80</p> |
| <p>81-81</p> | <p>82-82</p> |
| <p>83-83</p> | <p>84-84</p> |
| <p>85-85</p> | <p>86-86</p> |
| <p>87-87</p> | <p>88-88</p> |
| <p>89-89</p> | <p>90-90</p> |
| <p>91-91</p> | <p>92-92</p> |
| <p>93-93</p> | <p>94-94</p> |
| <p>95-95</p> | <p>96-96</p> |
| <p>97-97</p> | <p>98-98</p> |
| <p>99-99</p> | <p>100-100</p> |



1 BUILDING 'B' FLOOR PLAN
INFORMATION LAYER 0'-0"

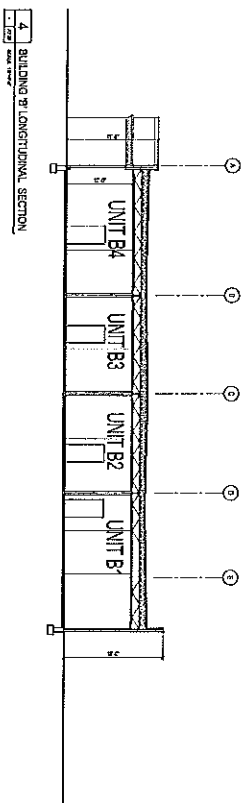


2 BUILDING 'B' ROOF PLAN
INFORMATION LAYER 0'-0"

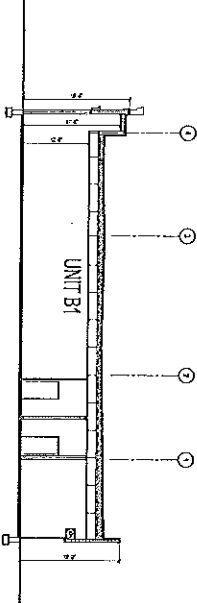


SITE LOCATION LAYER 0'-0"

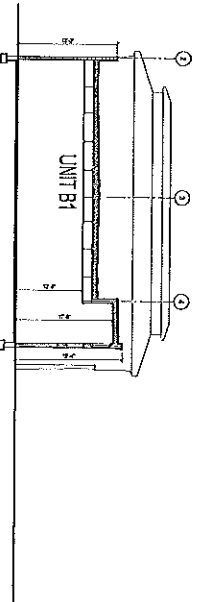
| | |
|---|--|
| PROJECT INFORMATION
PROJECT NAME: [REDACTED]
PROJECT NUMBER: [REDACTED]
PROJECT ADDRESS: [REDACTED] | |
| CLIENT INFORMATION
CLIENT NAME: [REDACTED]
CLIENT ADDRESS: [REDACTED] | |
| DESIGNER INFORMATION
ARCHITECT: [REDACTED]
ENGINEER: [REDACTED] | |
| DATE
DATE OF ISSUE: [REDACTED] | |
| SCALE
SCALE: [REDACTED] | |
| REVISIONS
NO. DATE DESCRIPTION
1 [REDACTED] [REDACTED] | |
| APPROVALS
ARCHITECT: [REDACTED]
ENGINEER: [REDACTED] | |
| CONTACT INFORMATION
CONTACT NAME: [REDACTED]
CONTACT ADDRESS: [REDACTED] | |



