

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

**Staff Report  
July 1, 2014**

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**REQUEST OF ST. MARGARET MARY CATHOLIC CHURCH FOR:** CONDITIONAL USE APPROVAL TO RENOVATE AND EXPAND THE CHURCH SANCTUARY ADDING A NEW FRONT FOYER OR NARTHEX AND CHURCH STEEPLE/TOWER WHICH INCREASES THE CHURCH SIZE BY 2,600 SQUARE FEET, AT 526 N. PARK AVENUE, ZONED R-3.

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This public hearing involves a Conditional Use request by St. Margaret Mary Catholic Church at 526 N. Park Avenue to expand the front foyer or narthex leading to the sanctuary by 2,600 square feet and also adding a new church steeple/tower element. Churches are conditional uses and expansions over 500 sq. ft. require this review.

**Project Request:**

St. Margaret Mary is not expanding the size or seating of the sanctuary. So this request does not affect attendance or the need for additional parking. This project is to enhance and enlarge the front door lobby area or narthex. The expansion provides more space for gathering, provides larger restrooms, brides room and other spaces. The addition encompasses the existing narthex and moves it outward further toward the street frontages. The front hardscape patio and landscape areas will also be redone.

This property is zoned R-3 which has 25 foot street front setbacks. As part of this request, are variances to allow this addition to be seven (7) feet from the Park Avenue property line (at the closest point) and 24.6 feet from the Canton Avenue property line. While this proposed setback on Park Avenue is in front of the other building elements of the Church on this block, the staff is comfortable with this setback given the context of this location on Park Avenue with other buildings in the immediate area (such as the Morse Museum across the street) at the similar setbacks or closer.

There are four oak trees along the Park Avenue frontage and two small elm trees in landscape planter areas in the front courtyard patio area. Those two small elm trees are planned to be removed and they are not the most attractive and appealing; so that is acceptable to the City. The southern-most 16 inch oak tree along the Park Avenue frontage will be saved but the next 20 inch oak tree is to be removed because of the conflict with the addition. The two northern-most oak along the Park Avenue frontage are to be preserved which is good because those are the best trees in the group. Because these trees were in place when

the City did the Park Avenue bricking program, the City within the street-side landscape islands planted crape myrtals and a ligustrum tree unlike the rest of Park Avenue with street-side oaks. The Church is showing one new landscape island area with a new oak tree near the corner and the swap of a crape myrtal for a new oak tree near where the 20 inch oak is coming oak will help keep the canopy consistent.

The R-3 zoning also has a maximum building height of 35 feet. When the Church sanctuary was expanded in 1980, it was approved to be 60 feet tall. The proposed new Church steeple is also proposed to match that height at 57 feet. The new front facade at the highest point is 40 feet. The rendered elevation images of these building additions are attached and they are all in scale with the existing Church sanctuary. Staff is comfortable with these height variances. The architectural appearance of this project is a great visual improvement for the Church.

Coincident with the additions to the Church completed about 10 years ago, underground storm water exfiltration was added to the parking lots to retrofit this property. Thus no other improvements are needed to address this matter.

**Staff Analysis of the Applicant's Request:**

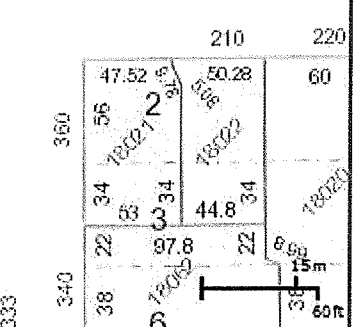
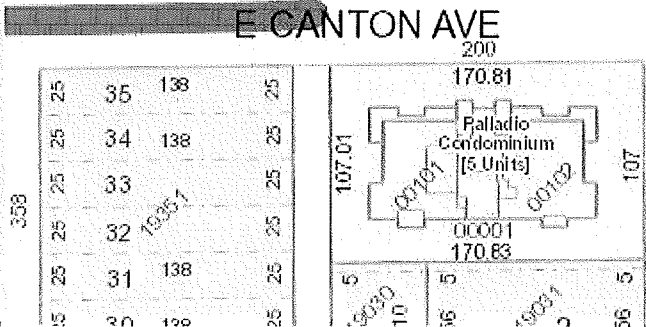
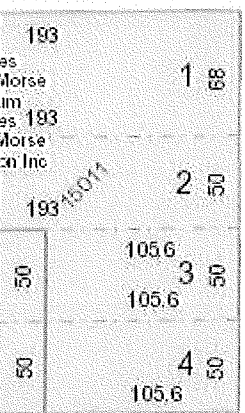
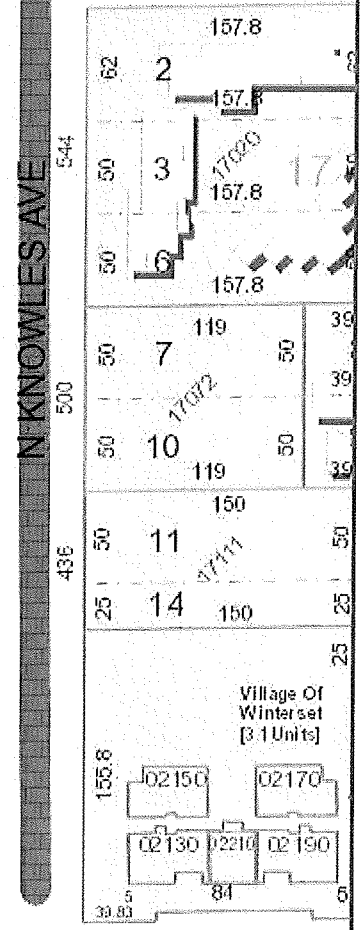
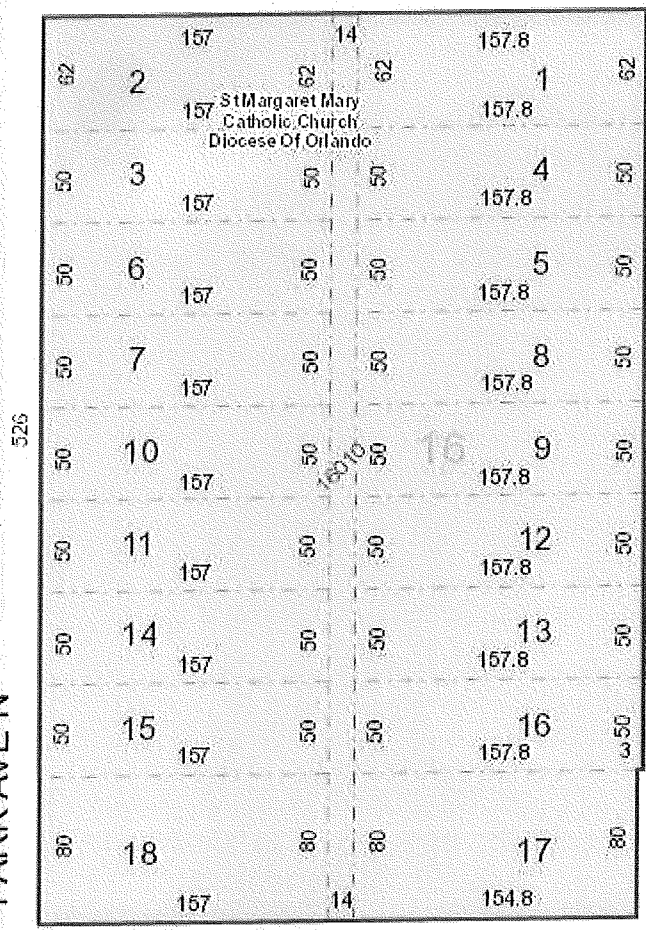
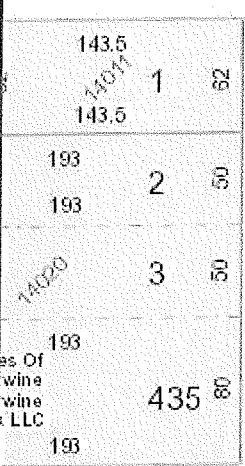
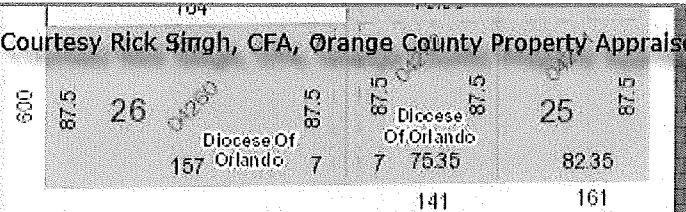
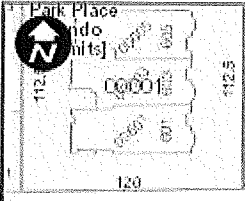
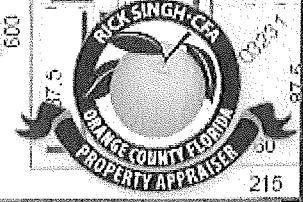
The request does not affect attendance or parking. The proposed addition simply upgrades the front door appearance of the Church and makes those entry spaces more usable for the congregation. The project architecture is very attractive and the elements such as the new steeple are in scale with the existing Church sanctuary. The landscape program will restore a significant portion of the landscape screening that exists today.

**STAFF RECOMMENDATION IS FOR APPROVAL subject to the landscape comments regarding the oak trees along the Park Avenue frontage and replacement along the Park Avenue frontage within the street-side landscape areas.**

**OCPA Web Map**

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

Courtesy Rick Singh, CFA, Orange County Property Appraiser



**OCPA Web Map**

	Major Roads		Residential		Parke	6	Lot Number
	Public Roads		Agriculture		Lakee and Rivers	06060	Parcel Number
	Galad Roads		Commercial/Institutional		Building	3106	Parcel Address
	Road Under Construction		Governmental/Institutional/Misc		Block Number	111.9	Parcel Dimens

Courtesy Rick Singh, CFA, Orange County Property Appraiser



15m  
60ft

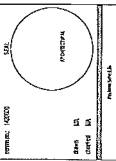
Created: 6/23/2014

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



THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND ITS STRUCTURE. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR THE ADEQUACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE INTERIORS, MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SPECIALTIES. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE ASSUMPTIONS SET FORTH IN THE CONTRACT DOCUMENTS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR THE ADEQUACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE INTERIORS, MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SPECIALTIES. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE ASSUMPTIONS SET FORTH IN THE CONTRACT DOCUMENTS.

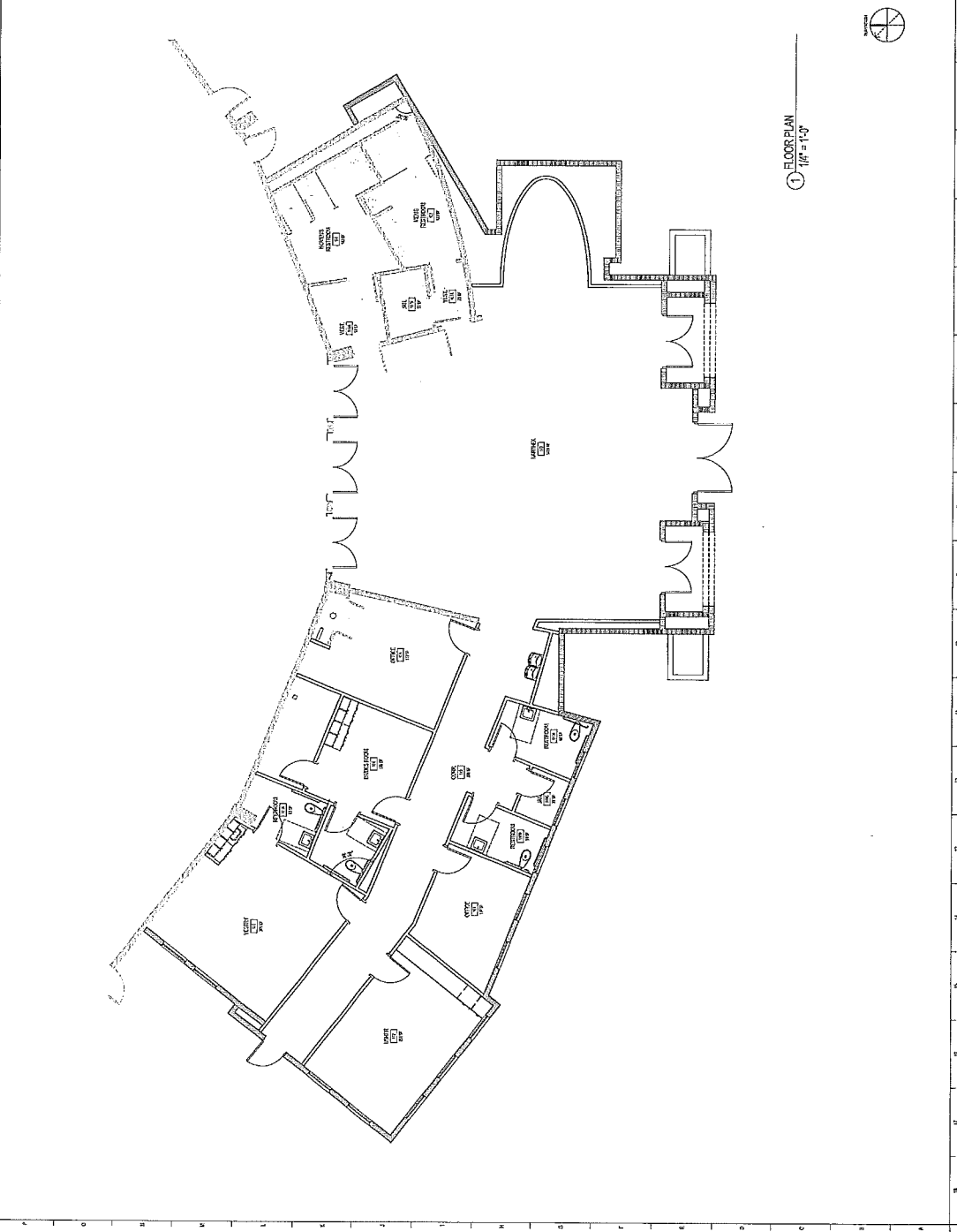
**SCHENKEL-SCHULTZ**  
 ARCHITECTS P.C.  
 2025 Chestnut St.  
 Suite 100  
 Philadelphia, PA 19103  
 Tel: 215-562-1234  
 Fax: 215-562-1235  
 www.schenkelschultz.com



