

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

**Staff Report
March 1, 2016**

SPR 1:16 Request of Vince Smith Construction for approval of a new one-story, single-family home located at 716 Kiwi Circle on Lake Osceola.

Vince Smith Construction, representing the owners, (Mr. and Mrs. LeFort) is requesting approval for a new one-story, single-family home located at 716 Kiwi Circle on Lake Osceola. This 38,965 square foot lot is currently vacant, with the exception of a boat house at the lakefront that is to remain and be renovated.

The proposed one-story home will be total of 7,940 square feet in size, which on this large lot is a Floor Area Ratio (FAR) of 19.1% within the allotted base 33% FAR. This new home will have impervious lot coverage of 13,905 square feet or 35.7%, which is within the maximum 50%.

The applicant has also had several discussions with the City's Building Department on their side setbacks, and building heights. Based on the irregular shape of this lot, the Building Department has approved their side setbacks/building heights. See attached plans for details.

TREE PRESERVATION: Since this lot has never been developed, Staff has directed the applicant to meet with the City's arborist, Dru Dennison. The applicant is requesting to keep all of the existing trees except one Laurel Oak, which is located within the proposed building footprint. According to Dru Dennison, this tree is starting to decline with decay pockets and mistletoe. The applicant is replacing this Laurel Oak with a 6" Florida #1 Live Oak.

VIEW FROM THE LAKE: This lot has over seven feet of grade drop throughout the length of the lot. Because of this severe grade drop, to keep the house and pool level, the retaining wall along the length of the guest house located in the western portion of the site extends approximately four to six feet above the natural grade. The pool deck also extends approximately five feet above the natural grade. The applicant and homeowners are aware that per code, the swimming pool/pool deck cannot be higher than three feet above the existing grade on the lakeside of the pool deck, and that the facade of these retaining walls facing the lake shall be screened with landscape plantings across the length of the retaining wall except for any sections involving stairs down to the lakefront.

However, because of the seven feet of grade drop throughout the length of the lot, the Planning and Zoning Board may approve the pool deck and retaining wall to be higher than three feet above existing grade on the lakeside.

Furthermore, the spillway from the proposed pool deck extends into the required 50 foot setback from the lake; however, this area is minimal and Staff feels that this extension into the required setback does not hinder the objectives of the lakefront review criteria.

VIEW OF NEIGHBORS: The rear of the north adjoining lot (728 Kiwi Circle) is oriented to the east, and the rear of the west adjoining lot (704 Kiwi Circle) is oriented to the south. The lot in question is pie-shaped along Lake Osceola, and the rear building lines of the proposed home are orientated such that the views of the lake from the adjacent homes are persevered, as shown in the attached plans.

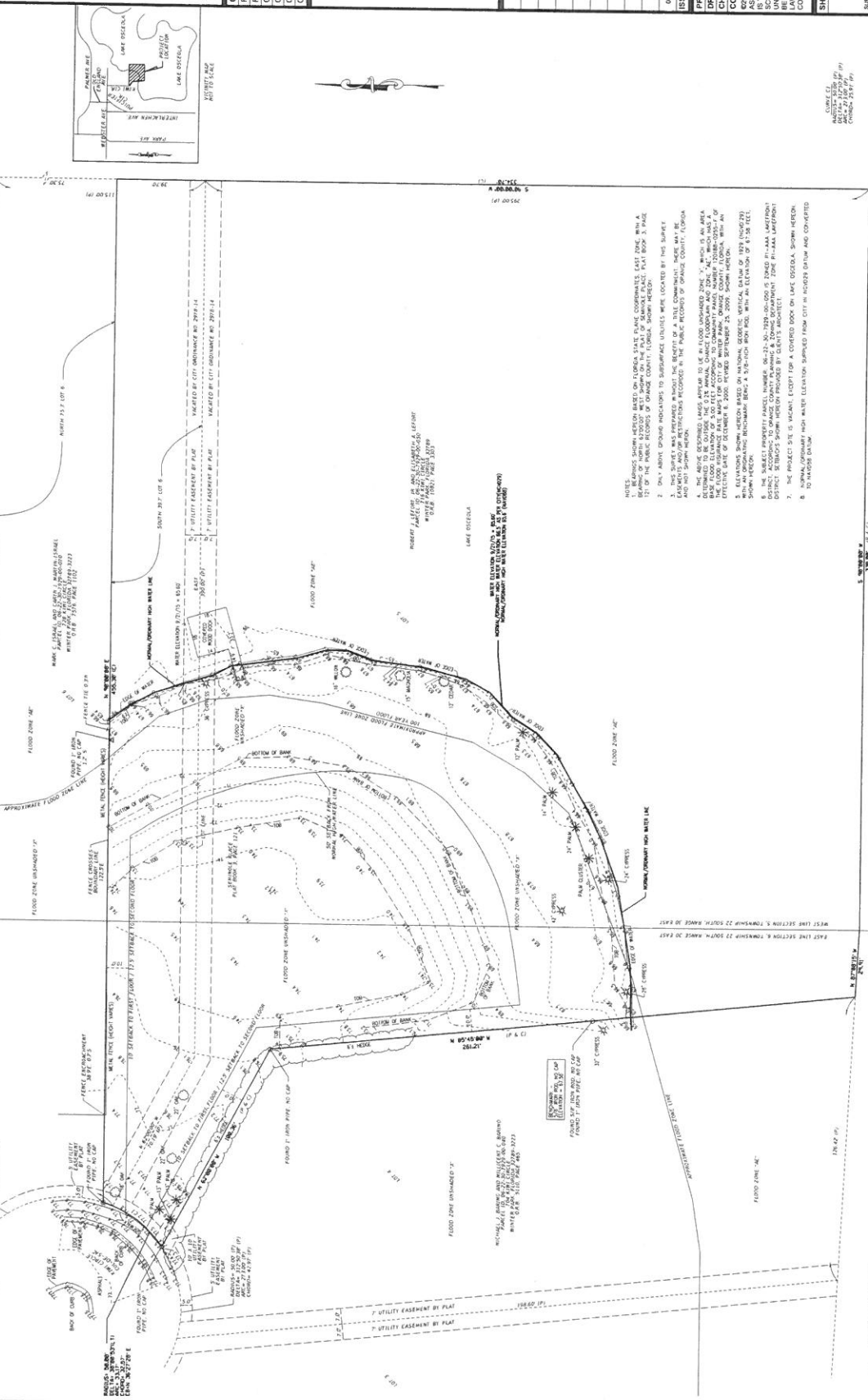
STORM WATER RETENTION: A storm water swale extending the length of the lot is shown on the plan in the area close to the lakeshore, and also pipe drains are planned at the top of the lot to accommodate the driveway runoff, and carry the runoff downwards through the lot. There is more than ample land provided and sized to meet the City's code requirement.

SUMMARY: Overall, the plans meet the intent of the lakefront review criteria. Staff does not see any significant concerns with the proposed home as presented.

STAFF RECOMMENDATION IS FOR APPROVAL

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF:

LOT 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



NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS CONDUCTED ON 12/11/13.
 3. THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS CONDUCTED BY GAI CONSULTANTS, INC.
 4. THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS CONDUCTED AT THE CLIENT'S EXPENSE.
 5. THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS CONDUCTED AT THE CLIENT'S EXPENSE.
 6. THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS CONDUCTED AT THE CLIENT'S EXPENSE.
 7. THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS CONDUCTED AT THE CLIENT'S EXPENSE.
 8. THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS CONDUCTED AT THE CLIENT'S EXPENSE.

CONSULTANTS:
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 Structural Engineer
 Fahey@fahey.com 772-986-8229
 CONSULTANT 4
 CONSULTANT 5
 CONSULTANT 6

LeFort Residence
 716 Kiwi Circle
 Winter Park, FL 32789
 Lots 5, and 6, Seminole Place,
 Less the North 75.30' of Lot 6

PROJ. NO.: 14-15
 DATE: 12/11/13
 DRAWN BY: J.H.H.
 CHECKED BY: CES
 COPYRIGHT: © 2013 GAI CONSULTANTS, INC.

EXISTING BOUNDARY & TOPOGRAPHIC SURVEY

A3

Scale: 1" = 20'
 Sheet By: J.H.H.
 Date: 12/11/13
 Date: 12/11/13
 Date: 12/11/13

1. 4000' BOUNDARY SURVEY WITH WATER ELEVATION LINE

Legend:
 ACE: AVERAGE
 CE: CENTERLINE
 CO: CORNER
 D/B: DRAINAGE BASIN
 I/P: INTERSECTION
 P/B: PLAT AND CALCULATED
 P/W: PLAT AND CALCULATED

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CONSULTANT 5	CS PHONE
CONSULTANT 6	CS PHONE

LeFort Residence
716 Kiwi Circle
Winter Park, FL 32789
Lots 5 and 6, Springside Place,
Less the North 75.30' of Lot 6

ISSUE	DATE	ID	CHANGE
00	02/09/16	LANEFRONT	SITE PLAN REVIEW

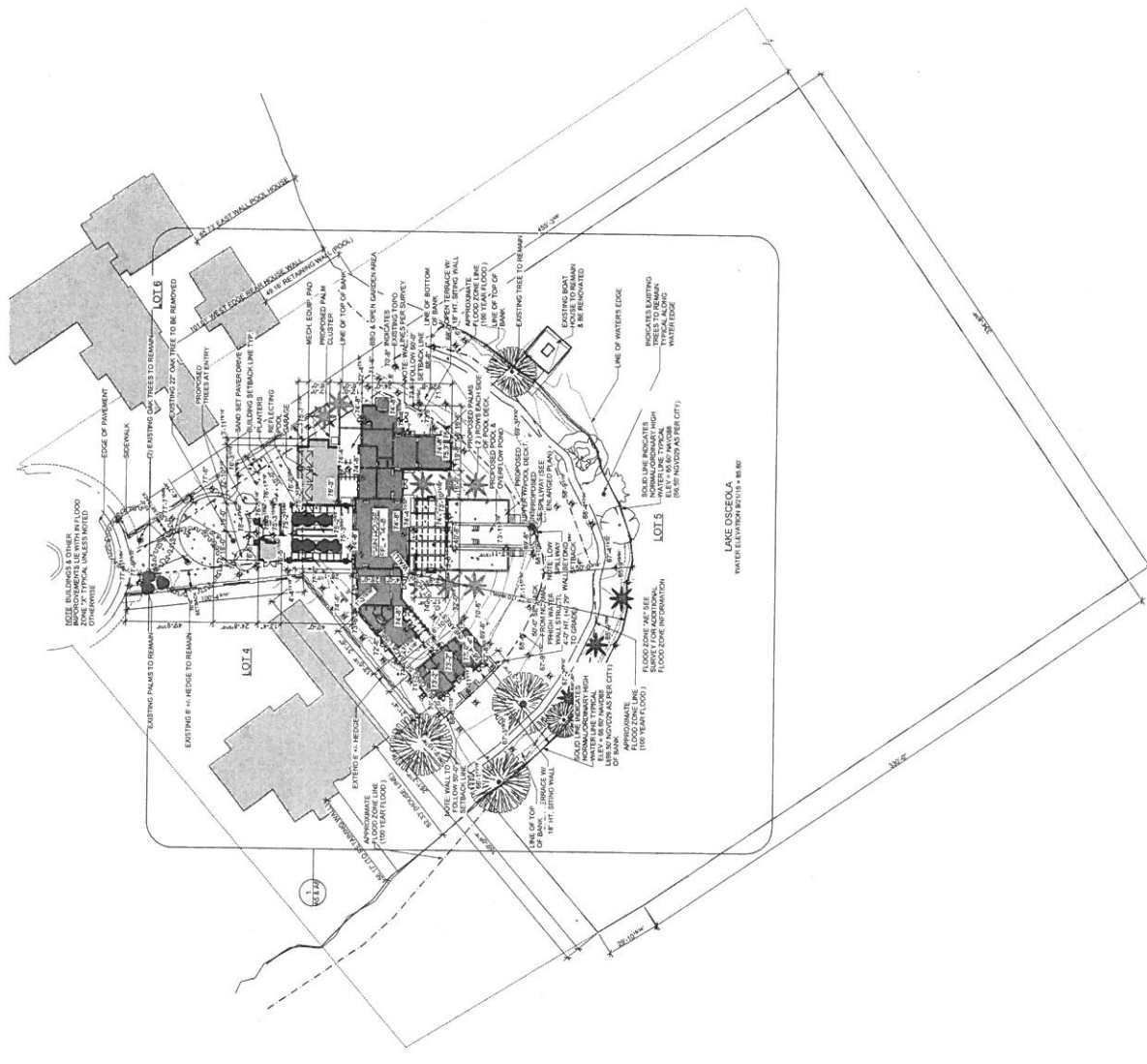
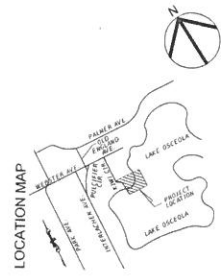
PROJECT NO: 1415
DRAWN BY: JMS/CYTRND
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SHEET TITLE:

PROPOSED SITE PLAN

A4



① SITE PLAN
SCALE: 1/8\"/>

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CONSULTANT 6 CS PHONE
CONSULTANT 7 CS PHONE
CONSULTANT 8 CS PHONE

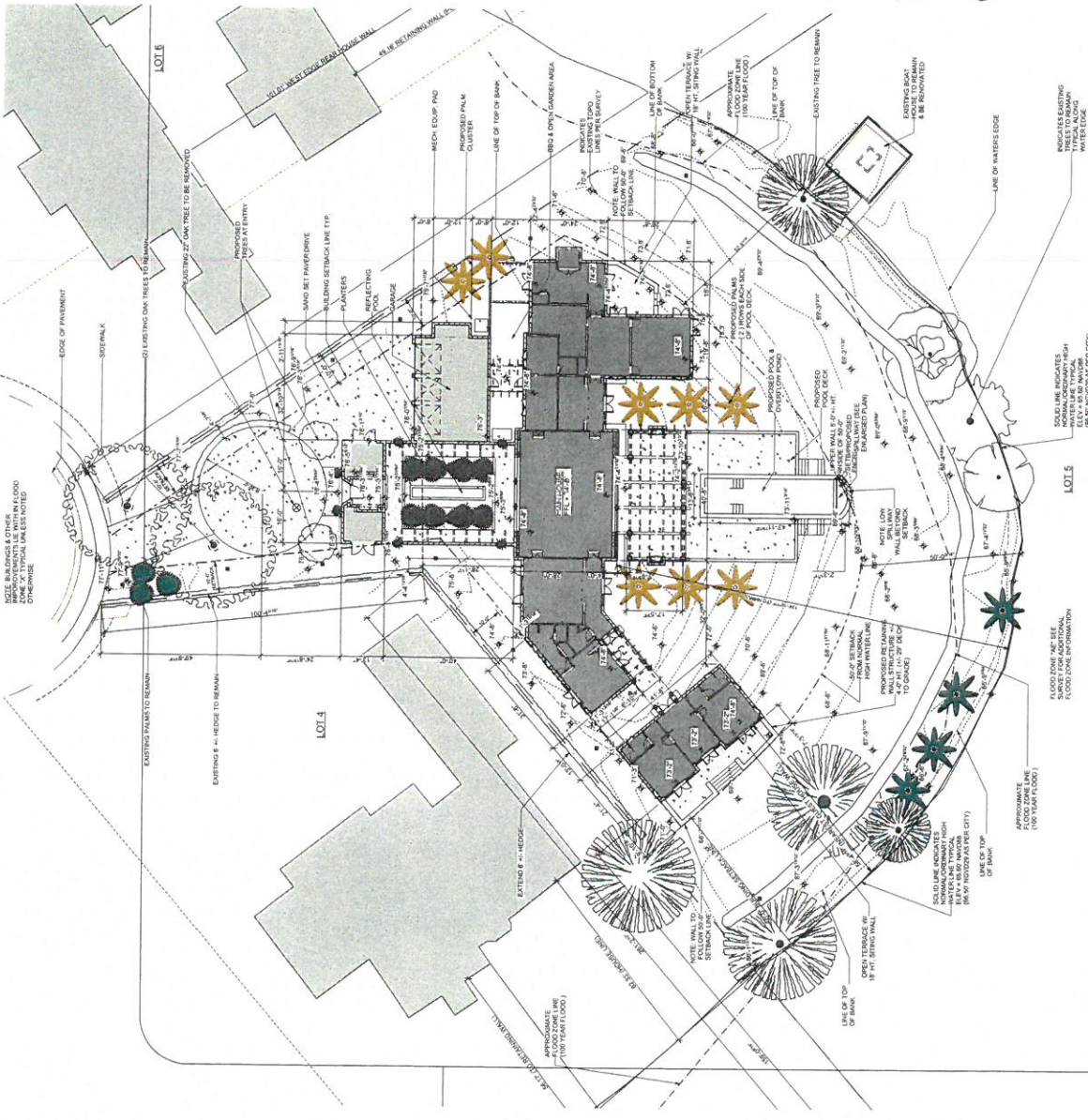
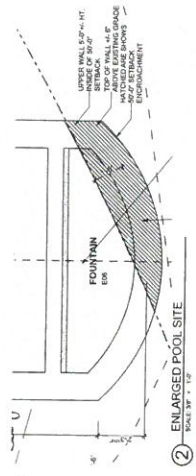
LeFort Residence
716 Kiwi Circle
Winter Park, FL 32789
Lots 5 and 6, Seminole Place,
Less the North 72.50' of Lot 6