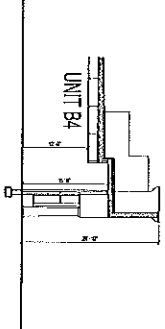
4 BUILDING B1 LONGITUDINAL SECTION



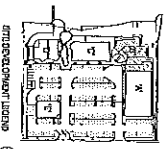
3 BUILDING B1 CROSS SECTION



2 BUILDING B1 CROSS SECTION



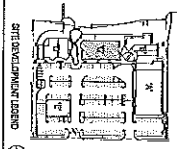
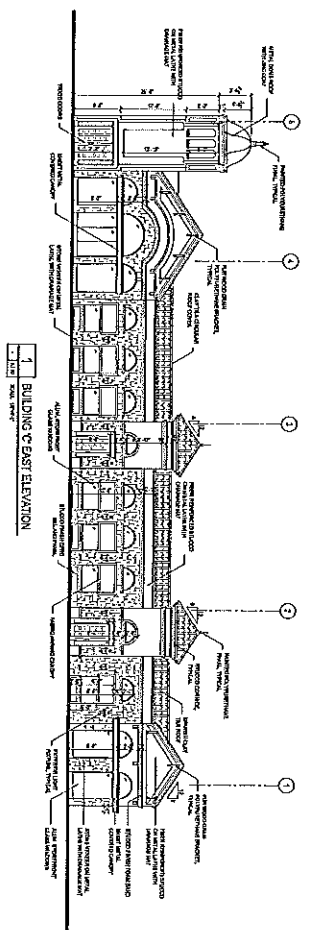
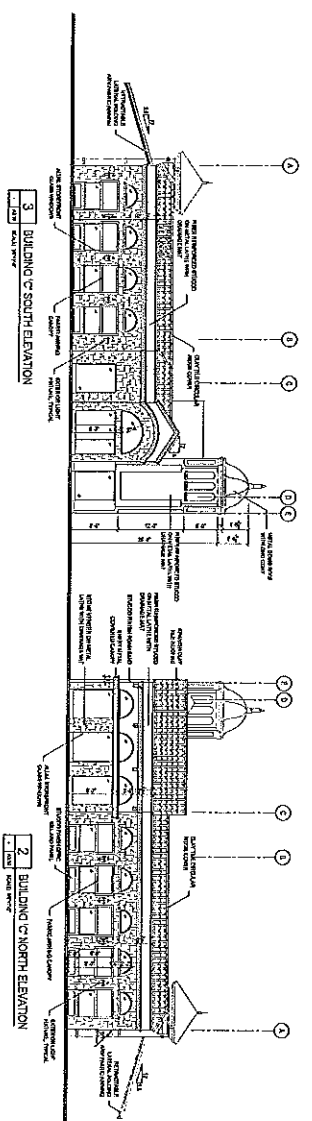
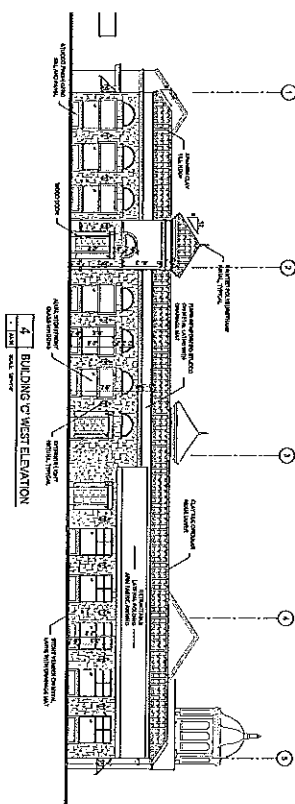
1 BUILDING B4 CROSS SECTION



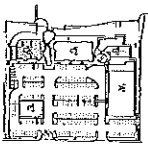
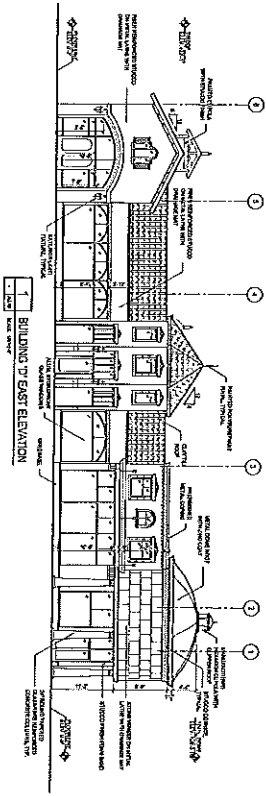
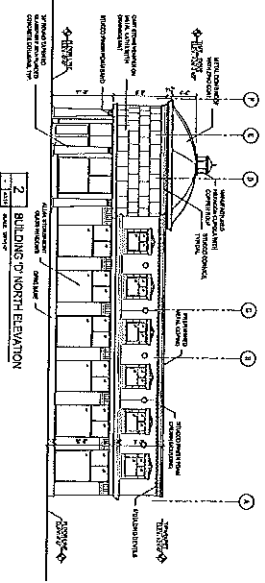
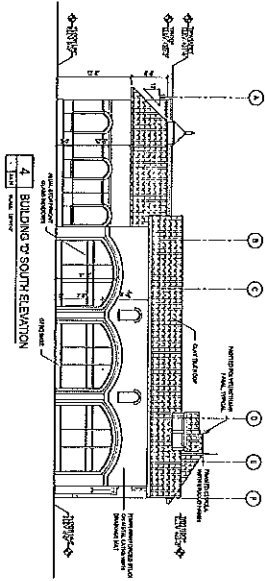
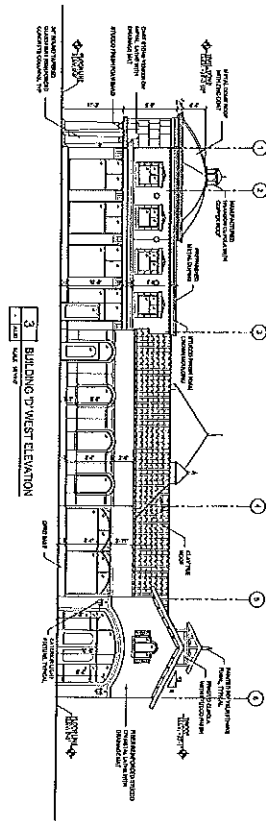
Site Development Plan