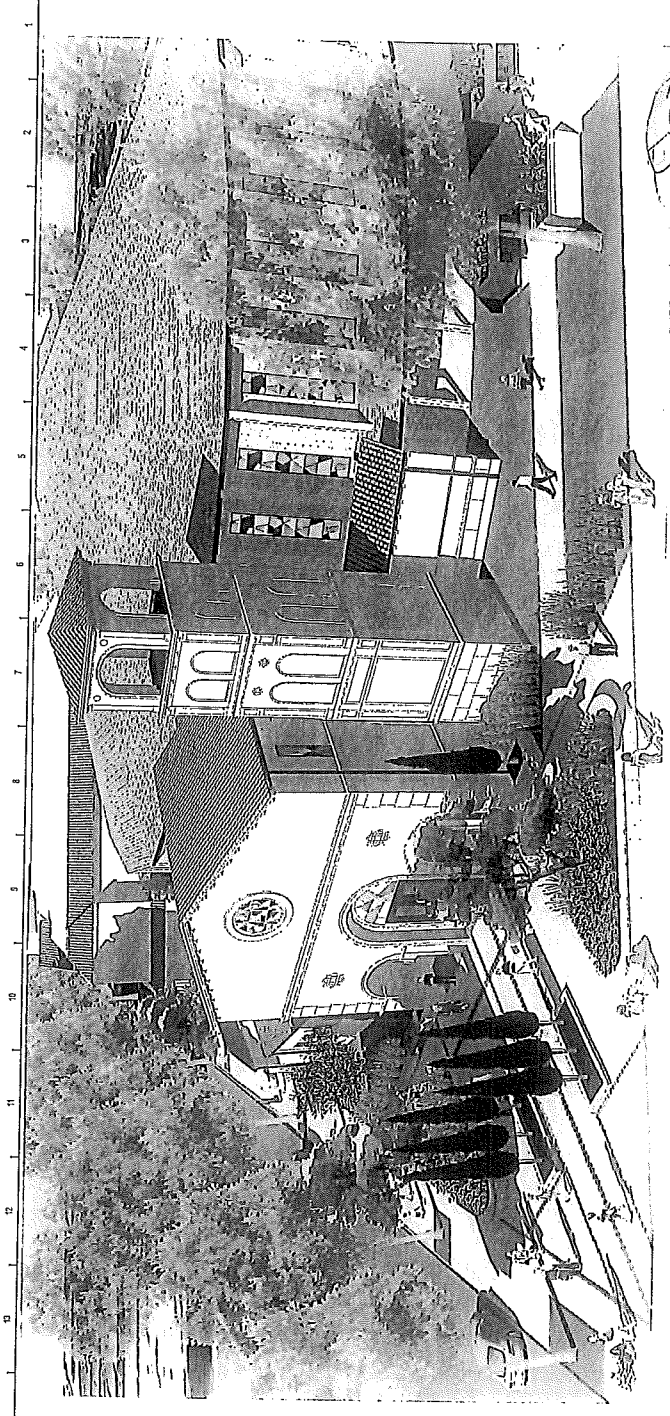
NO.	DESCRIPTION	DATE
1	Issue for Construction	08/15/2023
2	Issue for Construction	08/15/2023
3	Issue for Construction	08/15/2023

PROJECT: 10000  
 DATE: 08/15/2023  
 DRAWING NO.: 10000-0101

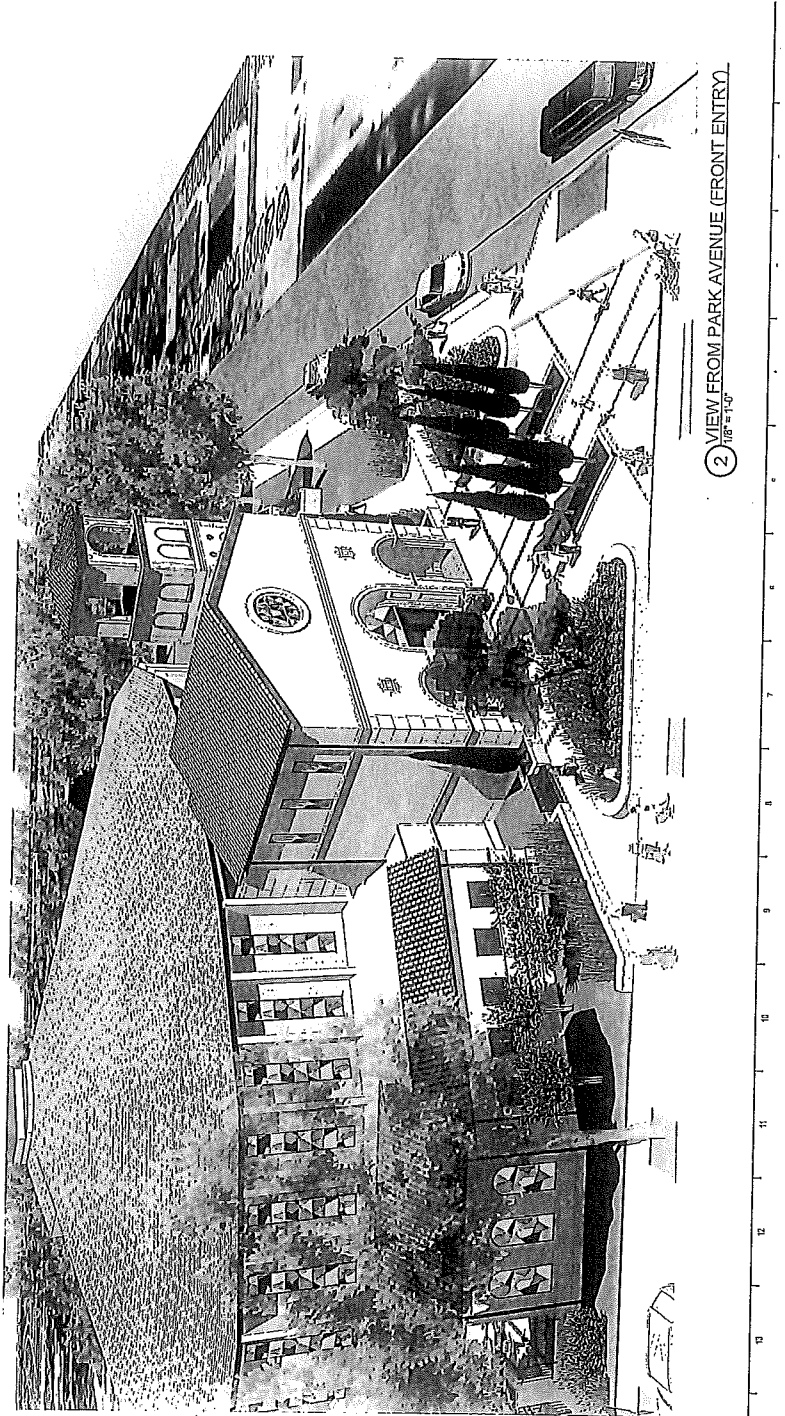
FLOOR PLAN  
**A101**  
 Scale: 1/4" = 1'-0"



1 FLOOR PLAN  
 1/4" = 1'-0"



① VIEW FROM CANTON AVENUE (FRONT ENTRY)  
1/8" = 1'-0"



② VIEW FROM PARK AVENUE (FRONT ENTRY)  
1/8" = 1'-0"

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

**Staff Report  
July 1, 2014**

**REQUEST OF STARBUCKS FOR: CONDITIONAL USE APPROVAL TO  
CONSTRUCT A STARBUCKS RESTAURANT WITH A DRIVE-THRU ON  
THE PROPERTY AT 2519 ALOMA AVENUE, ZONED C-3.**

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This item is a conditional use request to establish a Starbucks restaurant with a drive-thru on the property at 2519 Aloma Avenue (former Jiffy Lube). It is a conditional use because of the drive-thru component. We are told the existing Starbucks at Lakemont & Aloma will remain open. This new location will be in addition to that store.

**Site and Context:** This property at 2519 Aloma Avenue is zoned C-3. It now holds a Jiffy Lube that will be demolished for this complete rebuild. To the immediate west on that north side of Aloma Avenue is Mayflower Court, the road leading back to the Mayflower Retirement complex. Immediately to the east is the roadway of Balfour Court and then a Wells Fargo Bank and a CVS Pharmacy.

**Project Plans:** The plans show a one-story, 1,889 square foot Starbucks with one drive-thru lane on the west side of the new building. The site plan shows 20 parking spaces which qualifies them for 60 seats based on the Code of one space for each three seats. There is no direct access from Aloma Avenue. The access to the Starbucks and the drive-thru lane is off Balfour Court. If there is a need for added parking Balfour Court provides on-street parking opportunities.

**Traffic Circulation and Stacking:** The primary reason for drive-thru's being a conditional use is to avoid any negative traffic impact from the design and to insure that the stacking needs are met so cars do not back up into the street or create on-site circulation issues. In this case, there is more than adequate stacking for the cars using the drive-thru lane and the traffic waiting in line is separated from the other cars/customers going into the store. The stacking on this site is for approximately eight cars. This is similar to the arrangement for the new Starbucks at the Winter Park Village and there have been no problems at that location.

**Landscape Plan:** There is a final landscape plan provided with the full program of new landscaping to be added to the site which meets the landscape code. There are six oak trees along the Balfour Drive frontage. Four of those are to be preserved but two will be lost due to the new parking lot being created at the rear of the Starbucks.



There also are some other trees around the perimeter of the site to be saved except for two oaks where the new drive-thru lane is proposed. One of those is not in good condition but the oak tree (identified as #110) is a great tree that needs to be saved.

**Storm Water Retention:** This site has some degree of storm water retention which is being enhanced to meet City code.

**Summary:** The site is adequately sized and the overall site plan design well suited for this type of project. The project meets all the code requirements, there are no variances requested and the drive-in components are designed to meet the peak stacking needs for the Starbucks intended as the occupant.

**STAFF RECOMMENDATION IS FOR APPROVAL with the condition that the existing oak tree by the new drive-thru lane (identified on the survey as #110) be saved .**





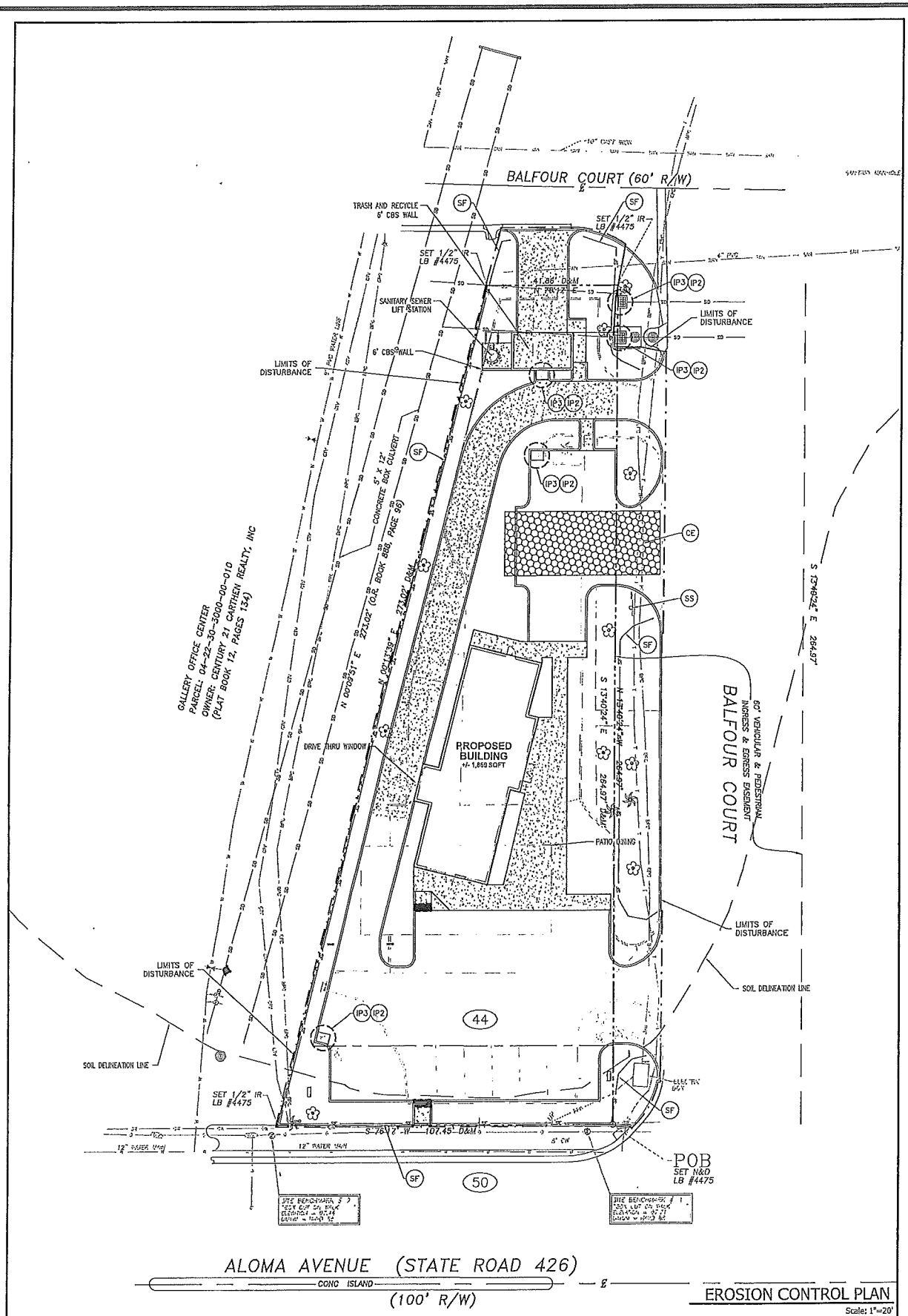
Courtesy Rick Singh, CFA, Orange County Property Appraiser