ISSUE	DATE	ID	CHANGE
00	02/26/16	LASERWORK	DATE PLAN REVISION

PROJECT NO: 14-15
DATE: 02/26/16
DRAWN BY: JCS/CP/PRD
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**ENLARGED PARTIAL
SITE PLAN**

A5



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 CONSULTANT 6 C6 PHONE

LeFort Residence
 716 Kiwi Circle
 Winter Park, FL 32789
 Lots 5 and 6, Seaside Place,
 Less the North 15.30' of Lot 6

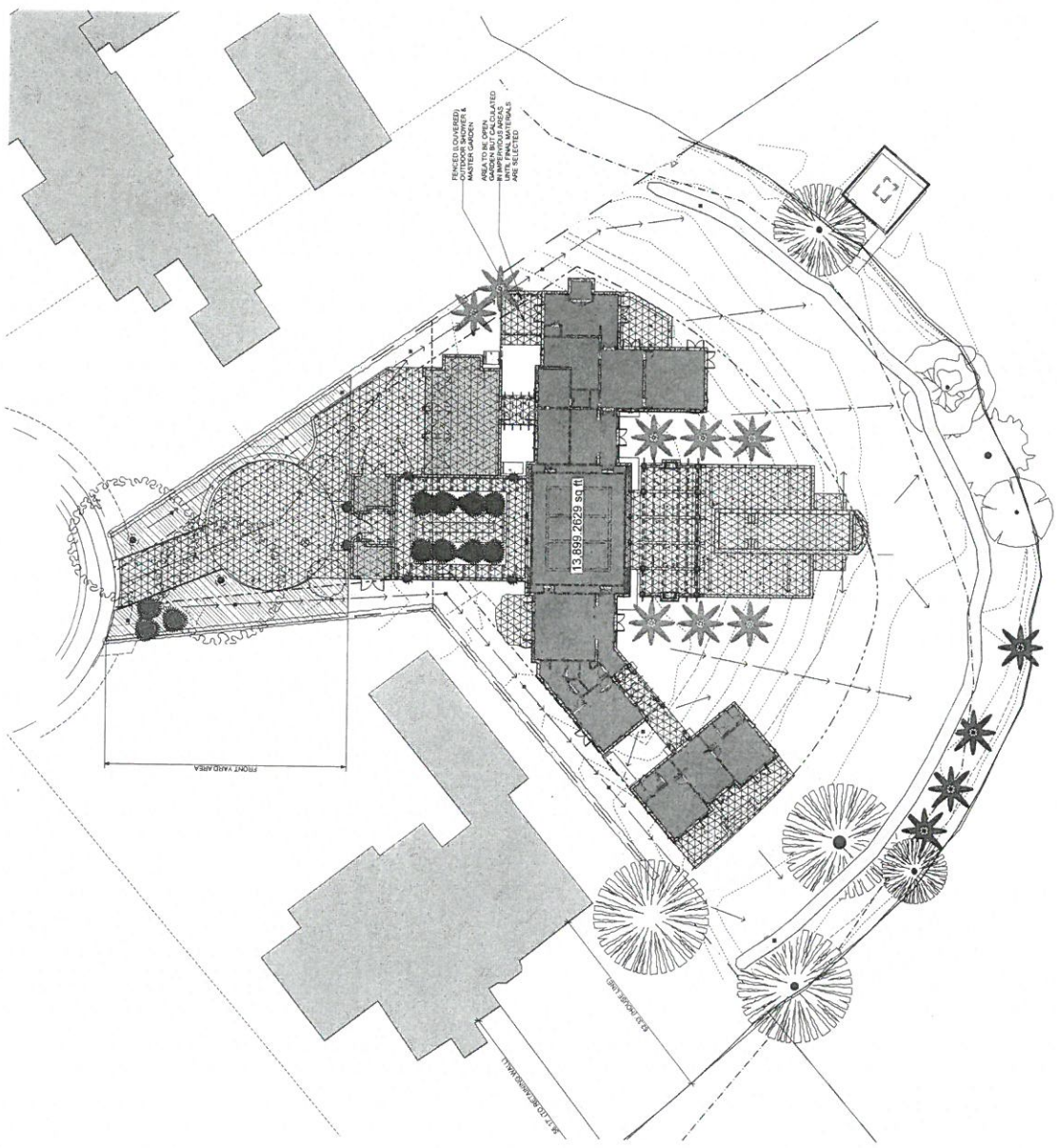
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SUBJECT NO: 14-10			
PROJECT NO: 1801			
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 STORAGE AND RETRIEVAL SYSTEM.

SHEET TITLE:

**PROPOSED
 DRAINAGE PLAN &
 SITE CALCULATIONS**

A6



FENCED QUARTERS
 AREA TO BE OPEN
 MASTER GARDEN
 IMPERVIOUS AREAS
 ARE SELECTED

- LOT AREA CALCULATIONS**
- 1. TOTAL AREA (INCLUDING SUBMITTED)
 - 2. TOTAL PROPOSED IMPERVIOUS AREA
 - 3. FRONT YARD PROPOSED IMPERVIOUS AREA
 - 4. REAR PROPOSED RETENTION AREA 1' DEPTH x 4' WICH
- LOT AREA REQUIREMENTS**
- * 5% OF 38,995 SQFT
 - * 6% OF 3,997 SQFT
 - * FIRST 1" OF 13,995 SQFT
- PROPOSED**
- PROPOSED IMPERVIOUS AREA
 - FRONT YARD AREA PROPOSED IMPERVIOUS
 - PROPOSED REAR WATER SITE RETENTION
- EXISTING**
- * 38,995 SQFT
 - * 13,995 SQFT
 - * 1,795 SQFT
 - * 1,292 SQFT
 - * 19,493 SQFT
 - * 2,292 SQFT
 - * 1,194 SQFT
 - * 13,995 SQFT
 - * 1,295 SQFT
 - * 1,292 SQFT

① DRAINAGE PLAN
 SCALE: 1/8" = 1'-0"

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CONSULTANT 5
CONSULTANT 6

LeFort Residence
716 Kwi Circle
Winter Park, FL 32789
Lots 5 and 6, Seminole Place
Less than North 75, 30' of Lot 6

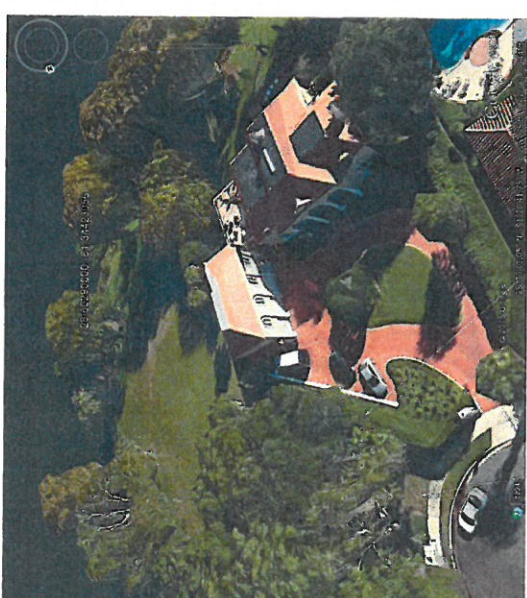
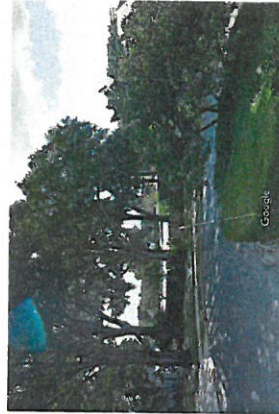
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19	2010	1	LAKEFRONT SITE PLAN (R/S)
20	2010	1	LAKEFRONT SITE PLAN (R/S)

PROJECT NO. 14-15
ISSUE DATE 10-15
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SHEET TITLE:

SITE & NEIGHBORING PROPERTY IMAGES

A7



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CONSULTANT 5 CS PHONE
CONSULTANT 6 CS PHONE

LeFort Residence
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Winter Park, FL 32789
Lots 5 and 6, Seminole Place,
Less the North 17.50 of Lot 6

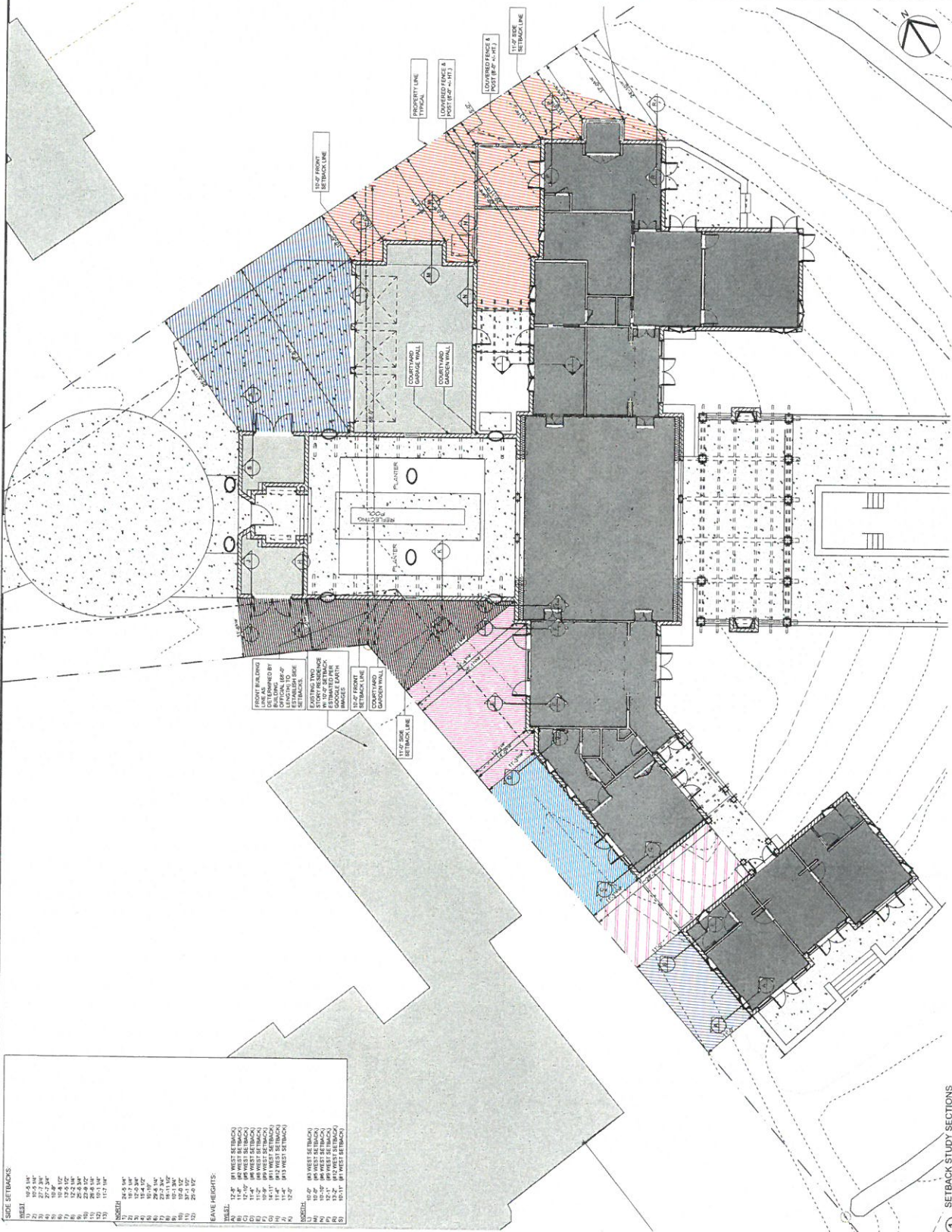
ISSUE	DATE	ID	CHANGE
01	03/09/16	LAKEFRONT SITE PLAN REVIEW	

PROJECT NO: 14-15
DATE: 03/09/16
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C:\P\14-15

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SHEET TITLE:
SETBACK STUDY

A8



SIZE SETBACKS

MEET	SETBACK
1	10'-0" MIN
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3	20'-0" MIN
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LEAVE HEIGHTS:

MEET	HEIGHT
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100	10'-0" MIN

1 SETBACK STUDY SECTIONS
SCALE 1/8" = 1'-0"

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CONSULTANT 6

LeFort Residence
716 Kiwi Circle
Winter Park, FL 32789
Lots 5 and 6, Seminole Place,
Less the North 15.30' of LOT 6

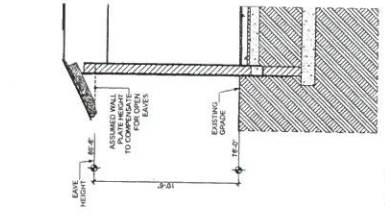
ISSUE	DATE	ID	CHANGE
01	02/09/16	LAKENFRONT SITE PLAN REVIEW	
02	02/11/16	IN CONTRACT	
03	02/11/16	IN CONTRACT	
04	02/11/16	IN CONTRACT	
05	02/11/16	IN CONTRACT	
06	02/11/16	IN CONTRACT	
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45	02/11/16	IN CONTRACT	
46	02/11/16	IN CONTRACT	
47	02/11/16	IN CONTRACT	
48	02/11/16	IN CONTRACT	
49	02/11/16	IN CONTRACT	
50	02/11/16	IN CONTRACT	

PROJECT NO. 14-15
DATE: 02/11/16
IN CONTRACT
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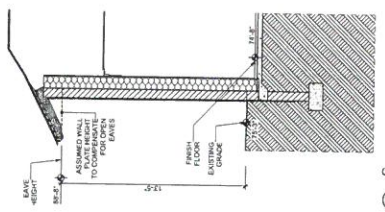
SHEET TITLE:

**EAVE HEIGHT STUDY
SECTIONS**

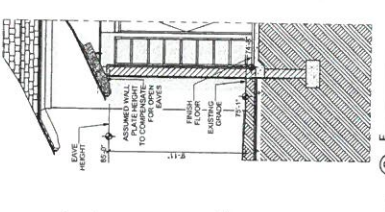
A9



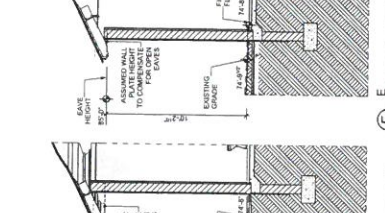
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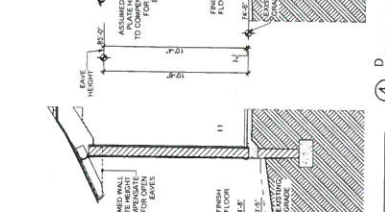
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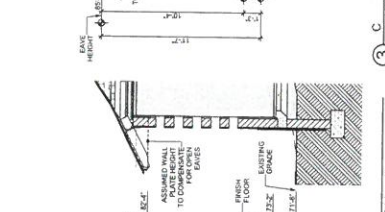
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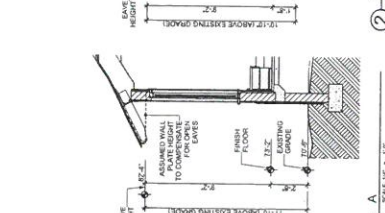
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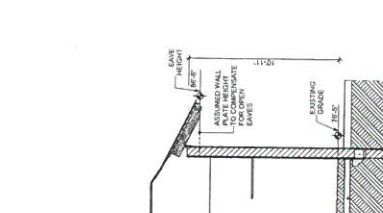
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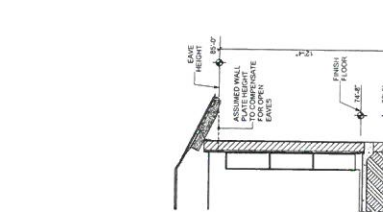
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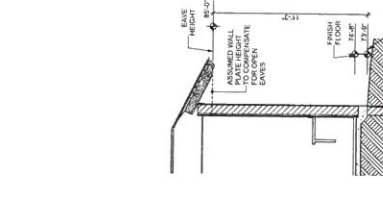
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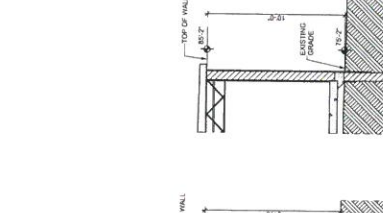
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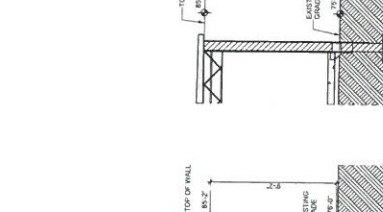
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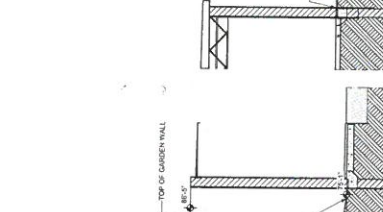
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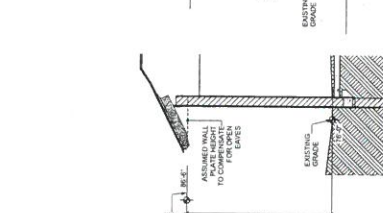
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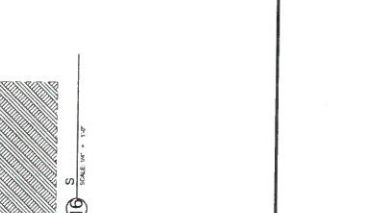
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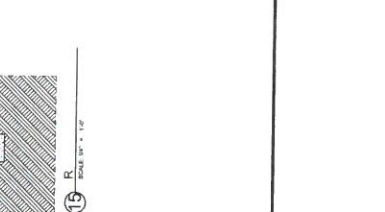
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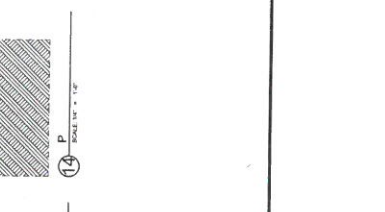
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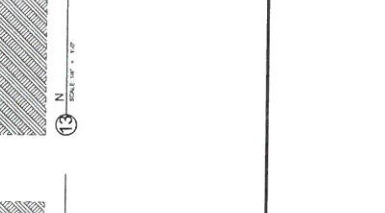
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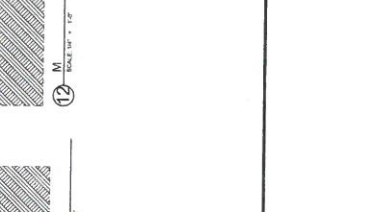
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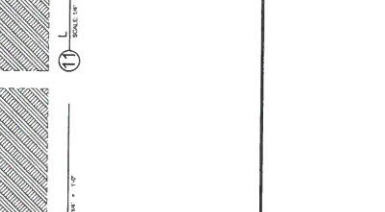
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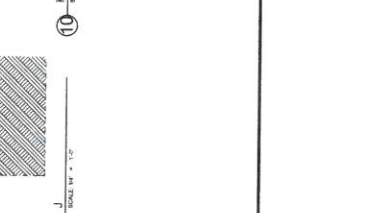
18 SCALE 1/4" = 1'-0"



19 SCALE 1/4" = 1'-0"



20 SCALE 1/4" = 1'-0"



21 SCALE 1/4" = 1'-0"

Building Information	Guest Suite Fsq	Adjusted Sq. Content
At Conditioned Main House	4324	4324
At Conditioned Guest House	868	868
Outdoor Covered	1691	1270
Garage	837	419
Storage	308	154
Local Floor Air-conditioned	3102	
Local Garage & Storage	1145	
Local Square Footage - Gross	10451	
Local Square Footage - Adjusted	7242	6914

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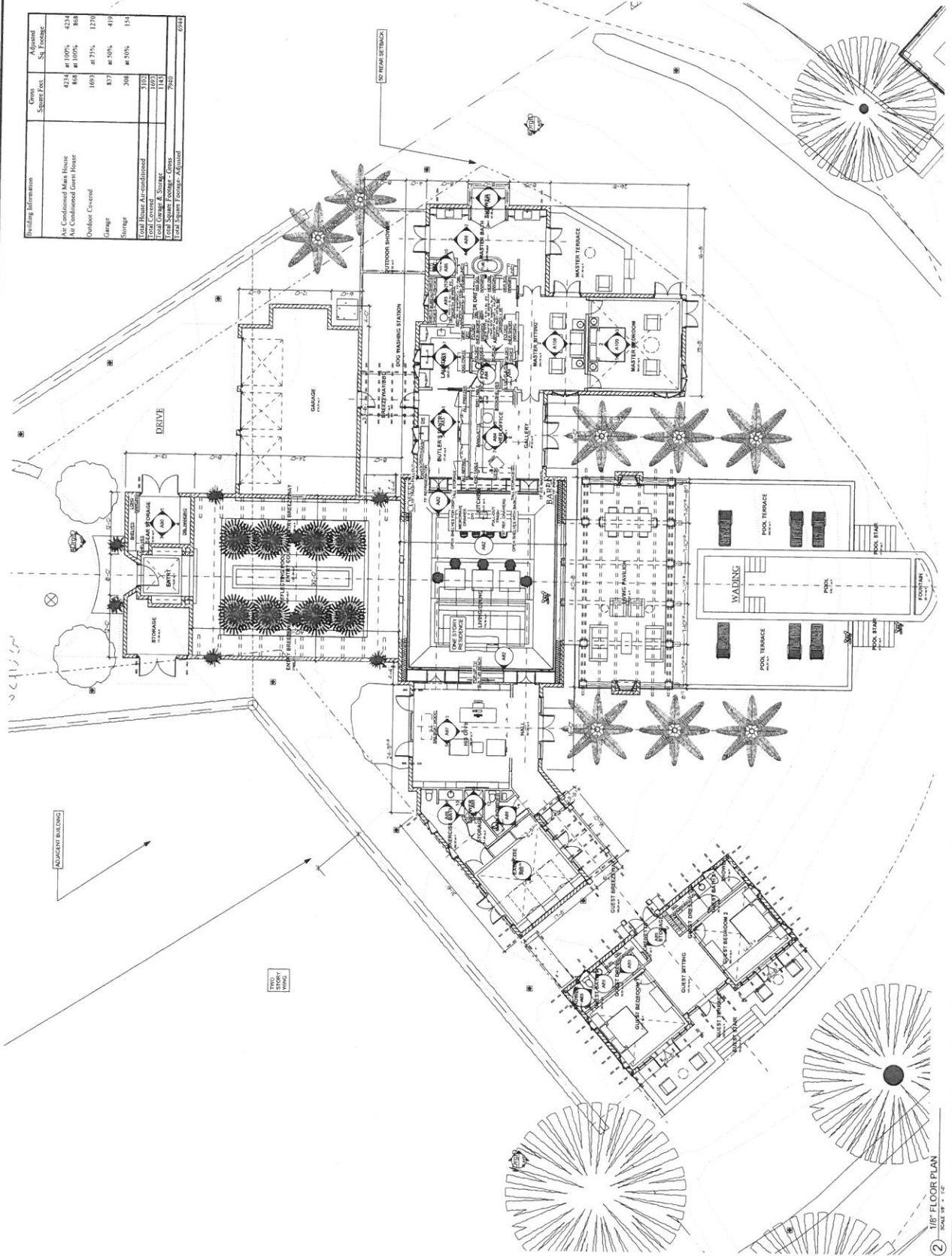
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 FaheyE@verizon.net 772.588.6229
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 CS PHONE
 CONSULTANT 4
 CS PHONE
 CONSULTANT 5
 CS PHONE
 CONSULTANT 6
 CS PHONE

LeFort Residence
 716 Kiwi Circle
 Winter Park, FL 32789
 Lots 5 and 6, Seminole Place,
 Less the North 75.30' of Lot 6

ISSUE	DATE	ID	CHANGE
00	ISSUE	LAKEVIEW	SITE PLAN REVIEW

PROJECT NO: 14-15
 DRAWN BY: JACOB COFFIN
 CHECKED BY: CES
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1/8" FLOOR PLAN
A30



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

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CONSULTANT 5 CS PHONE
CONSULTANT 6 CS PHONE

LeFort Residence
716 Kiwi Circle
Winter Park, FL 32789
Lots 5, 6 and 8, Seminole Place,
Less the North 75.30' of Lot 6

ISSUE	DATE	ID	CHANGE
00	02/09/16	LAKEFRONT SITE PLAN REVIEW	

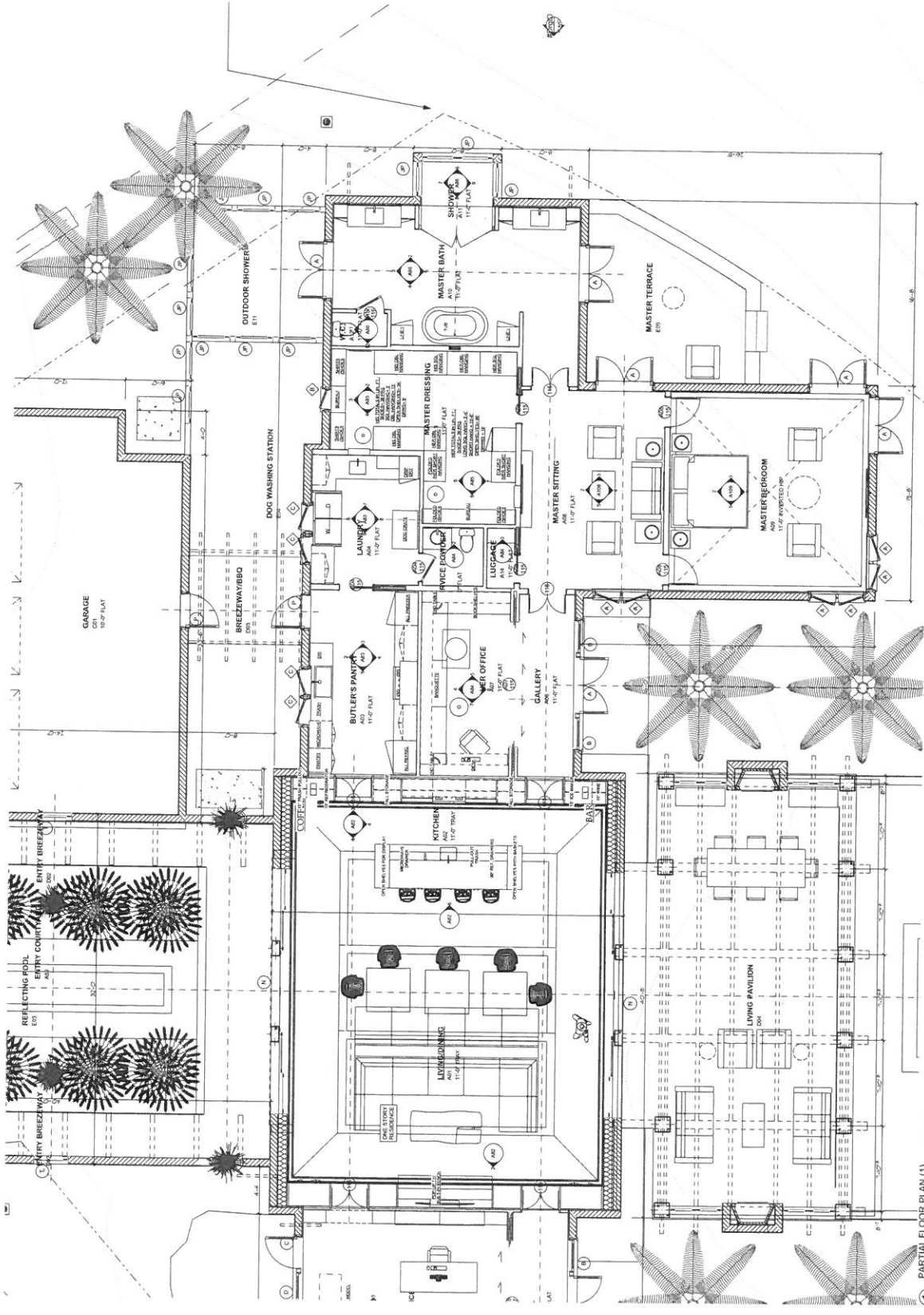
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DRAWN BY: JAK SCHWIND
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SHEET TITLE:

**PARTIAL FLOOR
PLAN**

A31



PARTIAL FLOOR PLAN (1)
SCALE: 3/8" = 1'-0"

**CLEMENS BRUNS SCHAU B
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 P.O. BOX 646
 WINTER PARK, FL 32789
 EMAIL: CBRUNSC@AOL.COM
 WWW: WWW.CBRUNSC.COM
 PH: 772.271.1484 FAX: 772.274.4786