A3.20

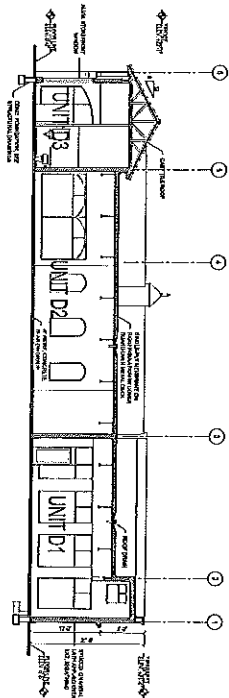
| | | | | | | | |
|---|---|--|---|--|--|---|---|
| <p>APPROPRIATE ASSOCIATIONS</p> <p>Architectural Association of America
 American Institute of Architects
 National Institute of Building Sciences
 National Institute of Standards and Technology
 National Institute of Environmental Health Sciences
 National Institute of Occupational Safety and Health
 National Institute of Transportation and Infrastructure
 National Institute of Standards and Technology
 National Institute of Environmental Health Sciences
 National Institute of Occupational Safety and Health
 National Institute of Transportation and Infrastructure</p> | <p>ASAC GROUP</p> <p>2000 North 1st Street
 Suite 100
 Raleigh, NC 27601
 Tel: 919.977.1111
 Fax: 919.977.1112
 Email: asac@ncma.org</p> | <p>N.L. Sproull & Associates, Inc.</p> <p>1000 North 1st Street
 Suite 100
 Raleigh, NC 27601
 Tel: 919.977.1111
 Fax: 919.977.1112
 Email: nls@nls.com</p> | <p>Identify Engineers</p> <p>1000 North 1st Street
 Suite 100
 Raleigh, NC 27601
 Tel: 919.977.1111
 Fax: 919.977.1112
 Email: identify@identify.com</p> | <p>Wolfebarth Architects</p> <p>1000 North 1st Street
 Suite 100
 Raleigh, NC 27601
 Tel: 919.977.1111
 Fax: 919.977.1112
 Email: wolfebarth@wolfebarth.com</p> | <p>Labels</p> <p>1. Building B1
 2. Building B2
 3. Building B3
 4. Building B4
 5. Building B5</p> | <p>BUILDING 'B' SECTIONS</p> <p>1. Building B1
 2. Building B2
 3. Building B3
 4. Building B4
 5. Building B5</p> | <p>ASAC GROUP</p> <p>2000 North 1st Street
 Suite 100
 Raleigh, NC 27601
 Tel: 919.977.1111
 Fax: 919.977.1112
 Email: asac@ncma.org</p> |
|---|---|--|---|--|--|---|---|



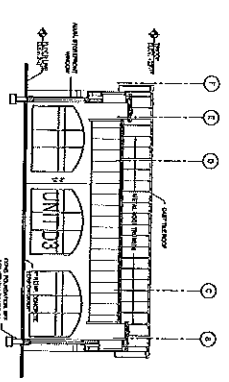
| | |
|---|--|
| Arizona Architects
1111 N. Central Ave., Suite 1000
Phoenix, AZ 85004
Tel: (602) 254-1111
Fax: (602) 254-1112 | |
| Arch Group
2000 N. Central Ave., Suite 1000
Phoenix, AZ 85004
Tel: (602) 254-1111
Fax: (602) 254-1112 | |
| K.L. Rowland & Associates, Inc.
1111 N. Central Ave., Suite 1000
Phoenix, AZ 85004
Tel: (602) 254-1111
Fax: (602) 254-1112 | |
| Hydrology Engineering
1111 N. Central Ave., Suite 1000
Phoenix, AZ 85004
Tel: (602) 254-1111
Fax: (602) 254-1112 | |
| Hydrotek Landscaping Architects
1111 N. Central Ave., Suite 1000
Phoenix, AZ 85004
Tel: (602) 254-1111
Fax: (602) 254-1112 | |
| Landis
1111 N. Central Ave., Suite 1000
Phoenix, AZ 85004
Tel: (602) 254-1111
Fax: (602) 254-1112 | |
| Building 'C' EXTERIOR ELEVATIONS
DATE: 10/10/00
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO: [Number] | |
| A3.10 | |