OCPA Web Map	
Major Road	Proposed Road
Residential	Industrial
Commercial	Vacant Land
Agriculture	Agricultural Cudrillage
Hydro	Lakes and Rivers
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Lot Line	Parcel Address
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Public Roads	Parcel Number
Gated Roads	Parcel Address
Road Under Construction	Parcel Address
Toll Road	Parcel Address
Interstate 4	Parcel Address
Turnpike	Parcel Address
Florida	Parcel Address

6 Lot Number  
 05060 Parcel Number  
 3106 Parcel Address  
 111.9 Block Number  
 111.9 Parcel Dimension



Created 4/23/2014 8:09 AM, Last Saved 6/10/2014 1:28 PM by Nodirey, Last Printed 6/10/2014 2:44 PM by Nim Daley on ANS A (8.50 x 11.00 inches) File Saved at P:\010023 - Starbucks\010023-03-001 (ENG) - Starbucks - Winter Park\Engineering\Engineering Plans\DESIGN\0028-D-CP-



GALLERY OFFICE CENTER  
PARCEL: 04-22-30-3000-00-010  
OWNER: CENTURY 21 CARTHELY REALTY, INC  
(PLAT BOOK 12, PAGES 134)

SEE BENCHMARK 2  
ELEVATION = 107.45  
ELEVATION = 107.45

SEE BENCHMARK 1  
ELEVATION = 107.45  
ELEVATION = 107.45

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY CREED

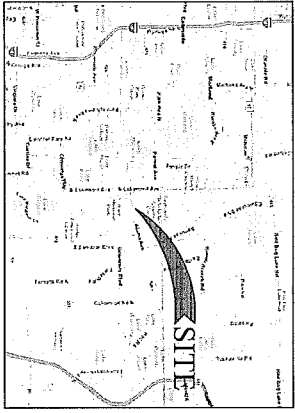
# PROPOSED IMPROVEMENTS FOR: STARBUCKS - WINTER PARK

2519 ALOMA AVE.  
(STATE ROAD 426)  
WINTER PARK, FLORIDA 32792

## UTILITY CONTACTS

- SEWER DRAIN**  
CITY OF WINTER PARK  
3001 WINTER PARK BLVD  
WINTER PARK, FL 32789  
PHONE: 407-291-2222
- WATER**  
CITY OF WINTER PARK  
3001 WINTER PARK BLVD  
WINTER PARK, FL 32789  
PHONE: 407-291-2222
- POWER**  
FLORIDA POWER & LIGHT COMPANY  
1000 N. WINTER PARK BLVD  
WINTER PARK, FL 32789  
PHONE: 407-291-2222
- TELEPHONE**  
CITY OF WINTER PARK, COMM. UTIL. DIV.  
3001 WINTER PARK BLVD  
WINTER PARK, FL 32789  
PHONE: 407-291-2222
- TELEVISION**  
CITY OF WINTER PARK, COMM. UTIL. DIV.  
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WINTER PARK, FL 32789  
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- TELEPHONE**  
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3001 WINTER PARK BLVD  
WINTER PARK, FL 32789  
PHONE: 407-291-2222
- TELEPHONE**  
CITY OF WINTER PARK, COMM. UTIL. DIV.  
3001 WINTER PARK BLVD  
WINTER PARK, FL 32789  
PHONE: 407-291-2222

PARCEL ID# 042230400040415  
SECTION 4, TOWNSHIP 22 SOUTH, RANGE 30 EAST



SITE LOCATION MAP  
NOT TO SCALE

DIRECTIONS TO PROJECT SITE:  
FROM I-4 EAST FROM TOLSON STATE ROAD 426 - PARKWAY NORTH EAST-FOR TOWARD WINTER PARK, ROAD EAST ONTO SR 426 - INTERCHANGE ALONG ALOMA AVENUE AND BUILDING COURT INTERSECTION. THE INTERCHANGE REMAINS ON THE NORTH SIDE OF ALOMA AVENUE.

OWNER / DEVELOPER  
**MNG**

LAND SURVEYOR:  
ACQUIRE SURVEYS OF ORLANDO  
2012 E ROBINSON STREET  
ORLANDO, FL 32814  
PHONE: (407) 364-0114

CIVIL ENGINEER:  
BOWMAN CONSULTING  
1911 W. UNIVERSITY BLVD  
SUITE 302  
SAN DIEGO, CA 92102-1238

LANDSCAPE ARCHITECT:  
SINISSA BALI, AIA  
4450 W. EDUQUALE BLVD  
SUITE 32  
MELBOURNE, FL 32934  
PHONE: (321) 255-5434

LANDSCAPE ARCHITECT:  
SINISSA BALI, AIA  
4450 W. EDUQUALE BLVD  
SUITE 32  
MELBOURNE, FL 32934  
PHONE: (321) 255-5434

LANDSCAPE ARCHITECT:  
SINISSA BALI, AIA  
4450 W. EDUQUALE BLVD  
SUITE 32  
MELBOURNE, FL 32934  
PHONE: (321) 255-5434

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SINISSA BALI, AIA  
4450 W. EDUQUALE BLVD  
SUITE 32  
MELBOURNE, FL 32934  
PHONE: (321) 255-5434

**Bowman**  
CONSULTING

## SHEET INDEX

Sheet Number	Sheet Title
COV	COVER SHEET
ES1.0	EROSION CONTROL PLAN
EM1.0	EROSION CONTROL DETAILS
DM1.0	DEMOLITION PLAN
CI1.0	SITE PLAN
CI2.0	PAVING PLAN
CI3.0	GRADING PLAN NORTH
CI4.0	TYPICAL SECTIONS
CI5.0	UTILITY PLAN
CI6.0	LIFT STATION PLAN
CI7.0	STANDARD DETAILS
CI8.0	STANDARD DETAILS
CI9.0	CITY OF WINTER PARK DETAILS
CI10.0	PAVING STANDARD DETAILS
CI11.0	VEGETATION PLAN
CI12.0	SITE LANDSCAPE PLAN
CI13.0	LANDSCAPE CALCULATIONS
CI14.0	LANDSCAPING DETAILS
CI15.0	LANDSCAPING SPECIFICATIONS
CI16.0	SITE IRIGATION PLAN
CI17.0	IRIGATION SPECIFICATIONS
CI18.0	BOUNDARY & TOPOGRAPHIC SURVEY

## GENERAL STATEMENT:

THIS PROJECT CONSISTS OF THE REDUCTION OF AN EXISTING AUTOMATIC SERVICE PAVEMENT WITH ALL ASSOCIATED UTILITIES AND UNDERSTRACTIONS AND THE CONSTRUCTION OF A NEW QUICK SERVICE RESTAURANT WITH ALL ASSOCIATED UTILITIES AND UNDERSTRACTIONS. ALL PLANS ARE BASED UPON INFORMATION PROVIDED ON A 1/4"=1/8" SCALE LAND TITLE SURVEY PREPARED BY ACQUIRE SURVEYS OF ORLANDO PROJECT NUMBER 3663, DATED 1/29/13.

## FLOOD NOTE:

THE PROPERTY SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE FLOOD ZONE MAP, 2009, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

## BENCHMARK:

ALL ELEVATIONS ARE REFERENCED TO THE GEODESIC QUANTY BENCHMARK NAD 83/1984 DATUM OF 1988 ON SITE ELEVATIONS ARE AS FOLLOWS: 27.11 FEET (NAVD83) BENCHMARK NO. 2, ELEVATION = 87.14 FEET (NAVD83)



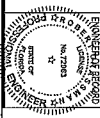
**MNG**

MNG REAL ESTATE INVESTMENTS, LLC  
8717 DANIELSON, ORLANDO, FL 32819  
ENGINEERS OF RECORD  
**Bowman**  
CONSULTING

PROJECT NAME:  
**STARBUCKS - WINTER PARK**  
PROJECT ADDRESS:  
**2519 ALOMA AVE.  
WINTER PARK, FLORIDA 32792**  
WINTER PARK  
ORANGE COUNTY, FLORIDA

PROJECT NO.: 06988 FL  
PROJECT FR: 010250-1-101  
DATE: 08/12/2014  
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LEAD CIVIL: [blank]  
PROJECT RESPONSE: [blank]

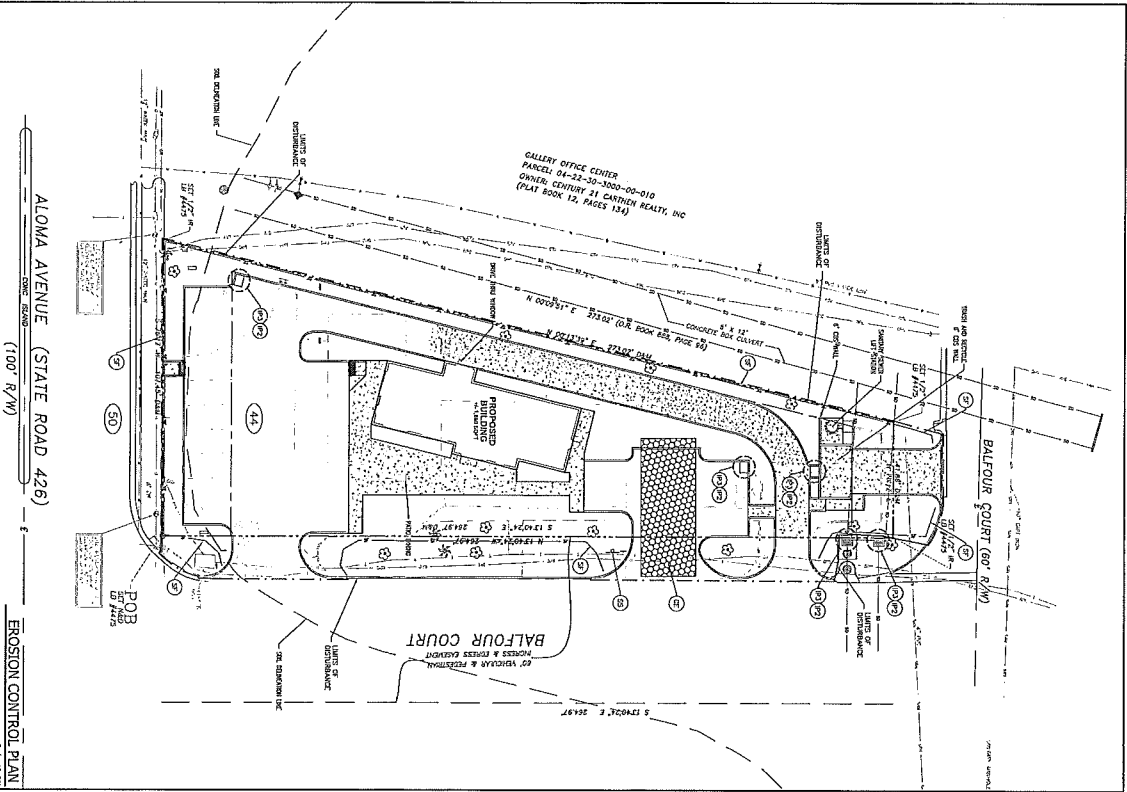
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DATE: 08/12/2014  
PROJECT RESPONSE: [blank]



## LEGAL DESCRIPTION:

A PORTION OF LAND IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:  
COMMENCE AT THE EAST 1/4 CORNER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 30 EAST, THENCE RUN S09°04'30"W, 1000 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID SECTION 4, 233.55 FEET TO THE CENTERLINE THEREOF, S09°04'30"W, 5000 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID ALOMA AVENUE, THENCE S57°17'N, ALONG SAID NORTHERLY BOUNDARY LINE 484.11 FEET TO A POINT OF BEGINNING, THENCE THENCE N47°15'E, 418.8 FEET, THENCE RUN S19°42'24"E, 284.97 FEET TO POINT BEGINNING.  
CONTAINING 18,781 SQUARE FEET OR 0.434 ACRES, MORE OR LESS.  
TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED REAL PROPERTY:  
THAT PART OF THE NORTHERLY QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 30 EAST, AND 3800 BOLD PERPETUAL DESCRIBED AS FOLLOWS:  
FROM THE SOUTHWEST CORNER OF SAID ALOMA AVENUE, SECTION 4, AS RECORDED IN P&G BOOK 17, PAGE 10, THENCE S09°04'30"W, 1000 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID SECTION 4, 233.55 FEET TO THE CENTERLINE THEREOF, S09°04'30"W, 5000 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID ALOMA AVENUE, THENCE S57°17'N, ALONG SAID NORTHERLY BOUNDARY LINE 484.11 FEET TO A POINT OF BEGINNING, THENCE THENCE N47°15'E, 418.8 FEET, THENCE RUN S19°42'24"E, 284.97 FEET TO POINT BEGINNING.  
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SEE SHEET ES2 FOR DETAILS