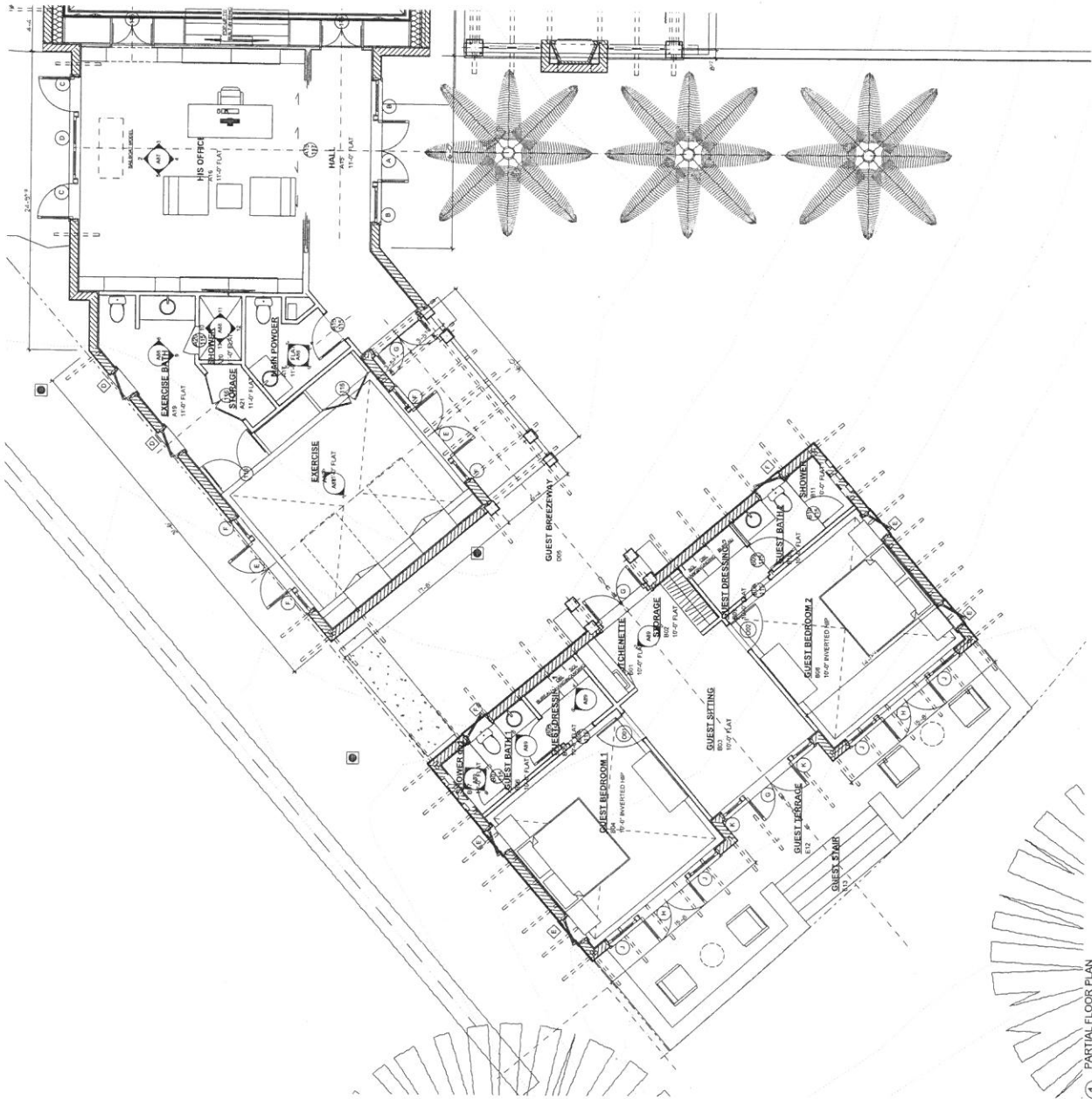
CONSULTANTS:
 Facility Engineering
 Structural Engineering
 Mechanical
 ELECTRICAL
 CONSULTANT 4
 CONSULTANT 5
 CONSULTANT 6

Lefort Residence
 716 Kiwi Circle
 Winter Park, FL 32789
 Lots 5 and 6, Seminole Place,
 Less the North 75.30' of Lot 6

NO	ISSUE DATE	ID	CHANGE
00	02/09/16	LAFEPFR01	SITE PLAN REVIEW
01			
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PROJECT NO: 14-135
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SHEET TITLE:
**PARTIAL FLOOR
 PLAN**
A32



1 PARTIAL FLOOR PLAN
 SCALE 1/8" = 1'-0"

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CONSULTANT 4
CONSULTANT 5
CONSULTANT 6

LeFort Residence
716 Kiwi Circle
Winter Park, FL 32789
Lots 5 and 6, Seminole Place,
Less the North 75.36' of Lot 6

ISSUE	DATE	ID	CHANGE
00	02/09/18	LAKEFRONT SITE PLAN REVIEW	

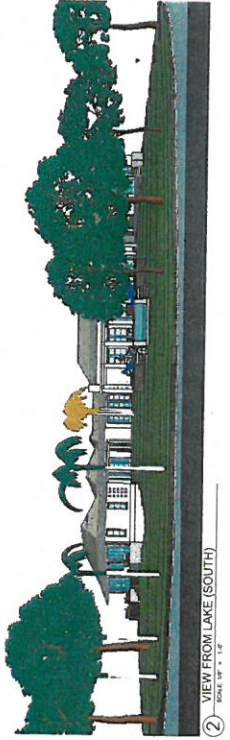
PROJECT NO: 18-15
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CHECKED BY: CJS

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SHEET TITLE:

**3D VIEWS
(PERSPECTIVES)**

A34



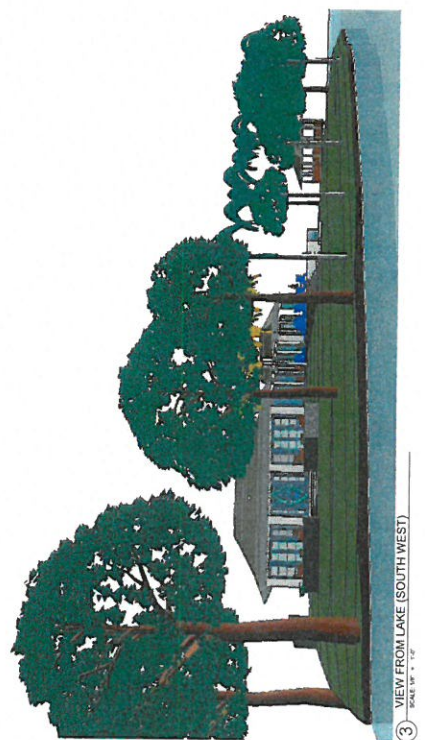
② VIEW FROM LAKE (SOUTH)
SCALE: 1/8" = 1'-0"



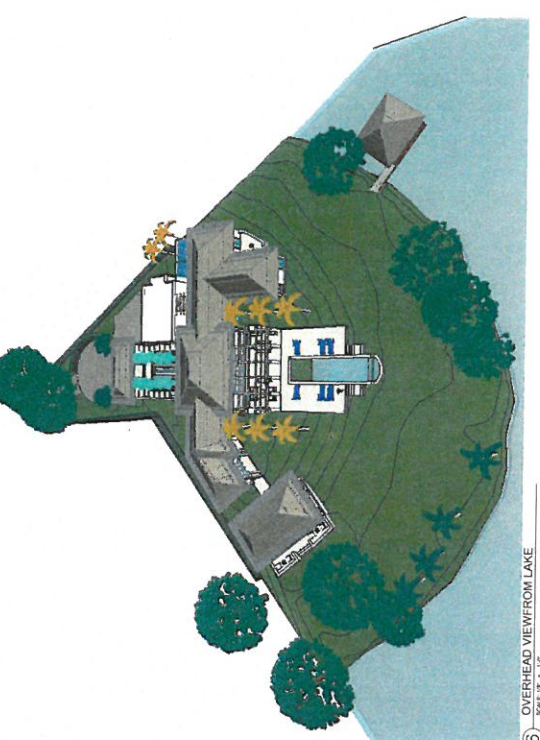
④ VIEW FROM STREET
SCALE: 1/8" = 1'-0"



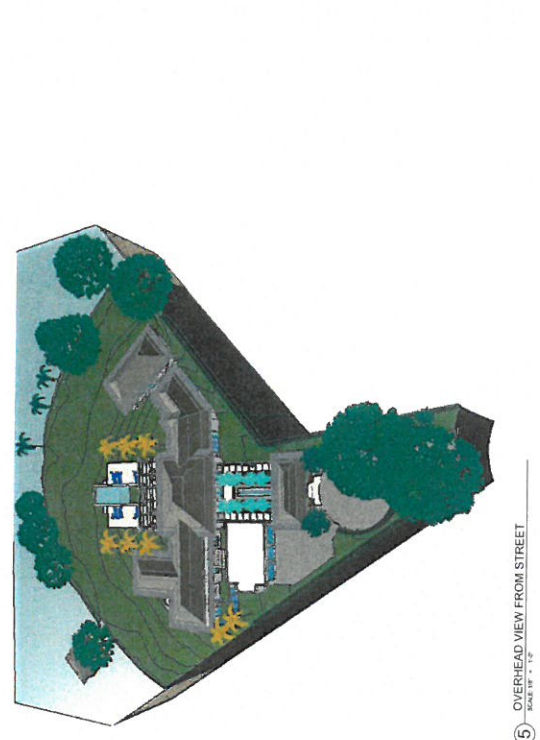
① VIEW FROM LAKE (SOUTH EAST)
SCALE: 1/8" = 1'-0"



③ VIEW FROM LAKE (SOUTH WEST)
SCALE: 1/8" = 1'-0"



⑥ OVERHEAD VIEW FROM LAKE
SCALE: 1/8" = 1'-0"



⑤ OVERHEAD VIEW FROM STREET
SCALE: 1/8" = 1'-0"

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 772.589.6229
 CONSULTANT 3
 CONSULTANT 4
 CONSULTANT 5
 CONSULTANT 6

LeFort Residence
 716 Kiwi Circle
 Winter Park, FL 32789

Lots 5 and 6, Seminole Place,
 Less the North 75.36' of Lot 6

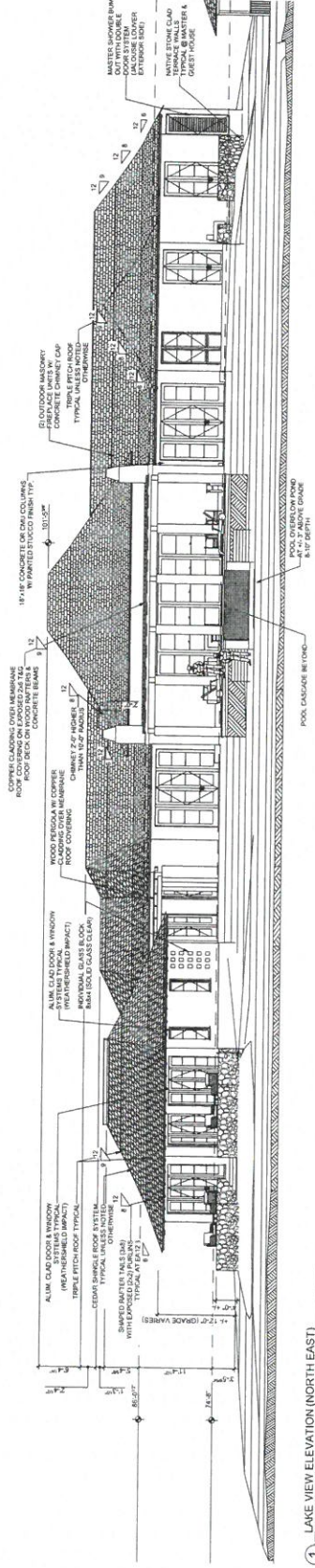
ISSUE	DATE	ID	CHANGE
00	02/09/16	LANDSCAPE SITE PLAN REVIEW	

PROJECT NO: 16-115
 DRAWING NO: 16-115-01
 CHECKED BY: CBS

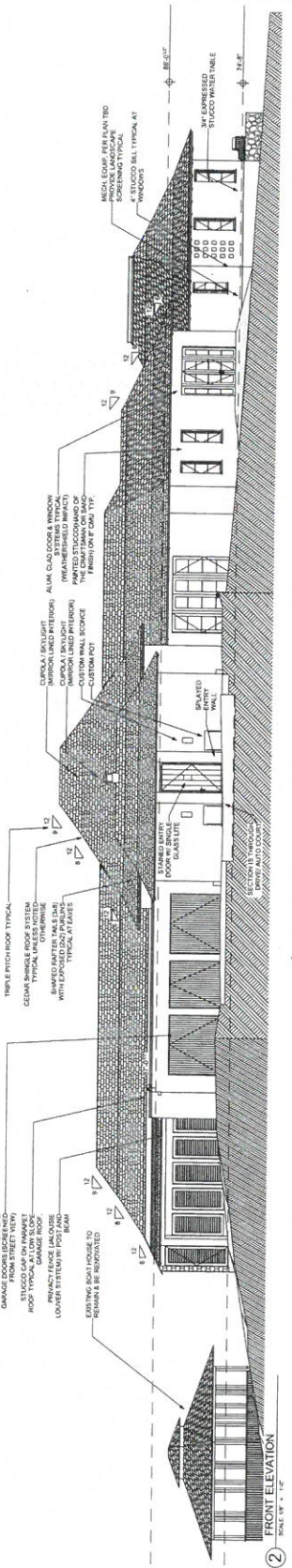
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SHEET TITLE:
 ELEVATIONS

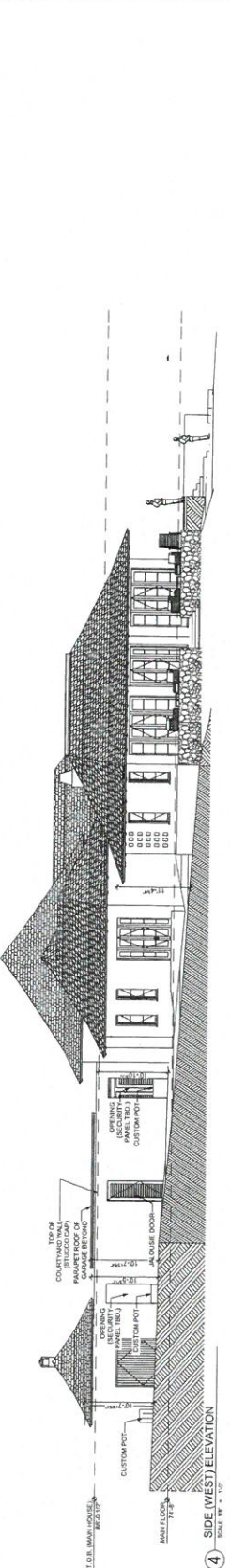
A42



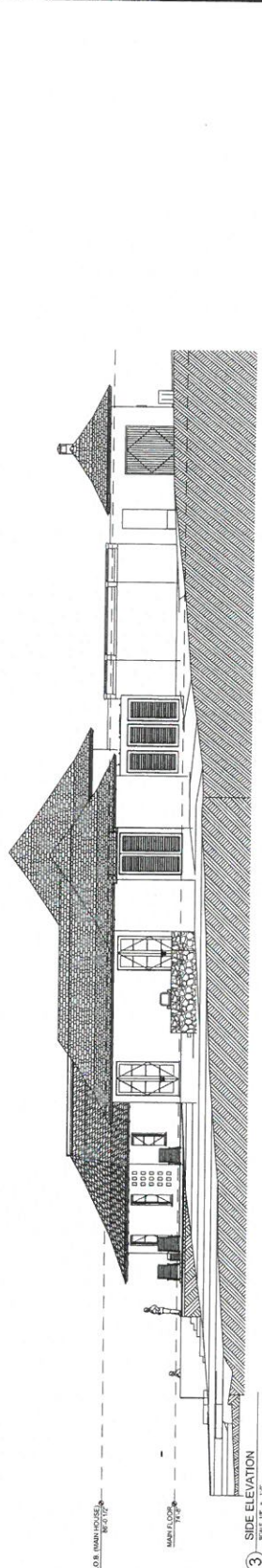
1 LAKE VIEW ELEVATION (NORTH EAST)
 SCALE 1/8" = 1'-0"



2 FRONT ELEVATION
 SCALE 1/8" = 1'-0"



4 SIDE (WEST) ELEVATION
 SCALE 1/8" = 1'-0"



3 SIDE ELEVATION
 SCALE 1/8" = 1'-0"

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

**Staff Report
March 1, 2016**

REQUEST OF ICON RESIDENTIAL FOR: COMPLIANCE WITH THE CONDITIONS OF THE CONDITIONAL USE APPROVAL TO REDEVELOP THE 3.45 ACRES OF PROPERTIES COLLECTIVELY REFERRED TO AS 1800 LEE ROAD FOR A 30 UNIT TOWNHOUSE DEVELOPMENT (CLUSTER HOUSING), ON THESE PROPERTIES ZONED R-2.