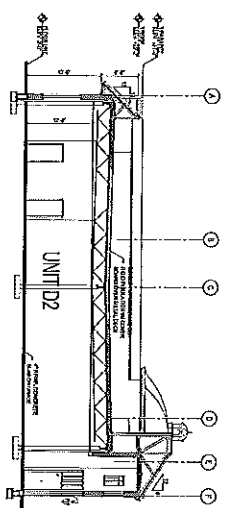
| | |
|--|--|
| <p>Project Name: BUILDING 'D' EXTERIOR ELEVATIONS</p> <p>Client: [REDACTED]</p> <p>Address: [REDACTED]</p> <p>City: [REDACTED]</p> <p>State: [REDACTED]</p> <p>Zip: [REDACTED]</p> | |
| <p>Architect: [REDACTED]</p> <p>Engineer: [REDACTED]</p> <p>Contractor: [REDACTED]</p> | |
| <p>Scale: 1/8" = 1'-0"</p> <p>Date: [REDACTED]</p> | |
| <p>Sheet No: A3.10</p> | |



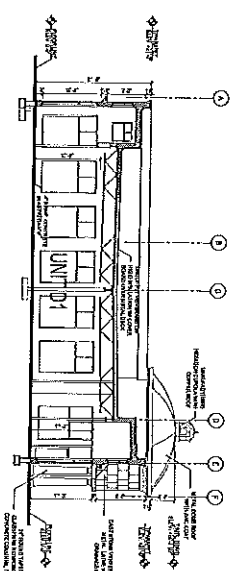
6 BUILDING D1 CONVENTIONAL SECTION
DATE: 08/20/2018



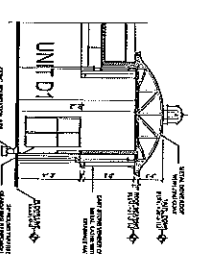
3 BUILDING D3 CROSS SECTION
DATE: 08/20/2018



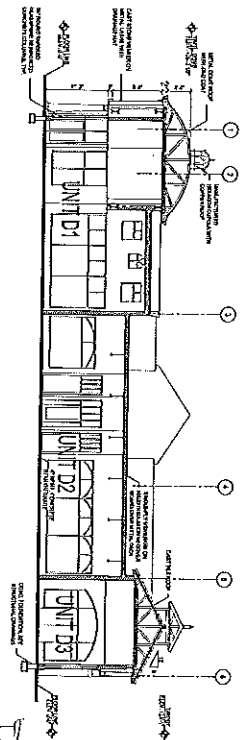
5 BUILDING D2 CROSS SECTION
DATE: 08/20/2018



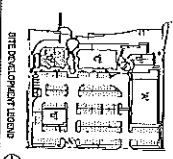
2 BUILDING D1 CROSS SECTION
DATE: 08/20/2018



4 BUILDING D1 SECTION THRU ENTRY
DATE: 08/20/2018



1 BUILDING D1 CONVENTIONAL SECTION
DATE: 08/20/2018



| | | | | | | | | | | | | |
|---|---|--|--|---|--|--|---|--|--|---|--|--|
| <p>PREPARED BY:
 UNIVERSITY NARRAGANSETT DEVELOPMENT, LLC
 100 UNIVERSITY AVENUE
 SUITE 200
 NARRAGANSETT, RI 02882
 TEL: 401.781.1111</p> | <p>DATE:
 08/20/2018</p> | <p>PROJECT:
 UNIVERSITY NARRAGANSETT DEVELOPMENT, LLC
 100 UNIVERSITY AVENUE
 SUITE 200
 NARRAGANSETT, RI 02882</p> | <p>SCALE:
 AS SHOWN</p> | <p>DATE:
 08/20/2018</p> | <p>PROJECT:
 UNIVERSITY NARRAGANSETT DEVELOPMENT, LLC
 100 UNIVERSITY AVENUE
 SUITE 200
 NARRAGANSETT, RI 02882</p> | <p>SCALE:
 AS SHOWN</p> | <p>DATE:
 08/20/2018</p> | <p>PROJECT:
 UNIVERSITY NARRAGANSETT DEVELOPMENT, LLC
 100 UNIVERSITY AVENUE
 SUITE 200
 NARRAGANSETT, RI 02882</p> | <p>SCALE:
 AS SHOWN</p> | <p>DATE:
 08/20/2018</p> | <p>PROJECT:
 UNIVERSITY NARRAGANSETT DEVELOPMENT, LLC
 100 UNIVERSITY AVENUE
 SUITE 200
 NARRAGANSETT, RI 02882</p> | <p>SCALE:
 AS SHOWN</p> |
|---|---|--|--|---|--|--|---|--|--|---|--|--|