### EROSION AND SEDIMENT CONTROL NOTES

- 1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- 2. EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
- 3. EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
- 4. EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
- 5. EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:

#### LEGEND - PROPOSED

--- S--- REGULARITY LINE  
 --- T--- TYPICAL SLOPE  
 --- C--- CONSTRUCTION LIFT  
 --- S--- SILT FENCE INSTALLATION  
 --- S--- STORMwater DETENTION BASIN

- (44) NATIONAL GRANULAR MEDIA SAND
- 1.00' x 1.50' x 2.00' PAVED DRIVEWAY
- 1.00' x 1.50' x 2.00' PAVED DRIVEWAY

#### EROSION CONTROL PLAN

SCALE: 1"=20'

GGRAPHIC SCALE  
 0 20 40  
 FEET

### EROSION AND SEDIMENT CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:

2. EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:

3. EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:

4. EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:

5. EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:

6. EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:

7. EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:

8. EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:

9. EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:

10. EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:



**MNG**  
 MNG REAL ESTATE INVESTMENTS, LLC  
 6715 WINTER PARK AVENUE  
 SUITE 200  
 WINTER PARK, FLORIDA 32789

**Bowman CONSULTING**  
 ENGINEER OF RECORD  
 9410 GLENDALE AVENUE, SUITE 200  
 SAN DIEGO, CA 92123-3281

NO.	DATE	REVISIONS
001	06/10/2014	FINAL
002	06/10/2014	REVISED PER COMMENTS
003	06/10/2014	REVISED PER COMMENTS
004	06/10/2014	REVISED PER COMMENTS

PROJECT NAME:  
**STARBUCKS - WINTER PARK**

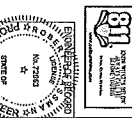
PROJECT ADDRESS:  
**2519 ALOMA AVE.  
WINTER PARK, FLORIDA 32792**

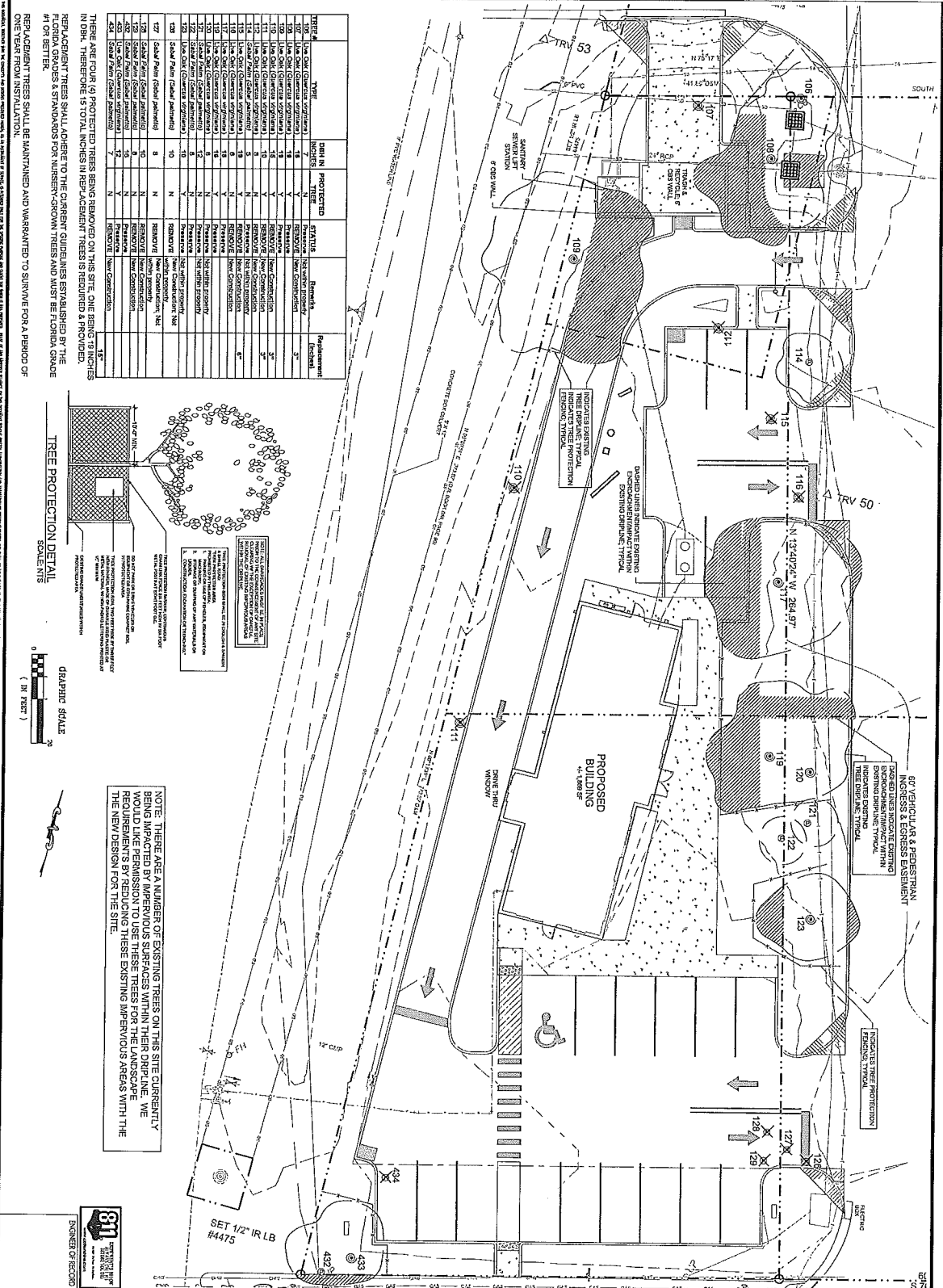
PROJECT NO:  
**010028-01-001**

DESIGN DATE:  
**06/10/2014**

DESIGNER:  
**EROSION CONTROL PLAN**

SCALE:  
**ES110**





TREE ID	TREE SPECIES	DBH IN PROTECTED ZONE	STATUS	REMARKS	MEASUREMENT
106	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'
107	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'
108	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'
109	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'
110	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'
111	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'
112	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'
113	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'
114	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'
115	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'
116	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'
117	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'
118	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'
119	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'
120	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'
121	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'
122	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'
123	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'
124	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'
125	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'
126	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'
127	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'
128	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'
129	Live Oak (Quercus agrifolia)	18	REMOVAL	Canopy Deficient	3'

**PROJECT NAME:**  
STARBUCKS - WINTER PARK

**PROJECT ADDRESS:**  
2519 ALOMA AVE.  
WINTER PARK, FLORIDA, 32792

**STORE #:** 0896 FL

**PROJECT #:** 01029-01-001

**DATE:** 4.10.2014

**DESIGN MANAGER:** SUSAN HALL

**LEAD CLERK:** SUSAN HALL

**PRODUCTION DESIGNER:** SUSAN HALL

**SCALE:** 1" = 60'

**VEGETATION PLAN**

**SHEET NUMBER:** L-1

**STARBUCKS COFFEE COMPANY**

**MNG**

**MNG REAL ESTATE INVESTMENTS, LLC**  
9717 LINDEN CIRCLE DRIVE SUITE 205  
DALLAS TEXAS 75243-2288

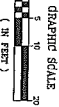
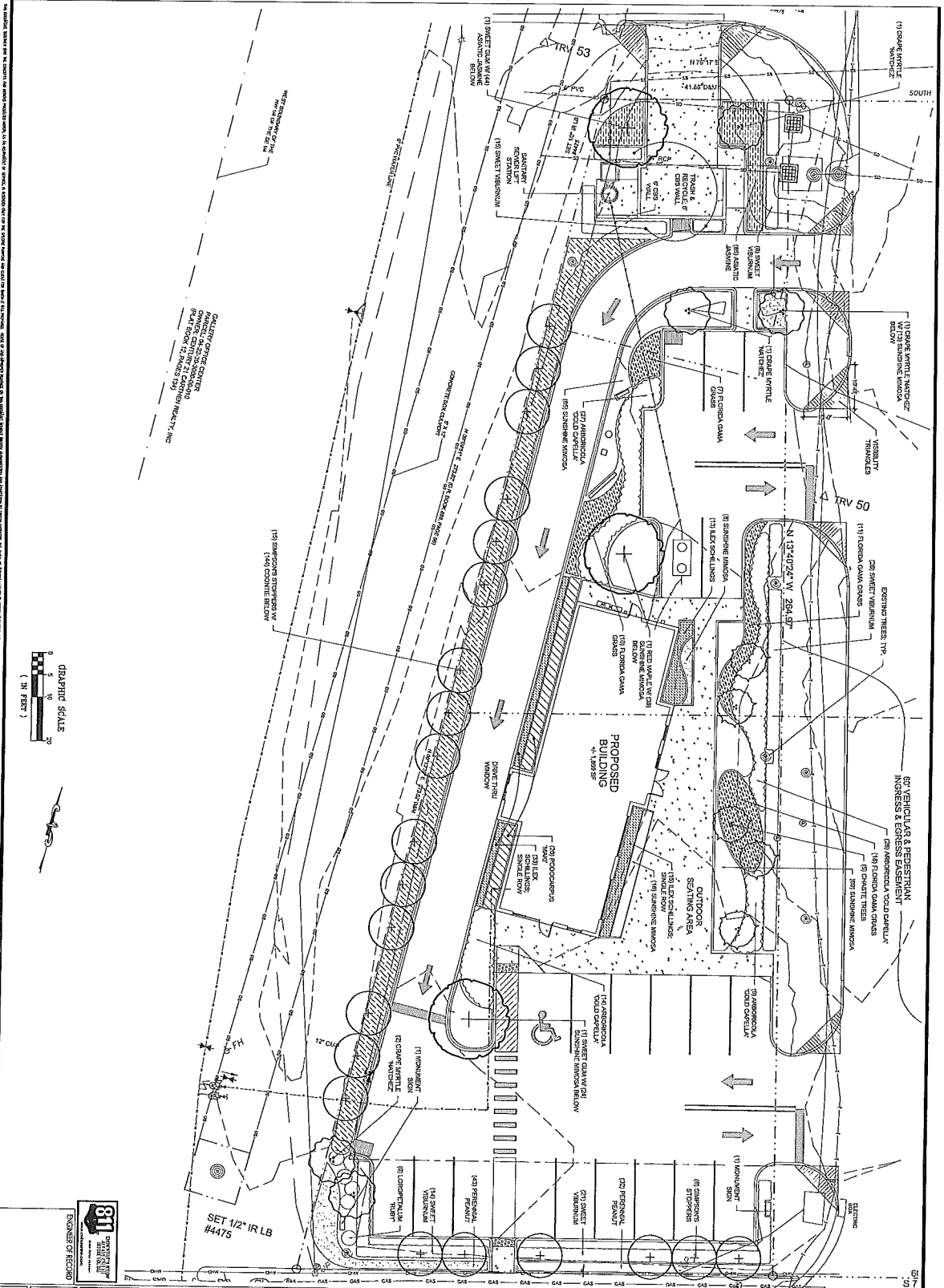
**ENGINEER OF RECORD**

**Bowman**  
C. O. N. S. M. M. G.

**ENGINEER OF RECORD**

ORANGE COUNTY, FLORIDA





**811**  
**ENGINEER OF RECORD**  
 THE ENGINEERING CENTER  
 1000 N. UNIVERSITY AVENUE, SUITE 100  
 WINTER PARK, FLORIDA 32789  
 (407) 875-1111

**PROJECT NAME:**  
 STARBUCKS-WINTER PARK

**PROJECT ADDRESS:**  
 2519 ALOMA AVE.  
 WINTER PARK, FLORIDA, 32792

**STORE #:** 06836 FL

**PROJECT #:** 010228-01-001

**DATE:** 6-10-2014

**DESIGNER:** SISKAN HALL

**PRODUCTION DESIGNER:** SISKAN HALL

**CHECKER:** SISKAN HALL

**WINTER PARK**

**ORANGE COUNTY, FLORIDA**

NO.	DESCRIPTION	DATE	BY	CHECKED

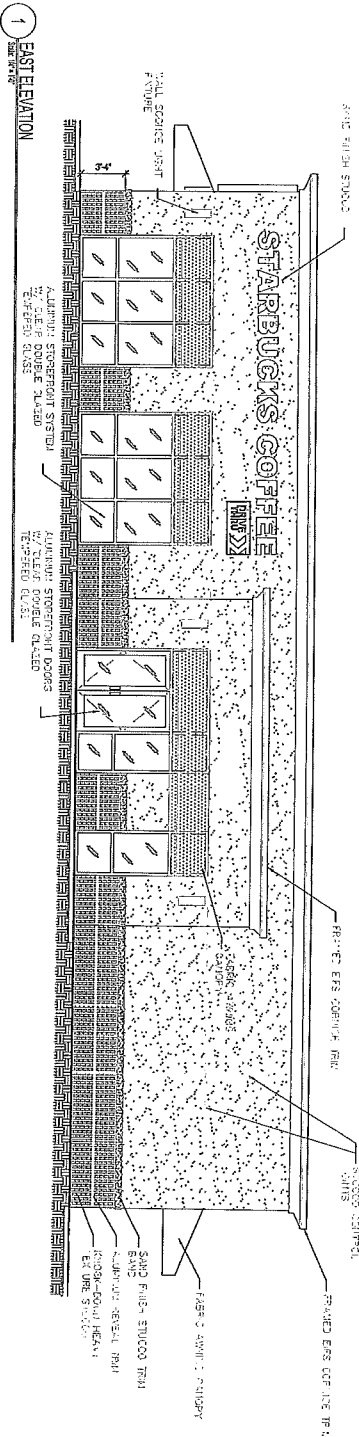
**Bowman CONSULTING**  
 ENGINEERS OF RECORD  
 9171 NW 15th Street, Suite 100  
 San Diego, CA 92127-2700