On July 13, 2015 the City Commission approved the Conditional Use request of Icon Residential for the redevelopment of the properties collectively referred to as the 1800 Lee Road property with 30, two-story townhouses. That Conditional use approval was subject to the same conditions as recommended by the Planning and Zoning Board on May 5th, as follows:

Motion made by Mr. Weldon, seconded by Mr. Gottfried to grant Conditional Use approval to redevelop the 3.45 acres of properties collectively referred to as 1800 Lee Road, subject to the following conditions requested by staff:

1. **The Icon Residential project entitlements comprise 30 residential two-story townhouses of approximately 82,000 total square feet which may be sold as fee simple units subject to the City's review and approval of the re-plat, covenants/restrictions and HOA documents by staff and city attorney.**
2. **The final number, location and design of the docks and gazebos shall be reviewed and approved by the Planning & Zoning Board but may not exceed accommodations for more than 10 boats/jet skis and the re-plat covenants/restrictions and HOA documents shall reflect this restriction.**
3. **The final design of the privacy wall along Lee Road shall be reviewed and approved by the Planning & Zoning Board.**

At this time, Icon Residential has submitted and is seeking approval of the plans for the lakefront docks/gazebo and the project's privacy wall along Lee Road per conditions #2 & #3.

Boat Dock and Gazebo Request:

The common area amenities for this development will include 10 boat slips and a lakefront gazebo for the use and enjoyment of the residents. Due to the shallow water conditions, the "fork-like" design was chosen in order to get the boat slips far enough away from the shoreline for adequate water depth. It also provides the 10 boat slip spaces in two structures. Otherwise, if side loaded, the design resulted in three structures. These two boat docks meet the maximum code dimensions of 600 sq. ft. and 50 feet out in the lake.

The project also proposes a lakefront gazebo that the residents can use for passive enjoyment of the lake. Since that structure is within the 50 foot lakefront setback, Planning and Zoning Board approval is required. The gazebo is a 600 square feet, open sided structure that is 11 feet tall. The planning staff is comfortable with the design and dimensions of all of these lakefront amenities.

Subdivision Privacy Wall on Lee Road:

The project also proposes to redevelop the privacy wall that exists along the Lee Road frontage. The existing wall was not in good condition structurally in some sections due to tree root/growth impacts since 1964. The applicant was approved in the original Conditional Use submittal to move the wall closer to Lee Road, at a 10 foot setback and for an exception for 7 feet-4 inches of wall height with 8 foot columns, in lieu of the typical code maximum of 6 feet, given the traffic volumes and traffic noise from the 35,500 cars a day going by on Lee Road. However, the condition provided the City an opportunity to look at the design and materials since this "front door" wall is the only thing that most residents will see of this project.

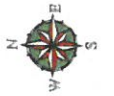
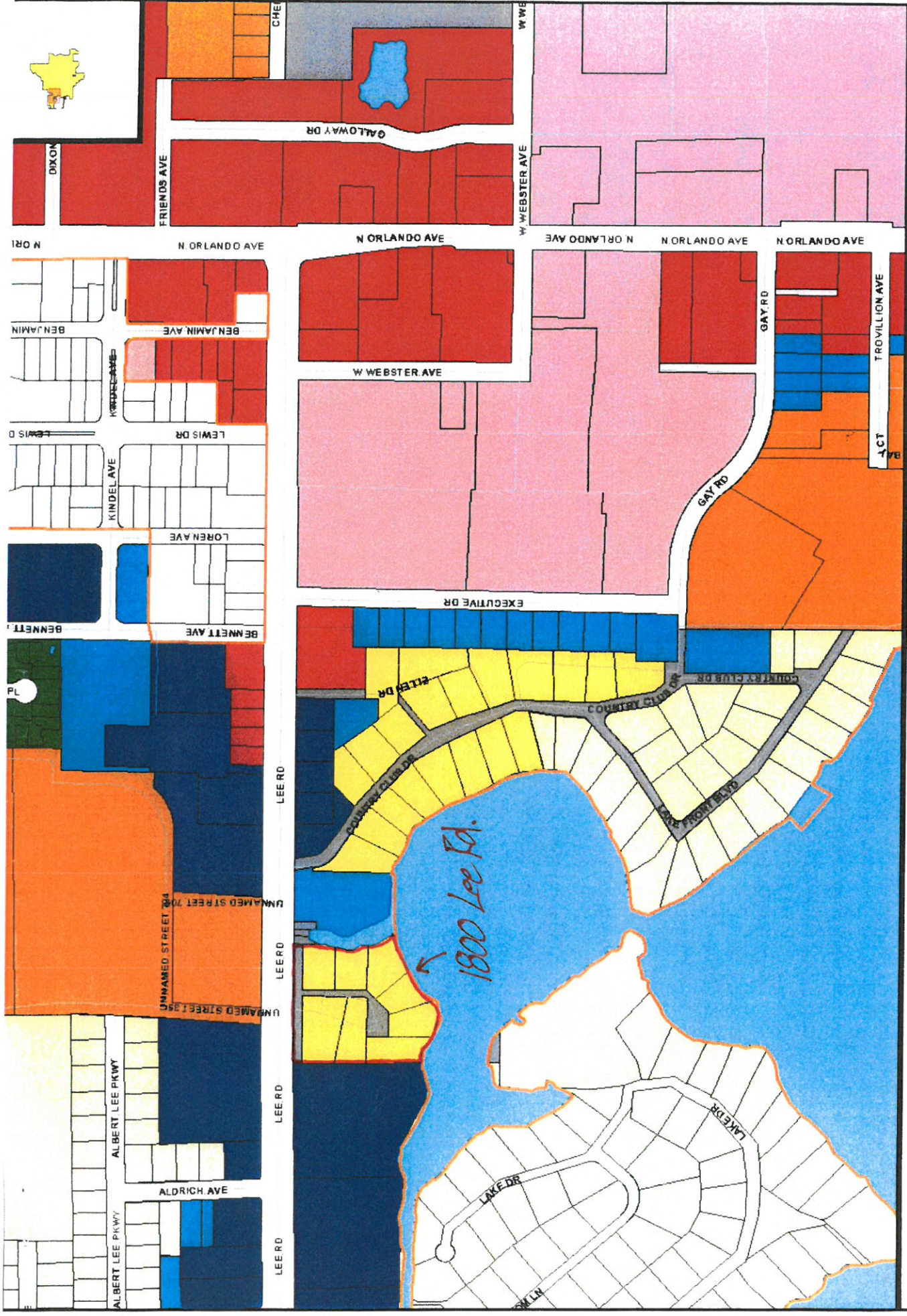
Per the subdivision code requirement the wall site plan design includes jogs or articulation which will vary the distance from the sidewalk, so that the wall is not completely linear. It also 'wraps' the western corner back 25 feet to the start of the parking spaces for the adjacent office building so that you can't see into the project while traveling east on Lee Road. Along the western border with the office building will also be a six foot vinyl privacy fence which complies with Code.

The subdivision wall is to be built of block like material to resemble visually a brick pattern. There are sample pictures attached. The problem with the white brick as shown in the pictures is that the grout seams are invisible so it looks like one uniform stucco façade from a distance (especially whizzing by at 35-40 mph). Staff was going to condition the approval on some type of tan/ red brick/ brown/ etc. color but the applicant had already decided upon a color in the "brown family".

Summary and Conclusion:

Other than the subdivision wall height exception provided, the design of the subdivision wall, docks and gazebo meet the Code requirements.

STAFF RECOMMENDATION IS FOR APPROVAL of these amenities subject to the applicant's commitment for a wall color in the "brown family".



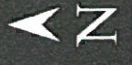
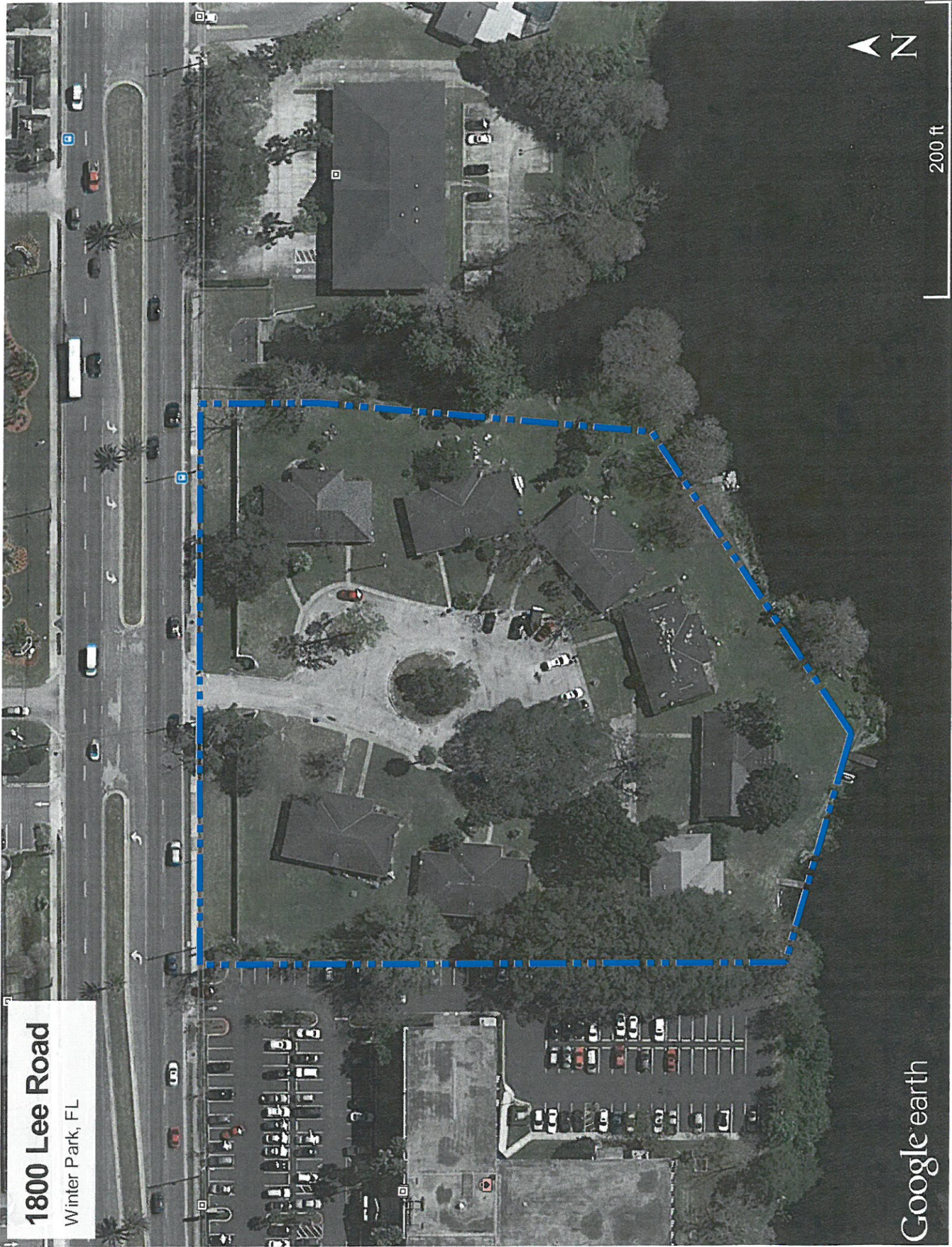
1800 Lee Road

1 in. = 387.2 feet



1800 Lee Road

Winter Park, FL



200 ft

CALL SUNSHINE
811
IT'S THE LAW IN FLORIDA

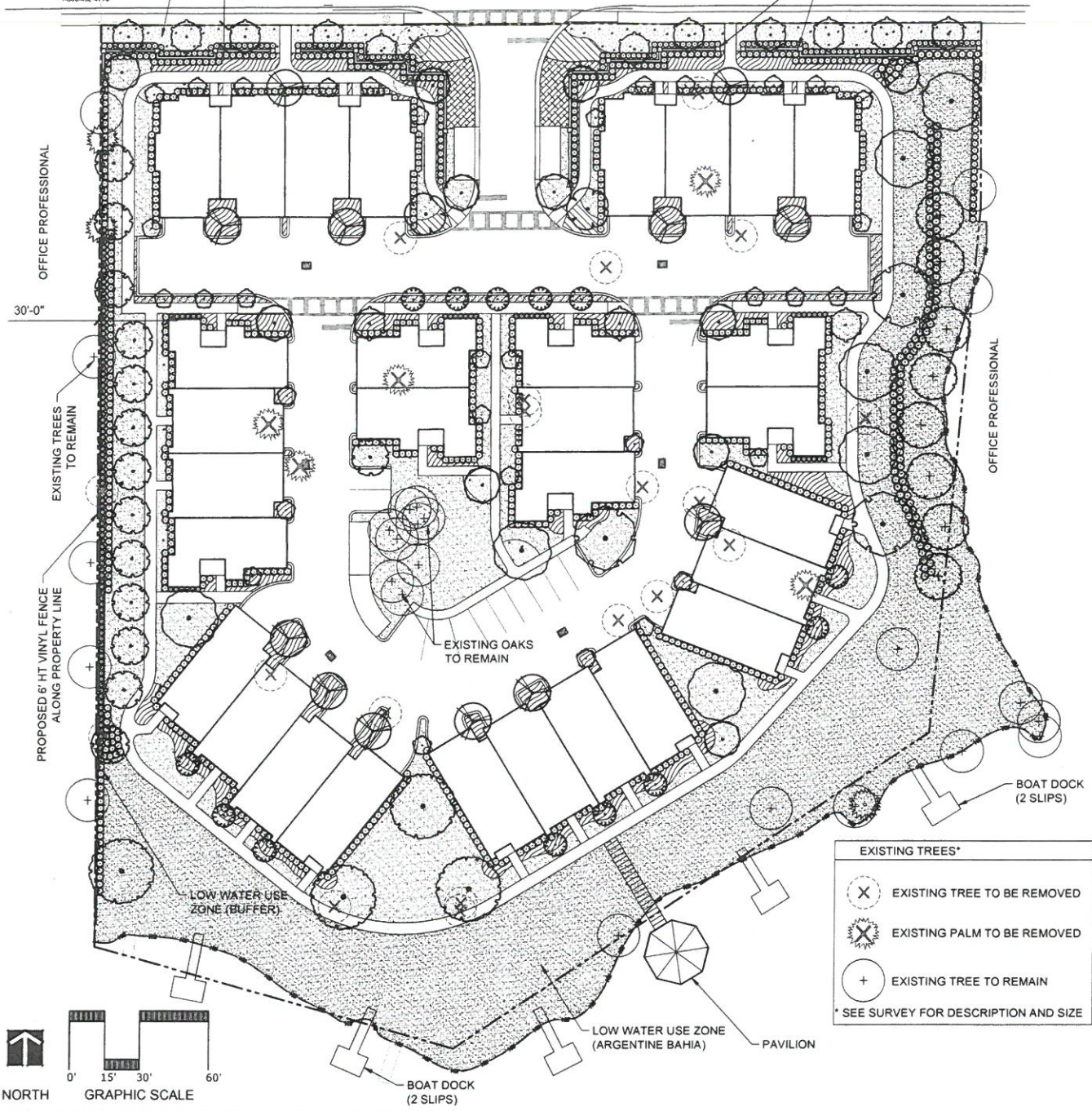
LOW WATER USE GROUNDCOVERS
AND SHRUBS

MEDIUM DENSITY RESIDENTIAL
ACROSS LEE ROAD

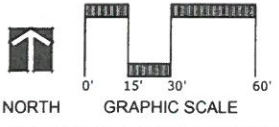
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CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS
BEFORE DIGGING OR DISTURBING EARTH
1-800-432-4779

LEE ROAD (S.R. 423)

7' - 4" FOOT HIGH STUCCO BRICK
WALL WITH 8 FOOT COLUMNS (TYP.)



EXISTING TREES*	
	EXISTING TREE TO BE REMOVED
	EXISTING PALM TO BE REMOVED
	EXISTING TREE TO REMAIN
* SEE SURVEY FOR DESCRIPTION AND SIZE	



CITY OF WINTER PARK LAND DEVELOPMENT CODE REQUIREMENTS

SEC. 58-287. TREE REPLACEMENT REQUIREMENTS.	
<p>DEAD OR DETERIORATED TREES:</p> <ul style="list-style-type: none"> 32" OAK 40" OAK 48" FRINGE TREE(MULTI-TRUNK) 66" OAK <p>PROTECTED TREES TO BE REMOVED UNDER 19 INCHES:</p> <ul style="list-style-type: none"> 11" LOQUAT 12" GOLDEN RAIN TREE 13" PODOCARPUS 14" YELLOW TABEBUIA 17" OAK 18" OAK 18" UMBRELLA TREE 18" RED MAPLE 	<p>PROTECTED TREES TO BE REMOVED EQUAL TO AND OVER 19 INCHES:</p> <ul style="list-style-type: none"> 19" LOQUAT 23" GOLDEN RAIN TREE 27" OAK 27" GOLDEN RAIN TREE 39" GOLDEN RAIN TREE 40" GOLDEN RAIN TREE 44" OAK 48" OAK 22" PINE <p>EXEMPT TREE (NOT PROTECTED - DOES NOT REQUIRE REPLACEMENT):</p> <ul style="list-style-type: none"> 41" CAMPHOR TREE 54" CAMPHOR TREE

NOTES:

- 1) ALL LANDSCAPING SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF LDC SEC. 58, V, DIVISION 8 AND 9 OF THE WINTER PARK CITY CODE. LANDSCAPE PLAN SHOWS CODE REQUIRED PLANTINGS. ADDITIONAL ENHANCEMENT PLANTINGS MAY BE PROVIDED.
- 2) ALL LANDSCAPE AREA SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM WITH 100% COVERAGE, BACKFLOW PREVENTER, AND A RAIN SENSOR DEVICE.
- 3) SOD ALL DISTURBED AREAS.
- 4) SEE SHEET L2 FOR PLANTING DETAILS. SEE SHEET L3 FOR LANDSCAPE NOTES.

PLANT SCHEDULE NOTES:

1. SOD QUANTITIES ARE SQUARE FOOT ESTIMATE: ANY DIST. ESTIMATES AND FOR REFERENCE ONLY - ADDITIONAL SOD W
2. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHE BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND D
3. THE CALIPER OF INSTALLED TREES LISTED AS BEING UP TO INCHES ABOVE THE GROUND.

TOTAL REQUIRED REPLACEMENT TREES: INCH PER INCH REPLACEMENT
TOTAL INCHES PROVIDED: 382 INCHES
REMAINDER OF REPLACEMENT INCHES BY FINANCIAL CONTRIBUTION TO TREE FUND
TOTAL PALMS TO BE REMOVED AND REPLACED: 5 PALMS



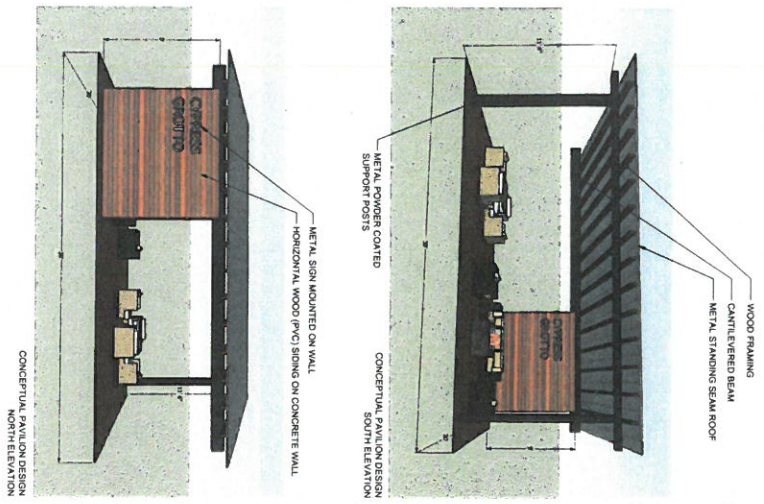




THE BUREAU

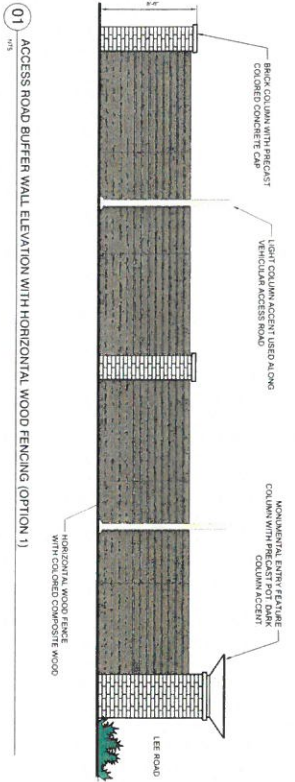
Rook
715 Rook

715 ROK

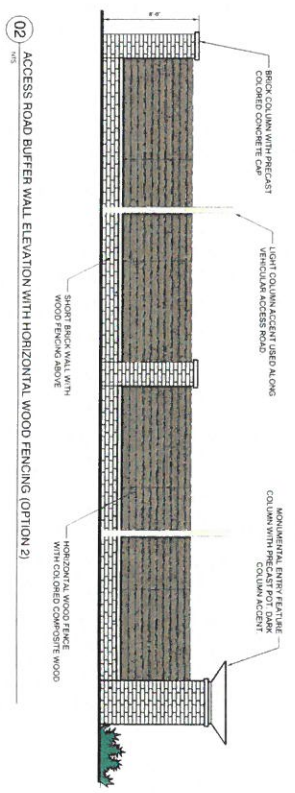


CONCEPTUAL SITE PLAN WITH PAVILION
 LEE ROAD TOWNHOMES

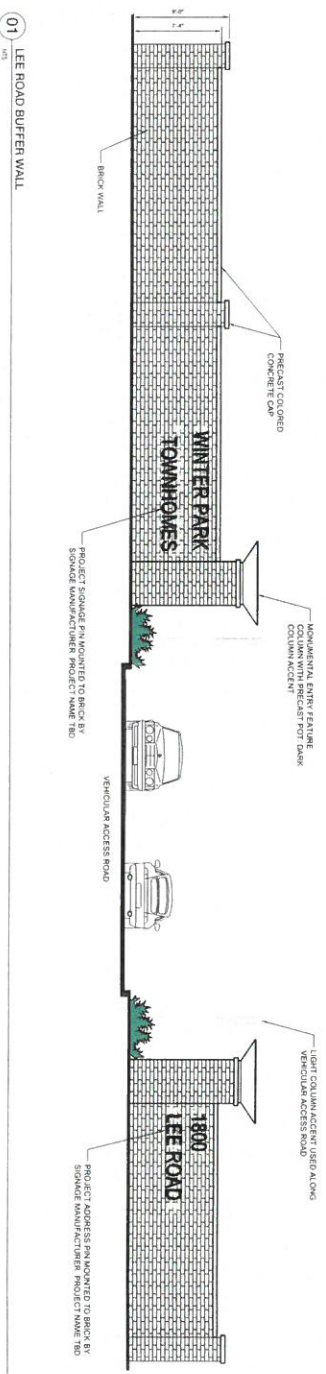
FEBRUARY 20, 2016



01 ACCESS ROAD BUFFER WALL ELEVATION WITH HORIZONTAL WOOD FENCING (OPTION 1)



02 ACCESS ROAD BUFFER WALL ELEVATION WITH HORIZONTAL WOOD FENCING (OPTION 2)



01 LEE ROAD BUFFER WALL

Prepared By
PlaceMaker
 Design Studio, LLC
 1800 Lee Road, Winter Park, Florida 32789
 Phone: 407-838-8888
 Fax: 407-838-8889
 Email: info@placemaker.com

Prepared For
 ICON Residential
 1800 Lee Road, Winter Park, Florida 32789
 Phone: 407-838-8888
 Email: info@placemaker.com

Notes:
 1. All dimensions are in feet and inches.
 2. All materials are to be installed in accordance with the manufacturer's instructions.
 3. All materials are to be installed in accordance with the manufacturer's instructions.

LEE ROAD TOWNHOMES

1800 LEE ROAD
 WINTER PARK, FLORIDA

DRAFT
 PROGRESS DRAWING

CONCEPTUAL LANDSCAPE PLAN
 CONDITIONAL USE SUBMITTAL

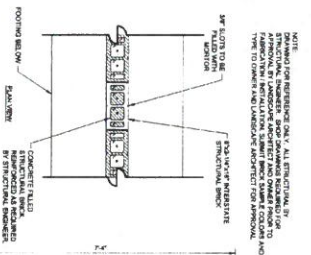
DATE: JUNE 3, 2015
 JOB NO.: 2404
 DRAWN BY: CIA
 CHECKED BY: CIA

REVISIONS

NO.	DATE	DESCRIPTION
1		

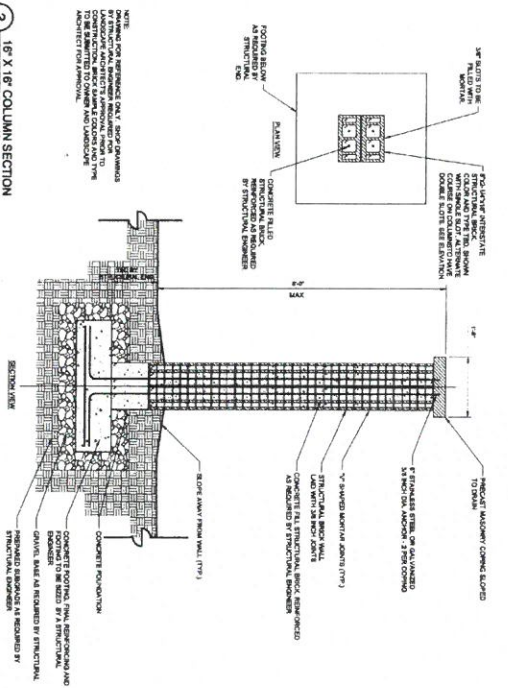
NOTES:
 1. THESE PLANS HAVE NOT BEEN APPROVED AND ARE SUBJECT TO CHANGE

Sheet No. _____
 Total No. _____

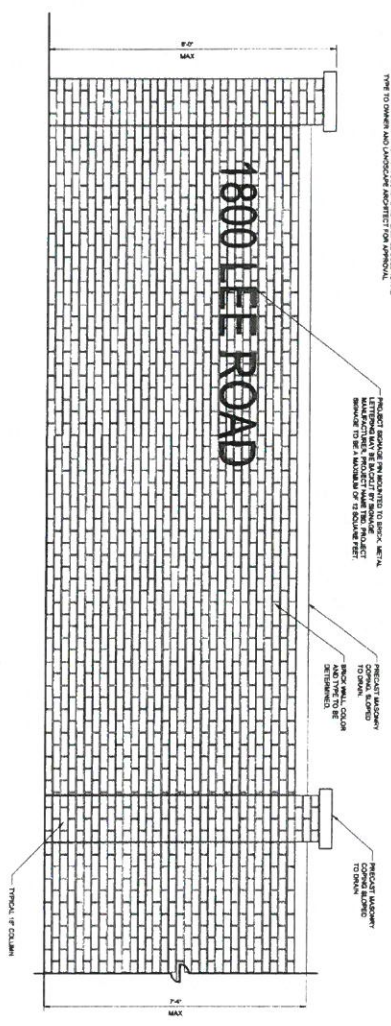


2 BRICK WALL WITH TWO FACED STRUCTURAL BRICK

3 16\"/>



1 WALL AND COLUMN BRICK PATTERN WITH SIGNAGE ELEVATION



CALL SIGNAGE
 WITH THE MAIN FLOOR PLAN
 BEFORE POURING
 CONCRETE FOUNDATION

DATE: JANUARY 8, 2018
 JOB NO.: 2018
 DRAWN BY: CAMILLA
 CHECKED BY: CAMILLA

CALL SIGNAGE
 WITH THE MAIN FLOOR PLAN
 BEFORE POURING
 CONCRETE FOUNDATION

L5

NOT FOR CONSTRUCTION
 THESE PLANS HAVE NOT BEEN APPROVED
 AND ARE SUBJECT TO CHANGE.

PERMIT SUBMITTAL

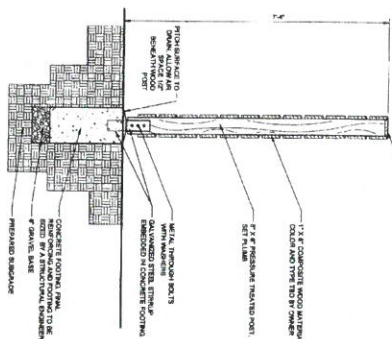
Camilla
 CAMILLA

LEE ROAD TOWNHOMES
 1800 LEE ROAD
 WINTER PARK, FLORIDA

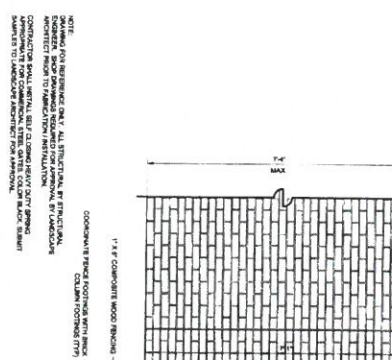
Prepared For:
 PlaceMaker
 1800 Lee Road, Suite 100
 Winter Park, Florida 32789
 Phone: 407.871.1111
 Email: info@placemaker.com

Prepared By:
 Camilla
 CAMILLA

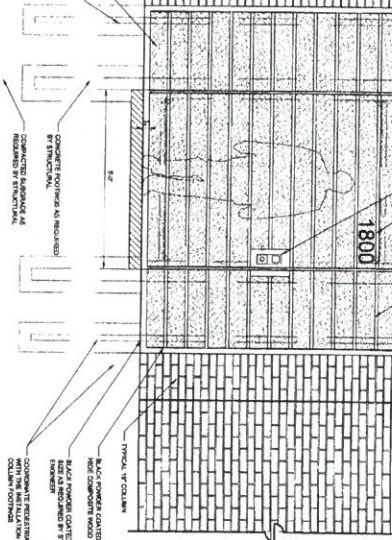
NOTES:
 1. NOT TO SCALE
 2. APPROVED BY STRUCTURAL ENGINEER
 3. APPROVED BY ARCHITECTURAL ENGINEER
 4. APPROVED BY ELECTRICAL ENGINEER
 5. APPROVED BY MECHANICAL ENGINEER
 6. APPROVED BY PLUMBING ENGINEER
 7. APPROVED BY FIRE PROTECTION ENGINEER
 8. APPROVED BY ENVIRONMENTAL ENGINEER
 9. APPROVED BY TRANSPORTATION ENGINEER
 10. APPROVED BY LANDSCAPE ARCHITECT
 11. APPROVED BY HISTORIC PRESERVATION ARCHITECT
 12. APPROVED BY ANTI-CORROSION ENGINEER
 13. APPROVED BY VIBRATION ENGINEER
 14. APPROVED BY SOUND ENGINEER
 15. APPROVED BY LIGHTING ENGINEER
 16. APPROVED BY SECURITY ENGINEER
 17. APPROVED BY ACCESSIBILITY ENGINEER
 18. APPROVED BY ENERGY EFFICIENCY ENGINEER
 19. APPROVED BY SUSTAINABILITY ENGINEER
 20. APPROVED BY QUALITY MANAGEMENT ENGINEER
 21. APPROVED BY RISK MANAGEMENT ENGINEER
 22. APPROVED BY COMPLIANCE ENGINEER
 23. APPROVED BY LEGAL COUNSEL
 24. APPROVED BY FINANCIAL ENGINEER
 25. APPROVED BY TAX ENGINEER
 26. APPROVED BY ACTING ENGINEER
 27. APPROVED BY SENIOR ENGINEER
 28. APPROVED BY PROJECT ENGINEER
 29. APPROVED BY DESIGNER
 30. APPROVED BY ARCHITECT