**MNG**  
 MANG REAL ESTATE  
 INVESTMENTS, LLC  
 9171 NW 15th Street, Suite 100  
 San Diego, CA 92127-2700

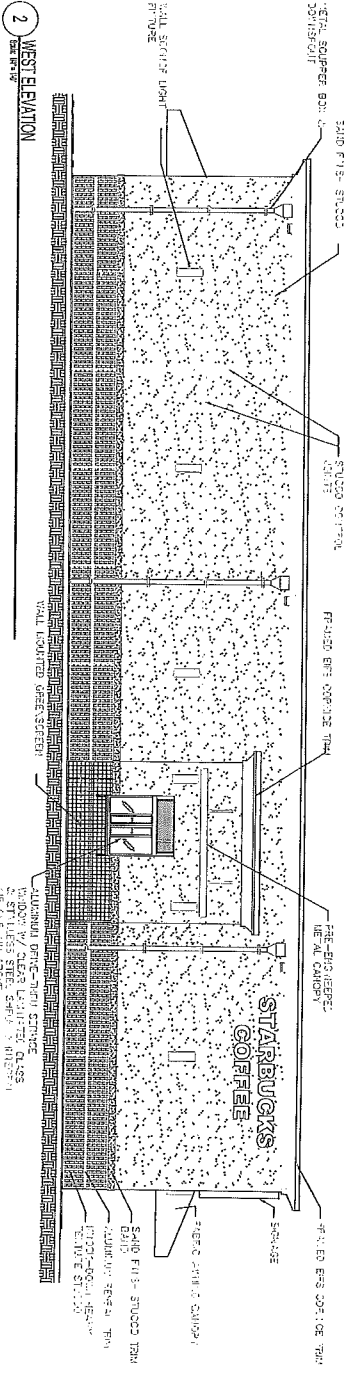
**STARBUCKS COFFEE COMPANY**

**SCALE:** 1"=100'

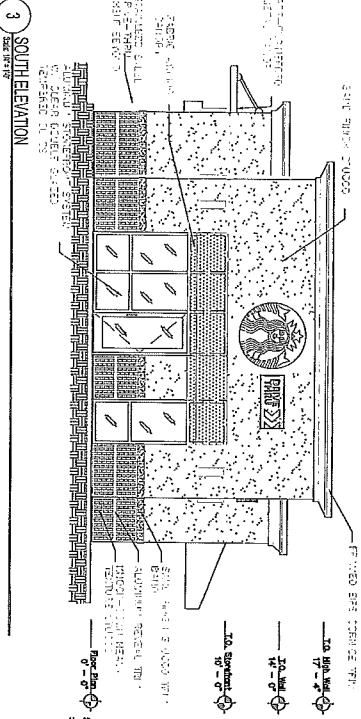
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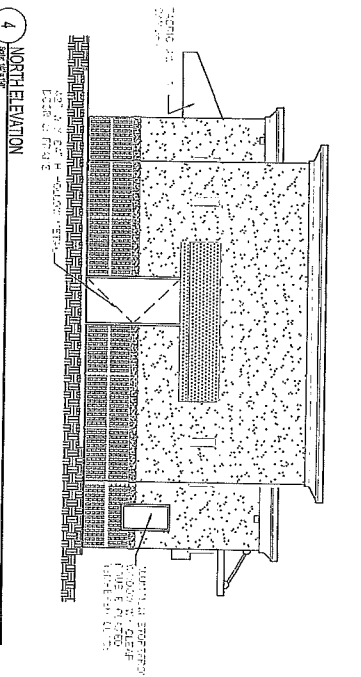
1 EAST ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION



4 NORTH ELEVATION



**STARBUCKS COFFEE**  
**ALOMA AVE & BALFOUR CT**  
 Winter Park, Florida

Revised Schematic  
 2013.048

EXTERIOR ELEVATIONS  
**A6.1**



DATE: 08/14/13  
 PROJECT: STARBUCKS COFFEE STORE  
 DRAWING: EXTERIOR ELEVATIONS

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

**Staff Report  
July 1, 2014**

---

**REQUEST OF GEORGIANA HARKINS TO:** AMEND THE COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION OF OFFICE TO COMMERCIAL FUTURE LAND USE ON THE PROPERTY AT 1141/1143 ORANGE AVENUE.

**REQUEST OF GEORGIANA HARKINS TO:** AMEND THE OFFICIAL ZONING MAP SO AS TO CHANGE THE ZONING OF OFFICE (O-1) DISTRICT TO COMMERCIAL (C-3) DISTRICT ON THE PROPERTY AT 1141/1143 ORANGE AVENUE.

---

This public hearing involves the request by Georgiana Harkins (property owner) to change the Comp. Plan FLU and Zoning designations of Office (O-1) to Commercial (C-3) on the property at 1141/1143 Orange Avenue. See maps attached.

There is an existing 2,700 square foot, one story building on the property fronting on Orange Avenue with parking in the rear accessed from Minnesota Avenue. This is just one property but there are two tenant spaces on each side of the building and each has a separate address of 1141 and 1143 Orange Avenue.

The property owner in recent years has been having a more difficult time renting the space as office only. They are often approached by prospective tenants for hair salons and other such personal service businesses that are only allowed in commercial zoning. So this request is simply to assist them in opening up more potential tenants to be able to use the building.

**Orange Avenue Zoning History:**

Prior to 1971, all of Orange Avenue was zoned Commercial. In the early 1970's there were some less than desirable commercial businesses on the street (cemetery monument business, used car lot) and the thinking was that office development would present a more attractive image along this gateway entrance into the City. So a large part of Orange Avenue (from Orlando Avenue to Minnesota/Denning) was rezoned to office in 1971.

The problem from the start was that a large part of the commercial zoning remained so we have a mix of zonings (Commercial and Office) along this section of Orange Avenue. You have several commercial businesses including five restaurants such as Winnie's, Jimmy Johns Subs and the Ravenous Pig. Also a new hair salon, The Muse, just opened across the street from this property, but the office zoning prohibits this location from renting to a salon.

**Staff Analysis of the Applicant's Requests:**

The change to Commercial zoning on this one property with its' existing 2,700 sq. ft. building will have very little impact except what the owners are hoping for, which is a broader range of tenants. There is insufficient parking in the rear for any restaurant tenants, so the change just opens up the personal service type of business to locate there.

The City has discussed redevelopment of our Progress Point property directly across the street and has talked about scenarios where the frontage of that property could include building space for retail stores or restaurants. Progress Point is now also zoned only for Office, so if that future vision of Commercial zoning for the Progress Point property is acceptable, then it would be inconsistent not to allow this property the same privileges and range of tenants.

**STAFF RECOMMENDATION IS FOR APPROVAL**

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



14	
12	13

78	Lakes Corner
77	Blake Family Real Estate Holdings LLC
76	Krikm LLP
75	Reimax Krikm LLP
74	Reimax Krikm LLP
73	Reimax Krikm LLP
72	Ambulatory Medical Center Associates LTD
71	
70	
69	Barlow's Tavern Rosenfelt William Jr Tr
68	
67	
66	
65	
64	
63	

47	49	50	51	52	53	54	55
42, 41	Manif Inc	48 Kelly Pl	40	39	50 Marif Inc	54	55
Casa Cielo Condo [12 Units]							

20	Minnesota Condominiums [6 Units]
30	31

Courtesy Rick Singh, CFA, Orange County Property Appraiser

11	12	13	14	15	16	17	18	19	20
							Dbg Inc		
25	24	23	22	21	20				



Created: 6/12/2014

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



**OCPA Web Map**

Florida Turnpike	Major Road	Proposed Road	Residential	Commercial/Industrial/Vacant Land	Park	<b>6</b> Lot Number
Interstate 4	Public Road	Brick Road	Agriculture	Agricultural Curtilage	Lakes and Rivers	<b>06060</b> Parcel Number
Toll Road	Gated Road	Block Line	Commercial/Institutional	Hydro	Building	<b>3106</b> Parcel Address
	Road Under Construction	Lot Line	Governmental/Institutional/Misc	Waste Land	Block Number	<b>111.9</b> Parcel Dimension

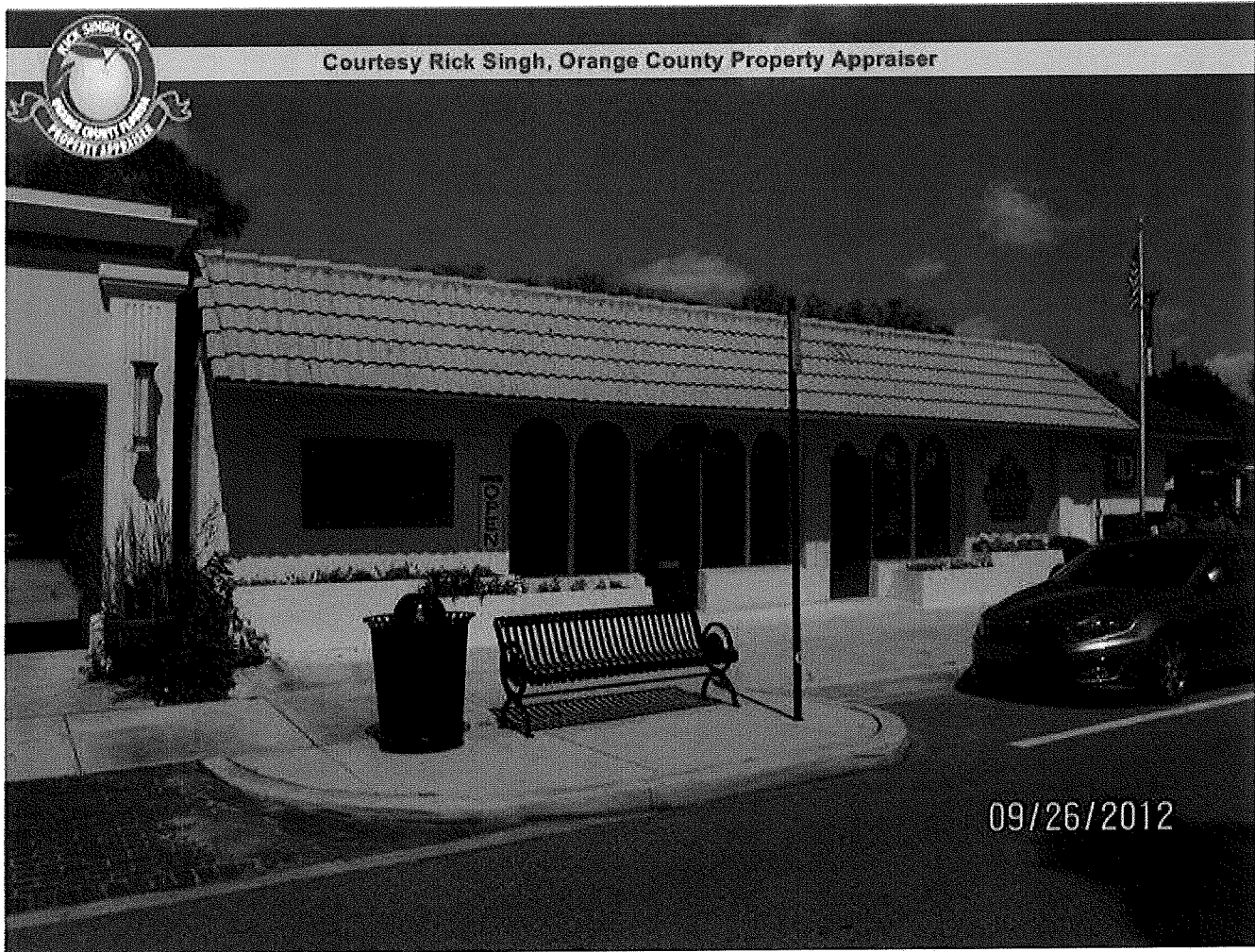
Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 6/12/2014