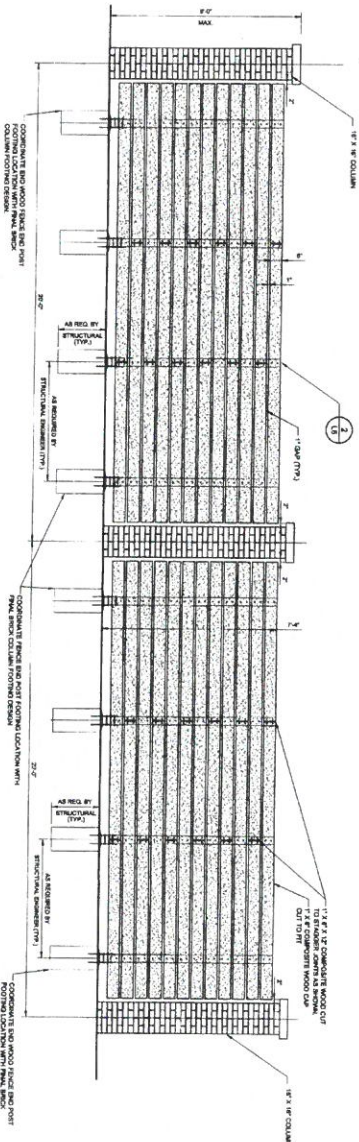
1 HORIZONTAL COMPOSITE FENCING AT ENTRY ROAD
 1/2" = 1'-0"



2 HORIZONTAL COMPOSITE FENCE POST AT ENTRY ROAD
 1/2" = 1'-0"



3 PEDESTRIAN GATE ELEVATION WITH COMPOSITE WOOD
 1/2" = 1'-0"



4 HORIZONTAL COMPOSITE FENCING AT ENTRY ROAD
 1/2" = 1'-0"

DATE: 01/18/2018
 TIME: 10:00 AM
 PROJECT: LEE ROAD TOWNHOMES
 SHEET: L6
 DRAWN BY: CAMILLA
 CHECKED BY: CAMILLA
 DATE: 01/18/2018

Prepared By:
 PISCENMAKER
 1800 Lee Road, Suite 100
 Winter Park, Florida 32789
 Phone: 407.297.1111
 Fax: 407.297.1112
 Email: info@piscenmaker.com

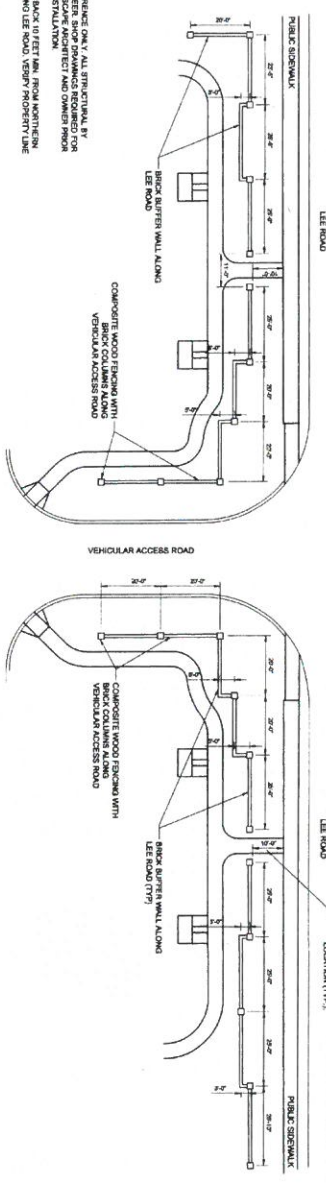
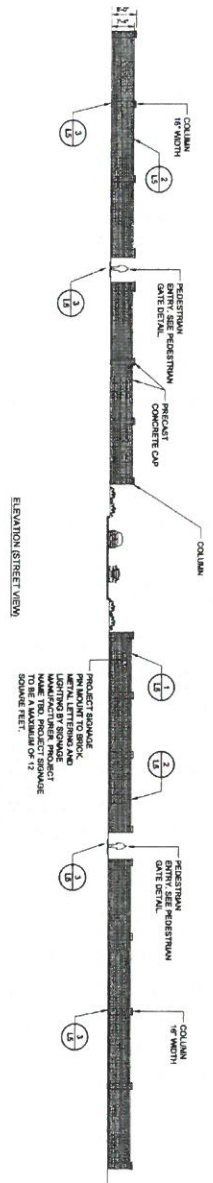
LEE ROAD
 TOWNHOMES
 1800 LEE ROAD
 WINTER PARK, FLORIDA

NOT FOR CONSTRUCTION
 THESE DRAWINGS ARE FOR PERMIT ONLY
 AND ARE SUBJECT TO CHANGE.

PERMIT SUBMITTAL
 DATE: JANUARY 8, 2018
 JOB NO.: 2018
 DRAWN BY: CAMILLA
 CHECKED BY: CAMILLA
 SHEET NO.: L6

Prepared By:
Placemaker
 Design Studio, LLC
 1800 Lee Road, Winter Park, Florida 32789
 Phone: 407.255.1234
 Fax: 407.255.1235
 Email: info@placemaker.com

Prepared For:
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 Winter Park, Florida 32789
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 Fax: 407.255.1235
 Email: info@placemaker.com



1 LEE ROAD BUFFER WALL
 1/8" = 1'-0"

NOTES:
 1. FOR REFERENCE ONLY. ALL STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING WORK SHALL BE APPROVED BY THE APPLICABLE AGENCIES PRIOR TO CONSTRUCTION.
 2. ALL WALLS SHALL BE SET BACK 10 FEET MIN. FROM THE PROPERTY LINE ALONG LEE ROAD, VEHICULAR ACCESS ROAD, AND PUBLIC SIDEWALK.

PLAN VIEW

CALL SIGNATURE
 FOR THE LIAISON OFFICE
 PROJECT NO. 1800 LEE RD
 DATE: JANUARY 4, 2018

DATE: JANUARY 4, 2018
 JOB NO.: 284
 DRAWN BY: CAMILA
 CHECKED BY: CAMILA
 SHEET NO.: L4
 BUFFER WALL
 DETAILS

LEE ROAD TOWNHOMES
 1800 LEE ROAD
 WINTER PARK, FLORIDA



NOT FOR CONSTRUCTION
 THESE PLANS HAVE NOT BEEN APPROVED
 AND ARE SUBJECT TO CHANGE.

DATE:	JANUARY 4, 2018
JOB NO.:	284
DRAWN BY:	CAMILA
CHECKED BY:	CAMILA
SHEET NO.:	L4

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

**Staff Report
March 1, 2016**

REQUEST OF SVAP WINTER PARK, L.P. FOR: APPROVAL OF CONDITIONS PER THE CITY COMMISSION TO REDEVELOP AND RENOVATE THE WINTER PARK CENTER (K-MART SHOPPING CENTER) AT 501 NORTH ORLANDO AVENUE.

This public hearing involves the request of SVAP Winter Park, L. P., the owners of the former K-Mart Shopping Center otherwise referred to as "Winter Park Center" for compliance with the conditions of approval granted by the City Commission on December 14, 2015. On December 1, 2015 this project was recommended for approval by the Planning and Zoning Board subject to the following conditions:

Motion made by J. Johnston, seconded by Peter Weldon to approve the Conditional Use to redevelop the Winter Park Center (K-mart Shopping Center) at 501 N. Orlando Avenue, zoned C-1, subject to the following conditions:

1. That the storm water system be upgraded for current technology in a form acceptable to the Public Works Department and that a maintenance agreement be executed for regular inspection and upkeep of the system.
2. That the final design of the Orlando Avenue ID sign, landscape plans and pedestrian connectivity plan be reviewed and approved by the P&Z Board.
3. That the final parking lot design further examines preservation of the two specimen oak trees lost to the parking lot reconfiguration.
4. That in recognition of the need for storm water retention retrofit, pedestrian access improvements and enhanced landscaping which will result in some added loss of parking, the P&Z Board recommended approval of parking variance up to 5% (53 spaces of 1064 total).

Motion carried unanimously with a 7-0 vote.

Current Plan Submittals: The revised site, signage, landscape and storm water plans address the conditions of approval as follows:

Storm Water Retention: In the 'south' parking lot area where the entire parking lot is being rebuilt and the major reconstruction of the buildings occur, that parking field is being retrofit for complete compliance with the City's and St. John River Water Management District per condition #1. On the 'north' parking lot area, the changes are minimal and only façade improvements occur to the existing buildings, so the Code does not trigger a complete retrofit for storm water retention.

Landscape Plans: The majority of the landscape island enhancements are in the southern portion of the parking lot area. The entire south parking lot is being rebuilt to current landscape code standards with the accompanying new trees and other landscape plantings. In the northern portion of the parking lot the existing landscape islands along the western portion of the isle are being expanded in size and refurbished with new tree plantings. The landscape island that currently along the main entrance of the site from Webster and Orlando Avenues is being removed but that is to accomplish enhanced pedestrian circulation.

Pedestrian Connectivity: As of now, there are no sidewalks connecting the shopping center buildings from Orlando Avenue at Webster Avenue. The revised site plan shows added pedestrian circulation along this entrance way of the Webster Avenue extension, with sidewalks on both sides of Webster Avenue in the city realm and then within the shopping center continuing down on the north side to the shopping center buildings. There also is a new pedestrian pathway created from Michael's north to the Webster intersection and to the south towards the Michaels tenant space. There is also an added connection through the parking lot from the LA Fitness tenant space to the northeast building.

Orlando Avenue Signage: The proposed single monument sign at Orlando Avenue and Webster Avenues is replacing the two existing pylon ID signs that are 150 and 128 square feet in size. The area of the new sign face is 280 square feet, which the same size as the old signs. Staff feels that the aesthetics of the updated signage plans are significantly better than the previous submittal.

Summary and Conclusion: The applicants have followed the direction of the Planning Board from your December 1st meeting. The pedestrian circulation and accessibility has been greatly improved. The landscape program has also improved with added landscape island size and additional tree plantings. These two improvements have come at the cost of some parking, as was discussed at the December 1st meeting, so the applicant has had to utilize the 5% parking waiver in order to make these improvements. Storm water upgrades are to be made in the southern portion of the site where triggered by the city code. Lastly the design of the new signs has added some stone cladding and the sign face sizes remain consistent with what exists today.

STAFF RECOMMENDATION IS FOR APPROVAL with two conditions:

- 1. That the City install new sidewalk to complete the "missing link" of city sidewalk along Webster Avenue (behind Wawa).**
- 2. Removal or reconfiguration at grade level of the "island" in roadway south of Michael's store.**

WINTER PARK CENTER PROPOSED RENOVATION

CONDITIONAL USE APPLICATION
FEBRUARY 19, 2016

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C4	Master Grading and Drainage Plan
A100	Architectural Site Plan
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A210	North West Building Elevations
A220	South East Building Elevations
A230	North East Building Elevations
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A302	Proposed Renderings
A303	Proposed Renderings
A304	Proposed Renderings
A305	Proposed Renderings
A306	Proposed Renderings
A307	Proposed Renderings
A308	Proposed Renderings
A500	Monument Sign Diagram
A510	Monument Sign Rendering
L-1	Tree Mitigation Plan
L-2	Landscape Plan
L-3	Landscape Details
L-4	Rendered Landscape Diagram
	Lighting Plan
	Survey Sheet 1 of 2
	Survey Sheet 2 of 2



STERLING





- LEGEND**
- SOUTHWEST BUILDING
 - NORTHWEST BUILDING
 - NORTHEAST BUILDING
 - SOUTH BUILDING
- *NEW WORK IS SHOWN IN DARKER SHADES
 EXISTING TO REMAIN IS SHOWN IN LIGHTER SHADES



PARKING ANALYSIS SUMMARY

	EXISTING	PROPOSED
RETAIL SF	239,482	207,037
RESTAURANT SF	19,403	33,275
TOTAL SF	258,885	240,312
PARKING REQ'D	1,035	1,089
PARKING PROVIDED	1,001	1,027
PARKING DEFICIENCY	34	62
PARKING VARIANCE %	3.3%	5.7%

PARKING ANALYSIS DETAIL

SOUTHEAST BUILDING #	Name	Total SF	Seats	Parking Rate Calc Method	Req'd Parking
BIG BOX RETAIL					
131	Michaels	29,000	NA	85%sf @ 1:250 / 15%sf @ 1:1000	103
SMALL RETAIL					
137	Vacant	2,173	NA	1 per 250SF	9
139	Guber Optical & Eyeglass Boutique	2,200	NA	1 per 250SF	9
141	Vacant	2,633	NA	1 per 250SF	11
147	Vacant	1,500	NA	1 per 250SF	6
151	Vacant	1,240	NA	1 per 250SF	5
153	Great Clips	1,000	NA	1 per 250SF	4
155	Vacant	650	NA	1 per 250SF	3
157	Vacant	697	NA	1 per 250SF	3
EXIST'G RESTAURANTS					
145	Carlucci's of Winter Park	2,253	72	1 per 4 Seats	18
149	Tamarind Indian Cuisine	1,500	36	1 per 4 Seats	9
NEW RESTAURANTS					
None proposed					

SOUTHWEST BLDG #	Name	Total SF	Seats	Parking Rate Calc Method	Req'd Parking
BIG BOX RETAIL					
100	Office Depot	19,219	NA	85%sf @ 1:250 / 15%sf @ 1:1000	69
200	DSW	16,297	NA	85%sf @ 1:250 / 15%sf @ 1:1000	58
300	Ross	27,102	NA	85%sf @ 1:250 / 15%sf @ 1:1000	97
400	Marshalls/HomeGoods	40,338	NA	85%sf @ 1:250 / 15%sf @ 1:1000	144
500	TBD	11,719	NA	85%sf @ 1:250 / 15%sf @ 1:1000	42
SMALL RETAIL					
None proposed					
EXIST'G RESTAURANTS					
None proposed					
NEW RESTAURANTS					
None proposed					

NORTHWEST BLDG #	Name	Total SF	Seats	Parking Rate Calc Method	Req'd Parking
BIG BOX RETAIL					
219	L.A. Fitness	37,360	NA	1 per 250SF	150
SMALL RETAIL					
205-207	To Be Demolished (Dollar Tree)	-	NA	NA	0
209	His & Hers Hair Design	1,400	NA	1 per 250SF	6
211	H&R Block	1,400	NA	1 per 250SF	6
213	Sally's Beautify Supply	2,100	NA	1 per 250SF	9
215A	Vacant	1,587	NA	1 per 250SF	7
215B	Vacant	875	NA	1 per 250SF	4
231	Vacant	1,200	NA	2 per 250SF	5
EXIST'G RESTAURANTS					
217	El Proto Mexican Restaurant	2,145	76	1 per 4 Seats	19
235	Chung On	800	6	1 per 4 Seats	2
243	George's Cookies	1,000	12	1 per 4 Seats	3
NEW RESTAURANTS					
221-227	Proposed New Restaurant (Too Jays)	5,052	150	1 per 3 Seats	50
229	Proposed New Rest. (Blaze Pizza)	3,225	120	1 per 3 Seats	40