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

# Parcel Photos - 1141 N Orange Ave

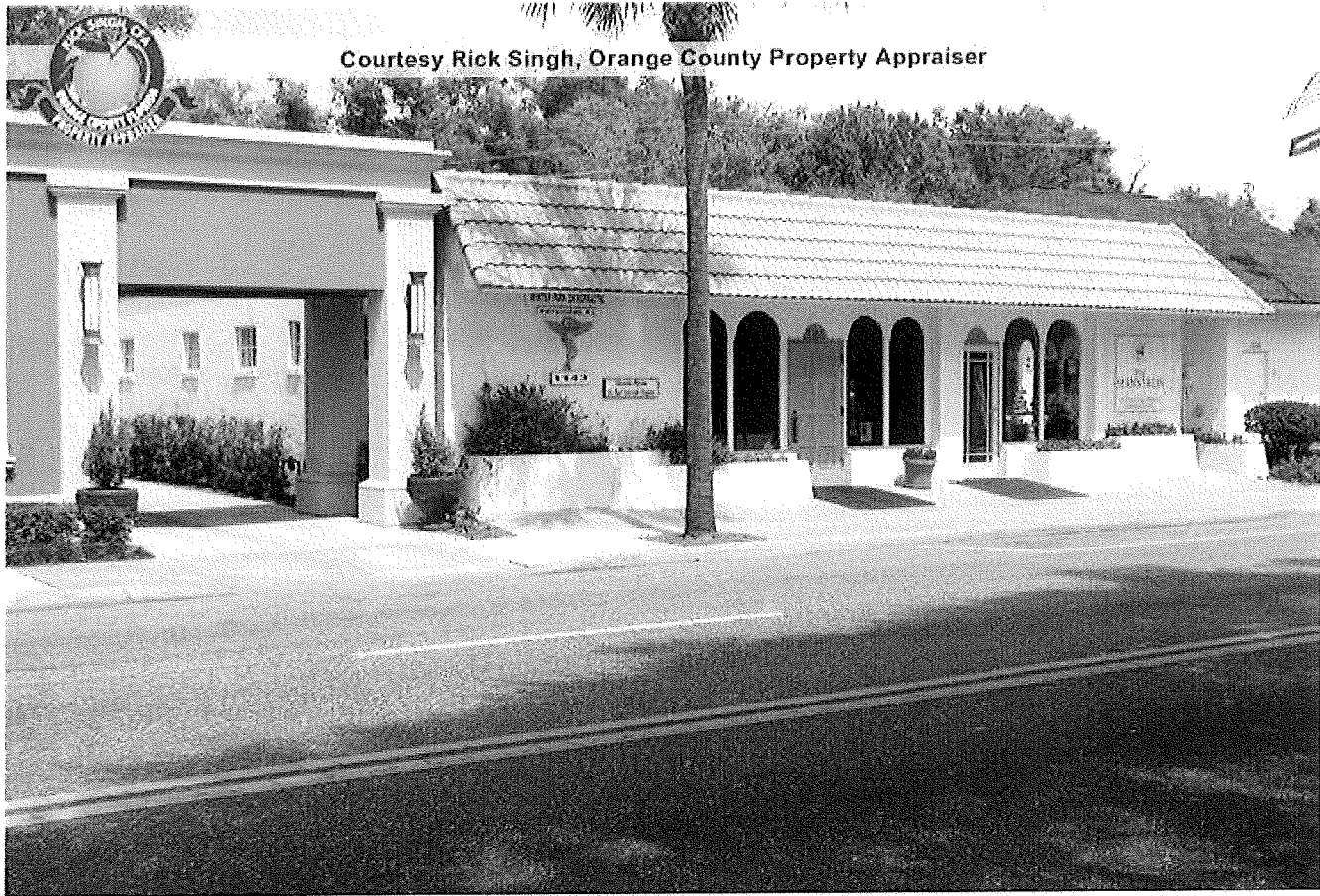


Courtesy Rick Singh, Orange County Property Appraiser

292212660000300

09/26/2012





Courtesy Rick Singh, Orange County Property Appraiser

292212660000300 03/30/2006

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF OFFICE TO COMMERCIAL ON THE PROPERTY AT 1141/1143 ORANGE AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

**WHEREAS**, the Winter Park City Commission adopted its Comprehensive Plan on February 23, 2009 via Ordinance 2762-09, and

**WHEREAS**, Section 163.3184, Florida Statutes, establishes a process for adoption of comprehensive plans or plan amendments amending the future land use designation of property; and

**WHEREAS**, this Comprehensive Plan amendment meets the criteria established by Chapter 163 and 166, Florida Statutes; and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

**WHEREAS**, the Winter Park Planning and Zoning Commission, acting as the designated Local Planning Agency, has reviewed and recommended adoption of the proposed Comprehensive Plan amendment, having held an advertised public hearing on June 3, 2014, provided for participation by the public in the process, and rendered its recommendations to the City Commission; and

**WHEREAS**, the Winter Park City Commission has reviewed the proposed Comprehensive Plan amendment and held advertised public hearings on July 28, 2014 and August 11, 2014 and provided for public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process.

**NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:**

**SECTION 1.** That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to change the future land use map designation of office to commercial on the property at 1141/1143 Orange Avenue, more particularly described as follows:

Lot 30 of Palmetto Addition to Winter Park as recorded in Plat Book "E", Page 14 of the Public Records of Orange County, Florida and the East 60 feet of Lot 1, Palmetto Addition Replat as recorded in Plat Book "P", Page 72 of the Public Records of Orange County, Florida.

Property Tax ID # 12-22-29-6600-00-300

**SECTION 2. Severability.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

**SECTION 3. Conflicts.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

**SECTION 4. Effective Date.** An amendment adopted under this paragraph does not become effective until 31 days after adoption. If timely challenged, an amendment may not become effective until the state land planning agency or the Administration Commission enters a final order determining that the adopted small scale development amendment is in compliance.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this \_\_\_\_ day of \_\_\_\_\_, 2014.

Mayor

\_\_\_\_\_  
Mayor

Attest:

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

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE OFFICE (O-1) DISTRICT ZONING TO COMMERCIAL (C-3) DISTRICT ZONING ON THE PROPERTY AT 1141/1143 ORANGE AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the owners of property at 1141/1143 Orange Avenue have requested a Zoning map amendment consistent with the amended Comprehensive Plan, and the requested zoning text change will achieve conformance with the Comprehensive Plan for the property and such municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

**WHEREAS**, the Planning and Zoning Board of the City of Winter Park has recommended approval of this Ordinance at their July 1, 2014 meeting; and

**WHEREAS**, the City Commission of the City of Winter Park held a duly noticed public hearing on the proposed zoning change set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the City of Winter Park Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder; and

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

**NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:**

**SECTION 1. Official Zoning Map Amendment.** That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to change the zoning designation of Office (O-1) District to Commercial (C-3) on the property at 1141/1143 Orange Avenue, more particularly described as follows:

Lot 30 of Palmetto Addition to Winter Park as recorded in Plat Book "E", Page 14 of the Public Records of Orange County, Florida and the East 60 feet of Lot 1, Palmetto Addition Replat as recorded in Plat Book "P", Page 72 of the Public Records of Orange County, Florida.

Property Tax ID # 12-22-29-6600-00-300

**SECTION 2. Severability.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

**SECTION 3. Conflicts.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

**SECTION 4. Effective Date.** This Ordinance shall become effective upon the effective date of Ordinance \_\_\_\_\_. If Ordinance \_\_\_\_\_ does not become effective, then this Ordinance shall be null and void.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor

Attest:

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

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

**Staff Report  
July 1, 2014**

SPR 2:14 Request of Rex-Tibbs Construction for approval of a new two-story single-family home located at 1381 College Point on Lake Virginia.

---

Rex-Tibbs Construction is requesting approval for a new two-story single-family home at 1381 College Point on Lake Virginia. This 22,088 sq. ft. lot has a home to be removed for this new project.

The new proposed two-story home will be 6,288 sq. ft. which on this lot is a FAR of 28.5% within the allotted base 33% FAR. This new home will have impervious lot coverage of 9,011 sq. ft. or 40.8% within the maximum 50%.

**TREE PRESERVATION:** One of the duties of the Planning Board under the lakefront review code is to keep lakefront lots "as natural as reasonable possible". As a result, tree preservation on lakefront lots has always been one of the major considerations of these lakefront reviews to the extent reasonably possible.

There are three (60+ inch) majestic live oak trees that are the major focus of this application. There are also two cypress trees down on the lakefront of this lot. This property is somewhat overgrown so in the clearing of this lot, much vegetation will be removed but the major trees except for the disfigured magnolia tree up front will be saved.

The staff has asked the applicant to outline the steps they will take to exercise care and caution in mitigating impacts from the construction activities on these majestic live oak trees to the extent reasonably possible. The applicants assure the staff that they know what to do and have great experience in building homes while preserving mature trees. However, staff has been asking for the benefit of the Planning Board and interested neighbors, for the applicants to outline in writing the steps and reasonable precautions they will take to preserve these trees.

The adjacent neighbors, the Miller's at 211 Sterling Avenue are very concerned about the two live oaks that share the common property line. So at their expense, they have provided an arborists report with observations and recommendations on reasonable precautions to be taken during construction to help the survival of these trees. This arborist report has been provided to the applicants for their review. The applicants have indicated that they will provide a similar arborist's report outlining the actions to be taken. That has not yet been received by staff.

One of these major 60+ inch live oak trees shares the property line with the Miller's home to the east at 211 Sterling Avenue and the new home will be 10 feet from this live oak tree. The plan page indicates "root pruning and deep root fertilization

in this area to protect the live oak tree will be supervised by a certified arborist". Presumably the arborist report to be received will outline this in more detail.

The application/plans also indicate a diagram of a bridge footing foundation where the foundation spans tree root segments from piling locations. This is the best that can be done and has been used in other similar scenarios. This bridge footing is to be designed by a structural engineer per the plan comments and the staff will condition this approval on the City's review of that foundation design as sufficient to accomplish this intent of tree preservation both from the aspect of the lakefront review but also as a liability issue

The other major live oak tree is in the "circle" within the front driveway. The radius of that "circle" is a minimum of 10 feet and a maximum of 20 feet which means the trunk of this live oak will be 10-20 feet from the edge of the driveway pavers. The plans show a four car garage. The second garage opening slot is basically unusable because in any typical parking scenario, one needs 22-24 feet to back out of a parking space. In this case the pavement ends 11 feet outside the garage and 21 feet away from the garage is the live oak tree. So at a minimum every time a car backs out of that parking slot they must drive over the edge of the pavement into the landscape area in order to exit the garage.

In this case the same concern exists about the impact to the tree root systems from the potential excavation, clearing, fill and compaction which can be typical for driveway construction that will lead to the tree's demise. The applicant in response has indicated on the site plan "pervious pavers on compacted sand". Again the staff is looking for guidance from the arborist's report on the method and degree of compaction to provide a reasonable precaution for the preservation of this live oak tree. While the pervious pavers can be beneficial in providing water to the tree root system once construction is complete, depending on the degree of compaction that rainfall runoff often cannot penetrate a compacted sub-base.

What the staff has requested is for the applicant to provide the construction plan detail and arborist's recommendations to address these impacts to these major live oak trees, so that the P&Z Board and neighbor's will know what is to be done in terms of reasonable precautions for the protection of these trees. Since this complete information is not yet provided to the staff or P&Z, an action for approval will need to condition that approval on subsequent plan submissions.

**VIEW FROM THE LAKE:** This lot has almost no grade drop and is very flat. Thus the issues that we typically deal with about grades and retaining walls are not present in this case. The swimming pool plan will be at grade and to the extent it is 6-12 inches above grade then it will be graded to be flush with the yard.

**VIEW OF NEIGHBORS:** The orientation of the adjacent properties is such that this home will be in front of the home to the west at 211 Sterling Avenue (Miller's) and will be behind the adjacent home to the east at 1341 College Point (Lambert's), so there is no impact upon the lake views of the Lambert's. Due to the extensive overgrown nature of this existing property, there really is no lake view across this property today for the Miller's. Of course, when the lot is cleared there will be this new home in their lake view although the primary lake view of their home is to the north.

**STORM WATER RETENTION:** Due to the existing cypress trees along the lakefront, the plan has been modified to eliminate the new storm water retention swales in the lakefront area. The plan would create a berm system, as shown, to provide water quality protection. With the cypress trees, an excavated retention area would be a problem because of the cypress trees and tree root systems. When this situation occurs, the staff direction and the custom of the Planning Board and best practices for tree preservation is to accomplish water quality retention via a small berm (which acts like a small dam to hold back the runoff) versus an excavated swale/retention area. On lakefront lots, the primary interest is in water quality (keeping the sheet flow of rain runoff with freshly applied fertilizer or pesticides from entering the lake) versus water quantity (percolation of one inch). In both cases one can achieve percolation of the runoff down thru the soil versus sheet flow running down to the lake. Not as much with the berm versus the retention area but the benefit to keep the cypress trees from dying is well worth the alternative.

Storm water swales are also shown on the plan in the area in the front yard and have been located at least 25 feet from the other 60+ inch front yard live oak tree so as to minimize impact upon that tree. There is ample land to accommodate the driveway runoff.

**OTHER CONSIDERATIONS:**

Having discussed this plan in detail with the adjacent property owner, the millers, they have indicated that the plans have located the AC compressors and the swimming pool equipment next to their bedroom windows. The Miller's have asked that those noise generators be moved forward up by the front of the garage. The staff has conveyed that request to the applicants and they do not desire to accommodate this request, so the P&Z Board can expect the Miller's to make that request at the meeting.

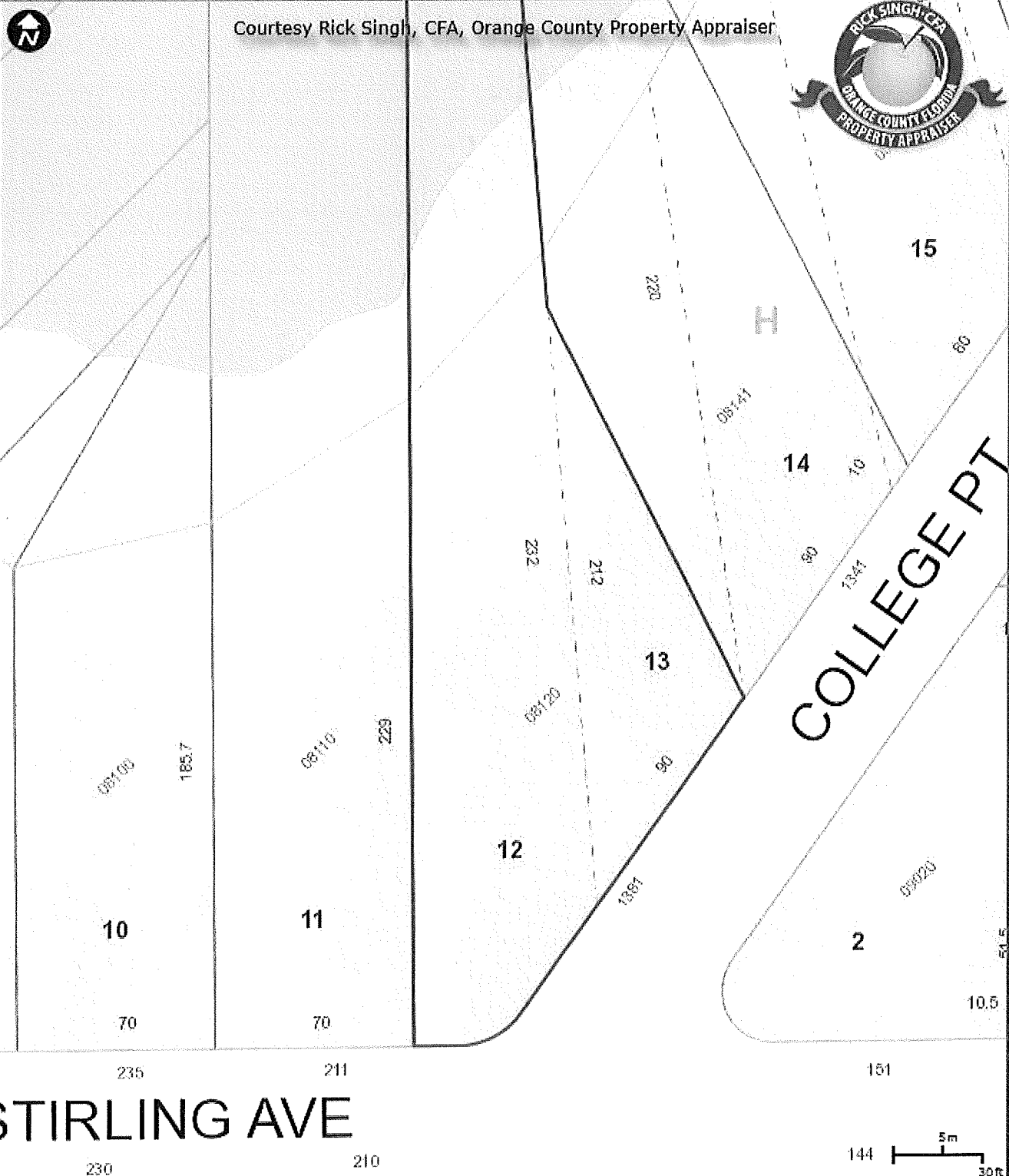
**SUMMARY:** Staff does not see any concerns with the new home as presented except with respect to the issues of the preservation of the majestic live oak trees. Staff could recommend approval without any conditions of approval if the reasonable precautions and steps to be taken to preserve the se important live oa trees were documented on the plans and in the arborist report. However, in absence of that submittal **STAFF RECOMMENDATION IS FOR APPROVAL contingent upon the following plans and special construction techniques methodology to be submitted and approved by the City prior to building permit:**

- 1. Root pruning and deep root fertilization to identify the location of the major root systems for the 66 inch live oak and a structural engineer report and plans (signed and sealed) indicating the location of the major root systems for the 66 inch live oak tree and the details of the bridge foundation system to be constructed in order to minimize damage to that tree.**
- 2. A cross section and construction methodology for the driveway area deemed sufficient by the City Chief of Forestry to minimize damage to that tree.**



**OCA Web Map**

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



Courtesy Rick Singh, CFA, Orange County Property Appraiser



**STIRLING AVE**

**COLLEGE PT**

## **Jeffrey Briggs**

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**From:** Tom Miller <tamwpcf@proncs.com>  
**Sent:** Friday, May 30, 2014 1:20 PM  
**To:** Jeffrey Briggs  
**Subject:** RE: Revised Site Development Plan, 1381 College Point - Historical Oak Impacts - ( 3 - 60" Trees )

Jeff,

We have reviewed the revised R/T Site Development Plan for the above referenced property and the proposed "Bridge Footing"(at the garage, approx. 10 ft. from the trunk of the 66 inch Historical Oak, located on the common property line). In consulting with the City of W.P. Arborist, Dru Dennison and The City of W.P. Contractor Arborist, Anthony, we were advised that any excavation around the tree, a depth of 6 inches or more, and/or the pruning of roots, 2 inches in diameter or larger, will likely "severely damage the tree, (such injuries which are permanent) limit its ability to stay upright in storms and can also be fatal". The "Bridge Footing" detail shown on the Revised Site Plan contemplates a footing depth of 12 inches, with extensive root pruning, approximately 10 ft. from the truck of this massive, 66 inch Live Oak, which sprawls above our home, as well as the proposed new home. Literature obtained from the City of W.P. Arborist, "Avoiding Tree Damage During Construction", states that "the majority of fine water-and-mineral absorbing roots are in the upper 6 to 12 inches of soil, where oxygen and moisture levels tend to be best suited for growth". The proposed Bridge Footing detail shows trenching and root pruning to a depth of 12 inches, with related soil compaction, which will likely result in extensive tree damage and perhaps mortality. It appears that there may be similar impacts to the 60 inch Historical Oak, located in the center of the above referenced property, where excavation is planned, to accommodate the installation of pavers for the proposed driveway. Accordingly, we would respectfully request that the City of Winter Park and the Contractor consider changes in the placement or design of the proposed home and driveway, in order to insure that any excavation and/or trenching is conducted far enough away from the three (3) Historical Live Oaks, to prevent any damage which could compromise the health and stability of these Magnificent Trees. Such would insure the preservation of these Massive "WOW" Trees and their canopies, for the benefit of Winter Park Residents, as well as mitigate any potential liability and/or risk to the Safety and Welfare of the Homeowners, their invitees and the General Public. Thank you for your consideration. Please feel free to contact us, if you should have any thoughts or questions.

Tom and Carol Miller  
211 Stirling Ave.  
Winter Park, Fl. 32789  
407-375-5616  
[tamwpcf@cfl.rr.com](mailto:tamwpcf@cfl.rr.com)

Submitted by Tom Miller  
211 Stirling Ave.

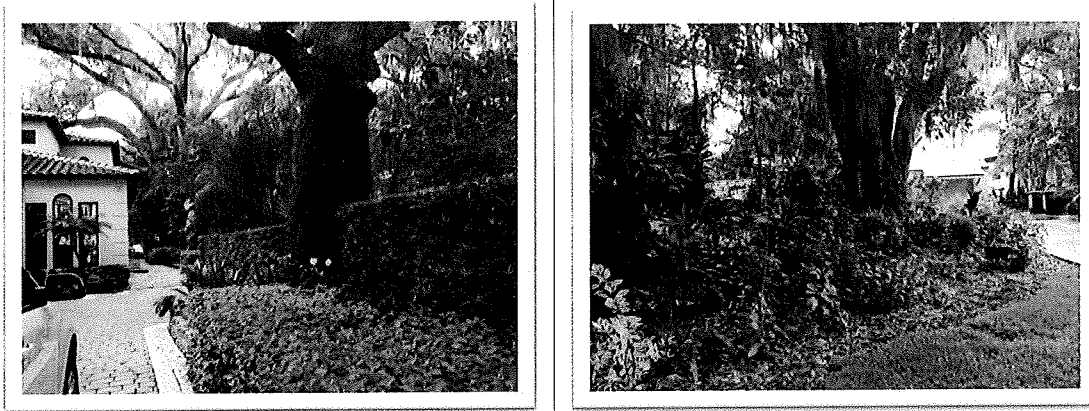
June 2, 2014

Mr. Tom Miller  
211 Stirling Avenue  
Winter Park, Florida 32789

**Arborist Report: 211 Stirling Avenue**

Dear Tom,

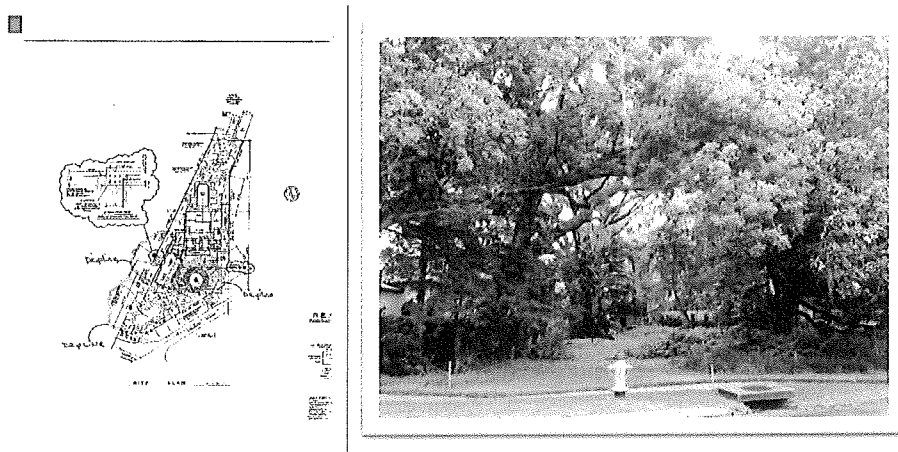
This Arborist report is a result of a site visit I made to your residence 211 Stirling Avenue on Sunday June 1, 2014. My primary objective was to review the potential construction impact on 3 Historic Live Oak trees (*Quercus virginiana*) two of which are located on the property line of 211 Stirling Avenue and the other one located in the adjacent lot of 1381 College Point. During this visit I observed and accounted for the current condition and location of the above trees and summarized recommended construction services needed. Both of these are based on a visual inspection only. Please review my observations and recommendations listed below:



Left (2) Live Oaks Stirling Ave, Right Live Oak 1381 College Point

**Observations:**

- All (3) of the large preserved Live Oaks (60" dbh +) appear to be in good health and vigor. There is no evidence of canopy dieback, foliage percentage is normal for age and evidence of (1) fungi root growth was noted on Live Oak to the rear of 211 Stirling Ave. Further inspection of this may be required in the future.
- The CRZ or critical root zone of a tree is referred to as the area of soil around a tree where the majority of the roots are located that provide stability as well as uptake of water and minerals. CRZ determination is commonly based on the drip line method however other methods include Tree Height Method, Trunk diameter Method and Site Occupancy Method. As a result of my site inspection I have determined that there is a significant amount of CRZ located within the undisturbed soil space located at 1381 College Point. This area is within direct impact of the proposed construction design and could be impacted with negative results.



Left construction design with drawn tree drip line, right picture of site

- Grade changes and root loss will occur within the CRZ according to the proposed construction design so specific consideration to proper preservation practices needs to be implemented prior to any construction services. I have determined that impact to the trees existing root system could be significant to their long term health but tree stability is an additional concern due to the close proximity of the grade changes resulting in the disturbance of anchorage roots.

### **Recommendations:**

- Establish a tree preservation plan that will provide the “best” opportunity for sustainable health by evaluating the “minimum” tree protection area for each tree to minimize potential damage.. The Live Oak is a strong candidate for preservation during construction and has proven to survive well as long as preservation requirements are followed.
- Determine root pruning guidelines which will identify the exact root space area to preserve. This area should be based on the total area of the drip line in towards the trunk of the tree. If this area is to be compromised then a minimum distance needs to be pre-determined by an Arborist prior to construction. Trees with diameters of 60”+ should be individually addressed. I would recommend using distance no less than 20’-22’ from the center of trunk as a minimum distance based on the preservation standards. This will isolate the larger 2”+ anchorage roots and reduce the opportunity for extreme root disturbance. The fine feeder roots will still be impacted but the result will retain enough CRZ to help stimulate root re-development. Proper root pruning will provide an even detachment point eliminating the possibility of fracturing further down the root stem.
- Soil compaction is one of the most common offenses during construction and fencing off the preservation area will help avoid this. Soil compaction can interfere with future root development and new root development is essential to offset the substantial root loss during construction. Grade changes both with soil removal or soil addition can cause stress and future decline in trees. These grade changes should not occur within the designated tree preservation area at any time during construction.
- Retain a professional Arborist to help enforce compliance make sure that all preservation fencing stays erect and maintained until construction is complete. Keep these areas free of debris, equipment and any petroleum products.
- Canopy needs such as minor pruning consisting the removal of only dead, dying, diseased or broken limbs leaving all viable foliage intact. Please note that over pruning can be more detrimental than no pruning at all. It is important to keep the canopy symmetrical and balanced.

The removal of large limbs (over 4" dbh) could create an unbalanced canopy and be detrimental to the health of the tree. Pruning should be performed by an industry certified professional company with an ISA Certified Arborist on staff.

- Keep the soil moist by adding a mulch layer now or prior to the installation of hardscape. This layer of mulch does not have to be more than 2" thick and should be placed within the tree preservation areas. You can use the natural mulch from the recommended pruning if generated. Moisture levels in the preservation areas should be monitored and if the rains do not continue in the hotter humid months then temporary irrigation should be a consideration at that time.
- Caution should be taken when the final hardscape and landscape is installed. Fencings should remain until the final is approved. The limited root area around these trees should always be considered and limited disturbance should be followed.

The three Live Oaks currently add value to the existing land but will continue to add environmental and social benefits to the surrounding area for years to come if proper preservation procedures are followed. If you have any questions regarding this report I will be happy to meet with you to discuss.

Thank you,

*Mary*

Mary L. Edwards  
Registered Consulting Arborist RCA #451  
ISA Certified Arborist FL-0116  
FNGLA Certified Landscape Contractor C62 220  
312-303-4714  
mary@maryedwardsarborist.com

## Jeffrey Briggs

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**From:** Jeffrey Briggs  
**Sent:** Monday, June 02, 2014 1:19 PM  
**To:** Bob Hahn; Caleena Shirley (cshirley@cityofwinterpark.org); James Johnston; Lindsey Hayes; Lisa Smith; Peter Gottfried; Peter Weldon (peter.weldon@gmail.com); Randall Slocum; Ross Johnston; Shelia De Ciccio; Tom Sacha  
**Cc:** Bunny (tjbunny82@aol.com)  
**Subject:** FW: trees

---

**From:** Eb Blakely [<mailto:eblakely@questinc.org>]  
**Sent:** Monday, June 02, 2014 11:51 AM  
**To:** Jeffrey Briggs  
**Subject:** trees

Jeff,  
I understand that there will be construction at 1381 College Point. I sincerely hope that the 3 large, very old, Live Oak trees can be saved. All of us in the area would greatly appreciate it!  
Thanks.  
Eb Blakely  
1295 Richmond Road

Please consider your environmental responsibility. Before printing this e-mail message, ask yourself whether you really need a hard copy.

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## Jeffrey Briggs

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**From:** Jeffrey Briggs  
**Sent:** Monday, June 02, 2014 1:18 PM  
**To:** Bob Hahn; Caleena Shirley (cshirley@cityofwinterpark.org); James Johnston; Lindsey Hayes; Lisa Smith; Peter Gottfried; Peter Weldon (peter.weldon@gmail.com); Randall Slocum; Ross Johnston; Shelia De Ciccio; Tom Sacha  
**Cc:** Bunny (tjbunny82@aol.com)  
**Subject:** FW: Revised Site Development Plan, 1381 College Point - Historical Oak Impacts - ( 3 - 60" Trees )

**From:** John Koepsel [<mailto:koepsel@us.ibm.com>]  
**Sent:** Monday, June 02, 2014 11:45 AM  
**To:** Jeffrey Briggs  
**Subject:** Revised Site Development Plan, 1381 College Point - Historical Oak Impacts - ( 3 - 60" Trees )

Hi Jeff,

We have been made aware of the revised R/T Site Development Plan for the above referenced property. It appears that there will be impacts to the Historical Oaks, located on the above referenced property, where excavation is planned. Accordingly, we would respectfully request that the City of Winter Park and the Contractor consider changes in the placement or design of the proposed home and driveway, in order to insure that any excavation and/or trenching is conducted far enough away from the three (3) Historical Live Oaks, to prevent any damage which could compromise the health and stability of these Magnificent Trees. Such would insure the preservation of these Massive "WOW" Trees and their canopies, for the benefit of Winter Park Residents, as well as mitigate any potential liability and/or risk to the Safety and Welfare of the Homeowners, their invitees and the General Public.

Thank you for your consideration. Please feel free to contact us, if you should have any thoughts or questions.

John and Kim Koepsel  
1601 Highland Road  
Winter Park, Fl. 32789  
407-620-0450  
[koepsel@us.ibm.com](mailto:koepsel@us.ibm.com)

## Jeffrey Briggs

---

**From:** Jeffrey Briggs  
**Sent:** Monday, June 02, 2014 1:18 PM  
**To:** Bob Hahn; Caleena Shirley (cshirley@cityofwinterpark.org); James Johnston; Lindsey Hayes; Lisa Smith; Peter Gottfried; Peter Weldon (peter.weldon@gmail.com); Randall Slocum; Ross Johnston; Shelia De Ciccio; Tom Sacha  
**Cc:** Bunny (tjbunny82@aol.com)  
**Subject:** FW: 1381College Point

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**From:** WALTER FRITZ [<mailto:wrfritz@embarqmail.com>]  
**Sent:** Monday, June 02, 2014 8:06 AM  
**To:** Jeffrey Briggs  
**Cc:** Carroll Miller  
**Subject:** 1381College Point

Dear Jeff:

Re: Proposed building at 1381 College Point, WP

I am writing you to express my concern over the three existing oak trees on the lot, I urge the architects and planners to exercise extreme care to protect these trees when preparing a site plan.

When considering the minimum distance between the trees and development please remember that:

- 1) trenches and footings extend beyond walls of buildings
- 2) placement of buildings and pavement may require trenching for irrigation, gas, electric, communication and sewer pipes outside the structure.

Sincerely,

Walter Fritz



## Jeffrey Briggs

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**From:** Jeffrey Briggs  
**Sent:** Monday, June 02, 2014 9:41 AM  
**To:** Bob Hahn; Caleena Shirley (cshirley@cityofwinterpark.org); James Johnston; Lindsey Hayes; Lisa Smith; Peter Gottfried; Peter Weldon (peter.weldon@gmail.com); Randall Slocum; Ross Johnston; Shelia De Ciccio; Tom Sacha  
**Cc:** Dori Stone; Bunny (tjbunny82@aol.com)  
**Subject:** FW: 1381 College Point

-----Original Message-----

**From:** Suzanne Saltsman [<mailto:suzannesaltsman@me.com>]  
**Sent:** Sunday, June 01, 2014 6:07 PM  
**To:** Jeffrey Briggs  
**Subject:** 1381 College Point

Mr. Briggs,

Please do everything possible to protect the beautiful and historic trees on the property at 1381 College Point, Winter Park from harm or destruction with regard to the property redevelopment plan.

Thank you,

Suzanne Saltsman

## Jeffrey Briggs

---

**From:** Jeffrey Briggs  
**Sent:** Monday, June 02, 2014 9:41 AM  
**To:** Bob Hahn; Caleena Shirley (cshirley@cityofwinterpark.org); James Johnston; Lindsey Hayes; Lisa Smith; Peter Gottfried; Peter Weldon (peter.weldon@gmail.com); Randall Slocum; Ross Johnston; Shelia De Ciccio; Tom Sacha  
**Cc:** Dori Stone; Bunny (tjbunny82@aol.com)  
**Subject:** FW: Trees on College Pt property

---

**From:** [Flynnlinks@aol.com](mailto:Flynnlinks@aol.com) [mailto:Flynnlinks@aol.com]  
**Sent:** Saturday, May 31, 2014 6:44 PM  
**To:** Jeffrey Briggs  
**Subject:** Trees on College Pt property

Jeff,

As you can imagine, I am really upset about the tear down of the Holts really cute home. But I know nothing can be done about that. What I don't want is the developer getting variances so he can build a larger home and in the process damage three beautiful trees. Can't developers have some concern for the neighborhood. I know they are only concerned about lining their own pockets but this is what is "killing" Winter Park.

Please don't let the construction harm those trees.

Thank You,

Sally Flynn

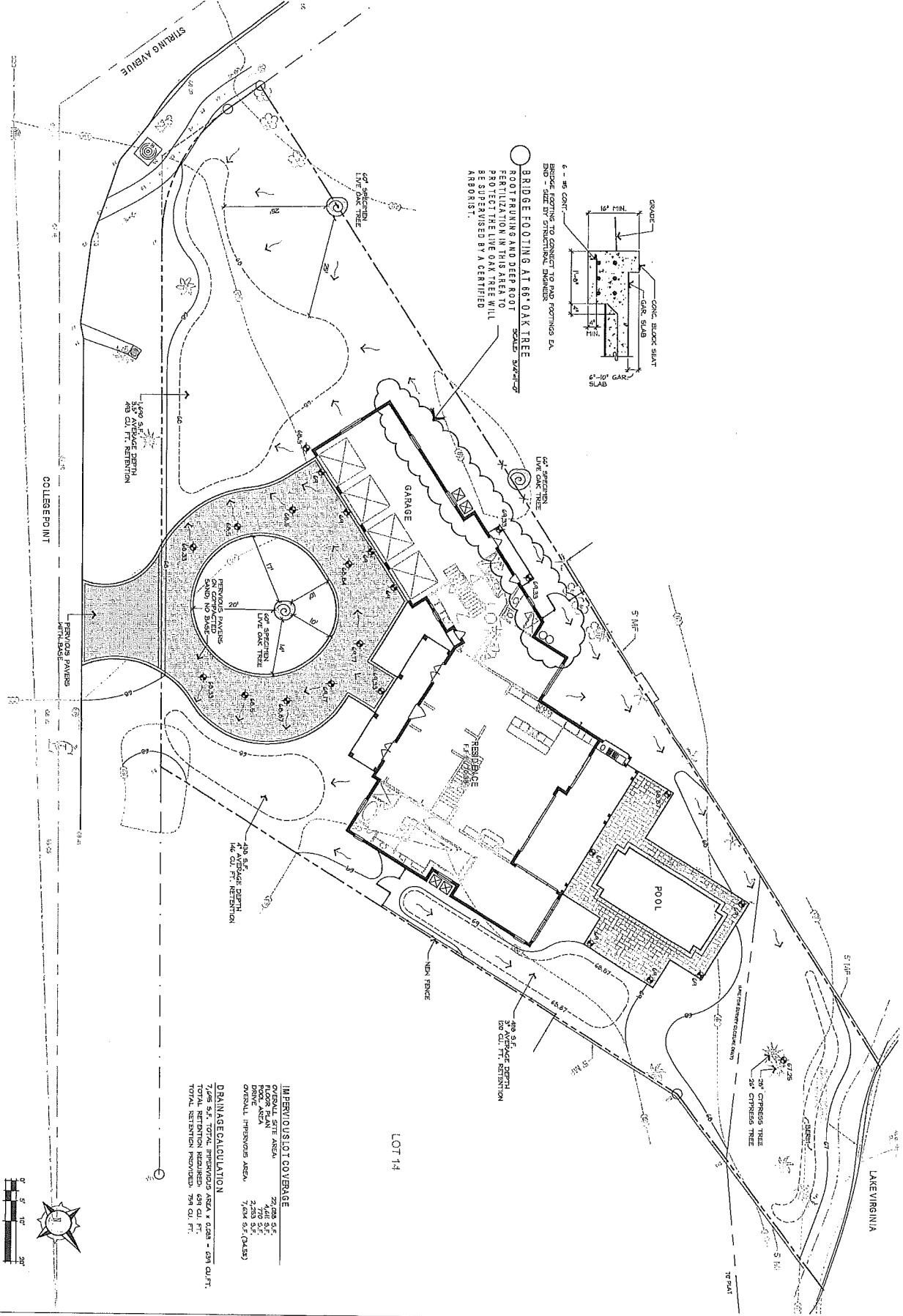
407-620-8863

## Jeffrey Briggs

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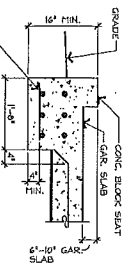
**From:** WALTER FRITZ <wrfritz@embarqmail.com>  
**Sent:** Monday, June 23, 2014 5:14 PM  
**To:** Jeffrey Briggs  
**Cc:** Carroll Miller  
**Subject:** 1381 College Point

Jeff:  
At the previous meeting the building application for 1381 College Point was tabled due to concerns over protection for the existing trees.  
I understand that this application will be presented again at the July 1st meeting. We are concerned with possible long term damage to the tree's root structure. Please make sure that significant changes have been made in the location of buildings, pavements and exterior utility trenches to properly protect the existing trees.  
Thank you.  
Let's continue to make Winter park the City of Trees.  
Walter Fritz  
1300 College Point, WP



6" - 16" CONT'  
BRIDGE FOOTING TO CONNECT TO PAD FOOTINGS EX.  
BRIDGE - SEE BY STRUCTURAL DRAWING

○ BRIDGE FOOTING AT 68' OAK TREE  
ROOT PRUNING AND DEEP ROOT FERTILIZATION IN THIS AREA TO PROTECT THE LIVE OAK TREE WILL BE SUPERVISED BY A CERTIFIED ARBORIST.



IMPERVIOUS LOT COVERAGE

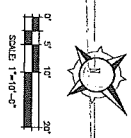
FLOOR AREA	7,296 S.F.
PORCH AREA	2,770 S.F.
PAVED AREA	2,770 S.F.
OVERALL IMPERVIOUS AREA	7,296 S.F. (94.5%)

DRAINAGE CALCULATION

7,296 S.F. TOTAL IMPERVIOUS AREA x 0.54 = 3,941 S.F.

TOTAL RETENTION REQUIRED: 439 CU. FT.

TOTAL RETENTION PROVIDED: 794 CU. FT.



Grading and Drainage Study  
**COLLEGE POINT**  
Prepared for: Rex-Tibbs Construction, Inc.  
Winter Park, Florida

HS-1

NO.	REVISIONS
1	AS SHOWN
2	BY DATE
3	BY DATE
4	BY DATE