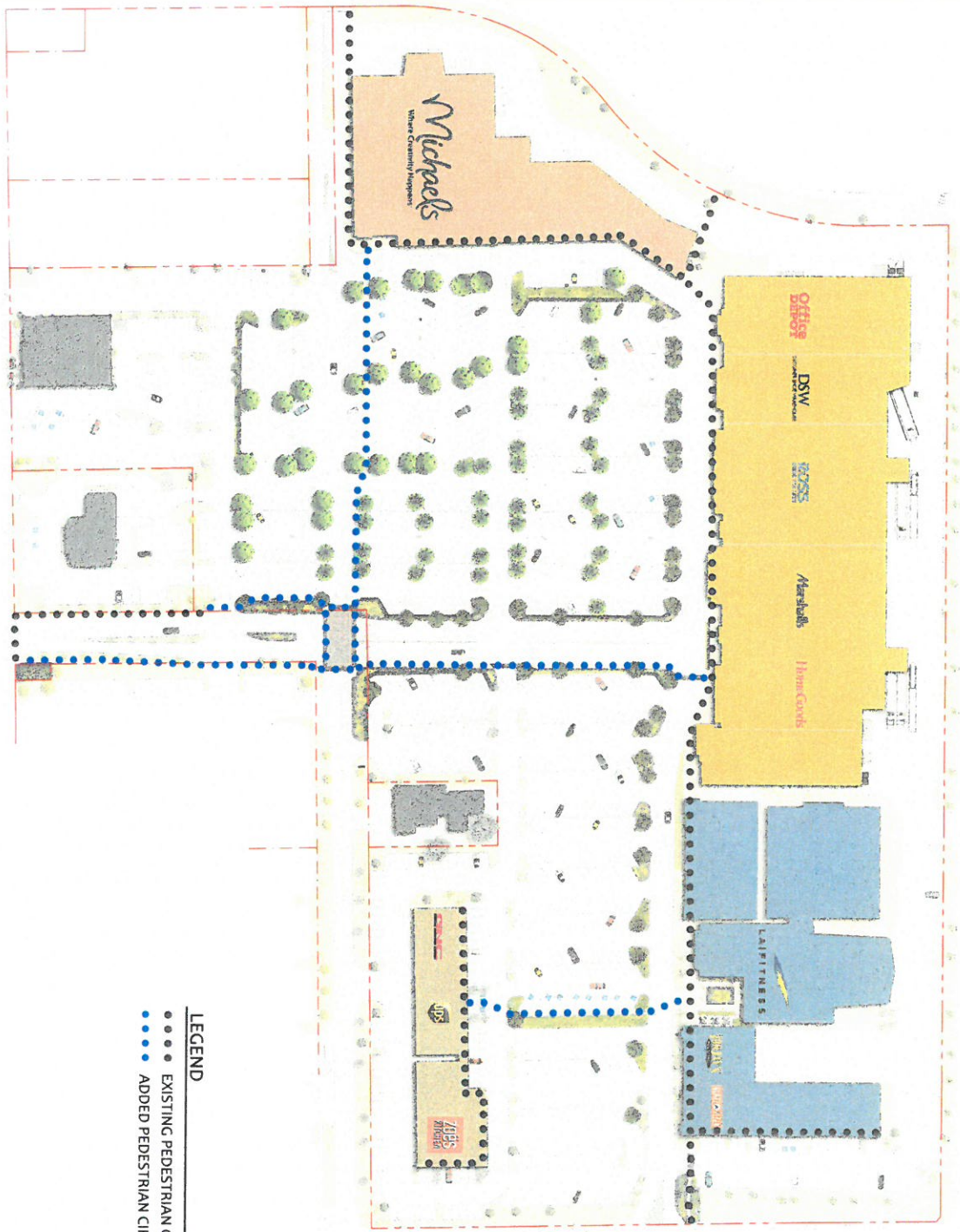
NORTHEAST BLDG #	Name	Total SF	Seats	Parking Rate Calc Method	Req'd Parking
BIG BOX RETAIL					
None proposed					
SMALL RETAIL					
301	GNC	800	NA	1 per 250SF	4
303-311 - retail portion	Vacant	1,700	NA	1 per 250SF	7
313	The UPS Store	1,000	NA	1 per 250SF	4
315	Gypsy Nails	1,000	NA	1 per 250SF	4
317	Prime Dental	1,100	NA	1 per 250SF	5
323/325 - retail portion	Vacant	947	NA	1 per 250SF	4
EXIST'G RESTAURANTS					
319-321	Thai Place	2,400	80	1 per 4 Seats	20
NEW RESTAURANTS					
303-311 - rest. portion	Proposed New Rest. (Fuddruckers)	4,000	130	1 per 3 Seats	44
323/325 - rest. portion	Proposed New Restaurant (Zoe's)	2,800	120	1 per 3 Seats	40

OUTPARCEL 01 #	Name	Total SF	Seats	Parking Rate Calc Method	Req'd Parking
NA	Olive Garden	8,100	264	1 per 4 Seats	66



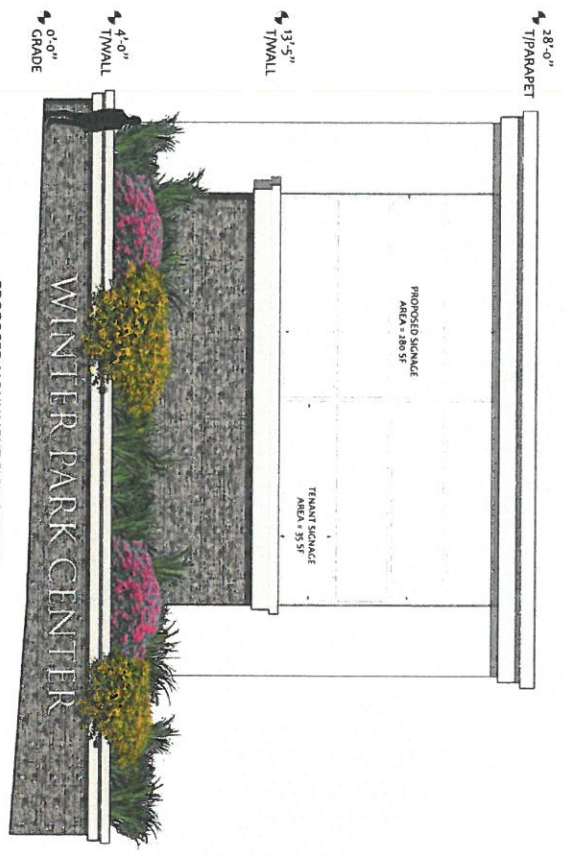
*NEW WORK IS SHOWN IN DARKER SHADES.
 EXISTING TO REMAIN IS SHOWN IN LIGHTER SHADES.

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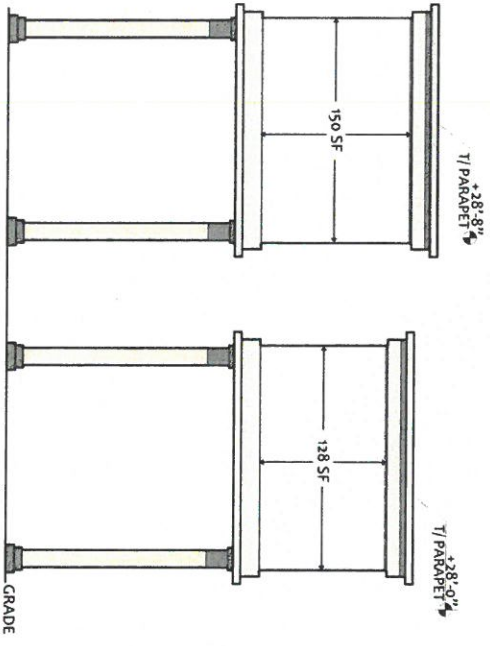


- LEGEND**
- EXISTING PEDESTRIAN CIRCULATION
 - ADDED PEDESTRIAN CIRCULATION





PROPOSED MONUMENT SIGN ON 17-92
TOTAL SIGN AREA = 280 SF



EXISTING MONUMENT SIGNS ON 17-92
TOTAL SIGN AREA = 278 SF

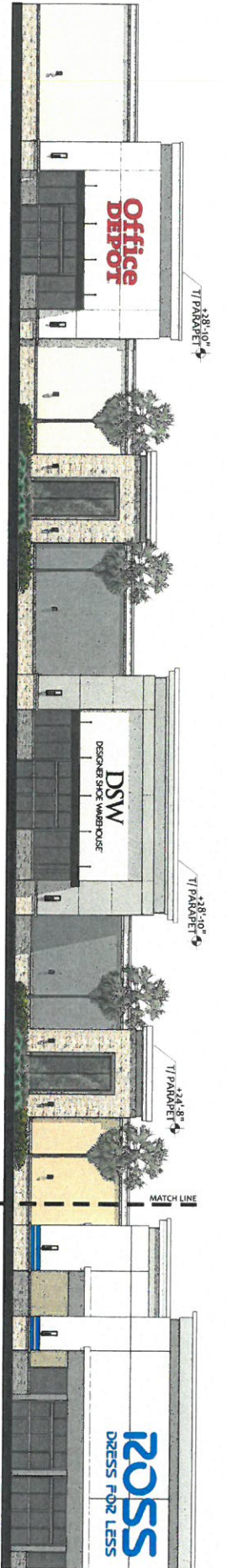


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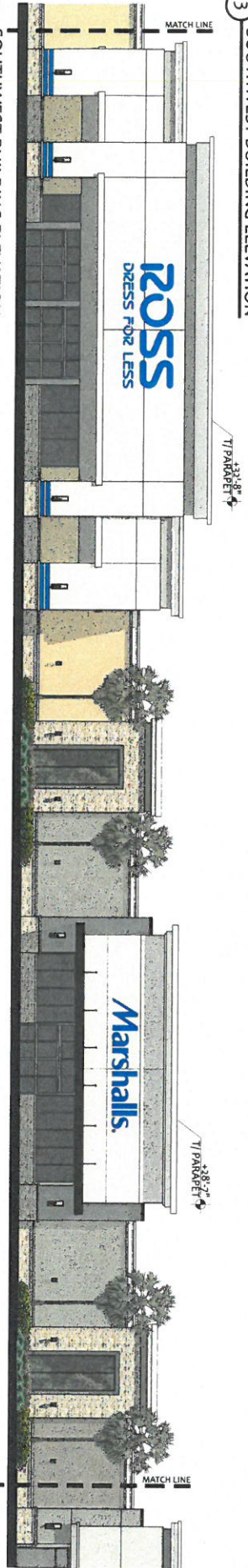
PROPOSED MONUMENT SIGN



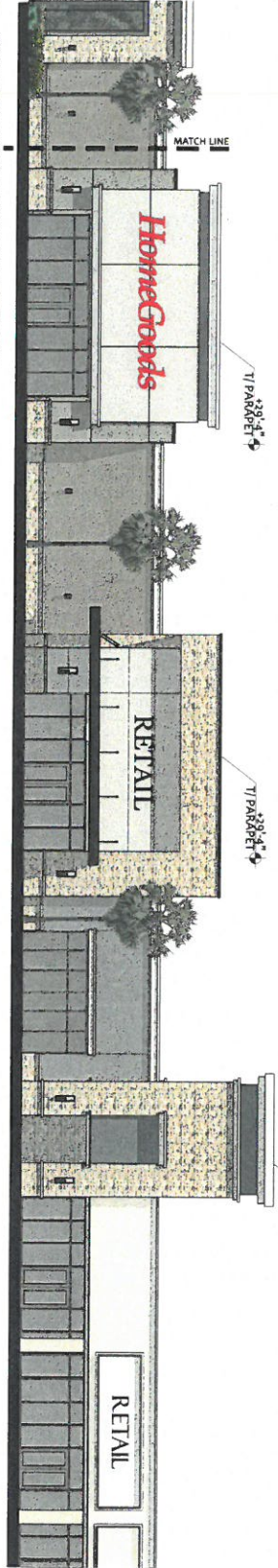




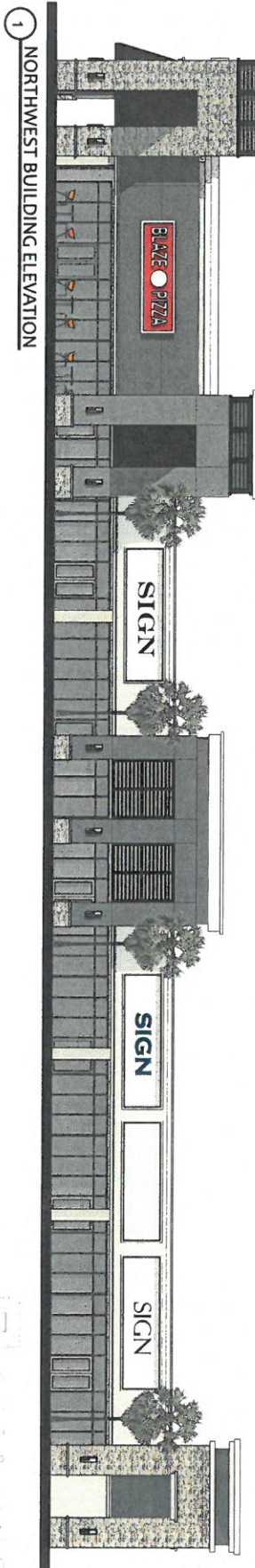
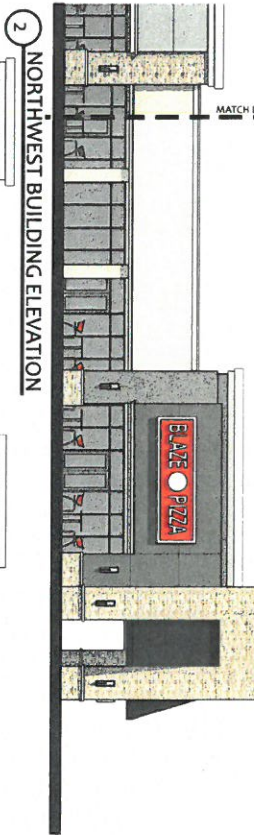
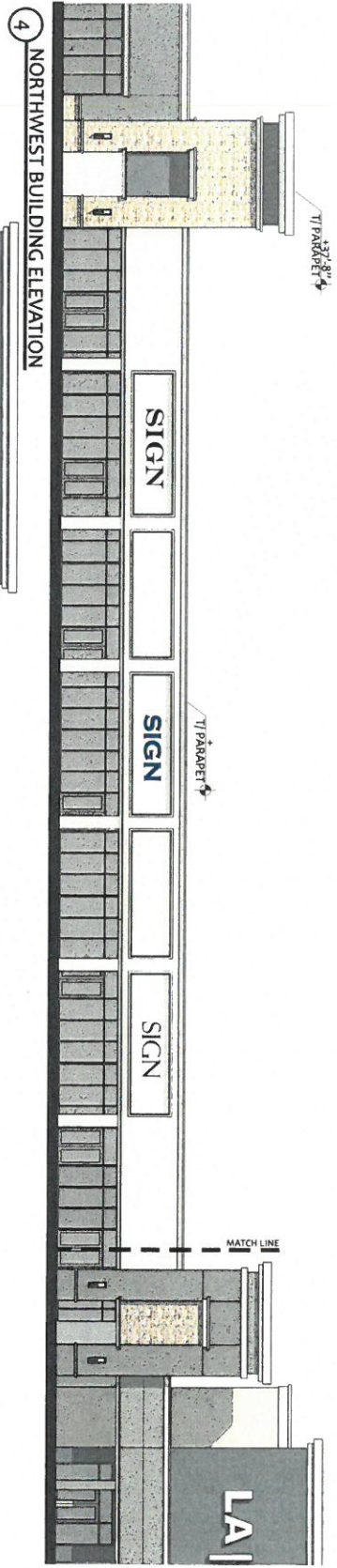
3 SOUTH WEST BUILDING ELEVATION



2 SOUTH WEST BUILDING ELEVATION

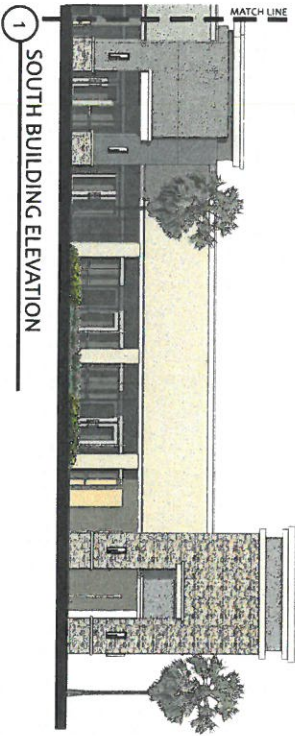
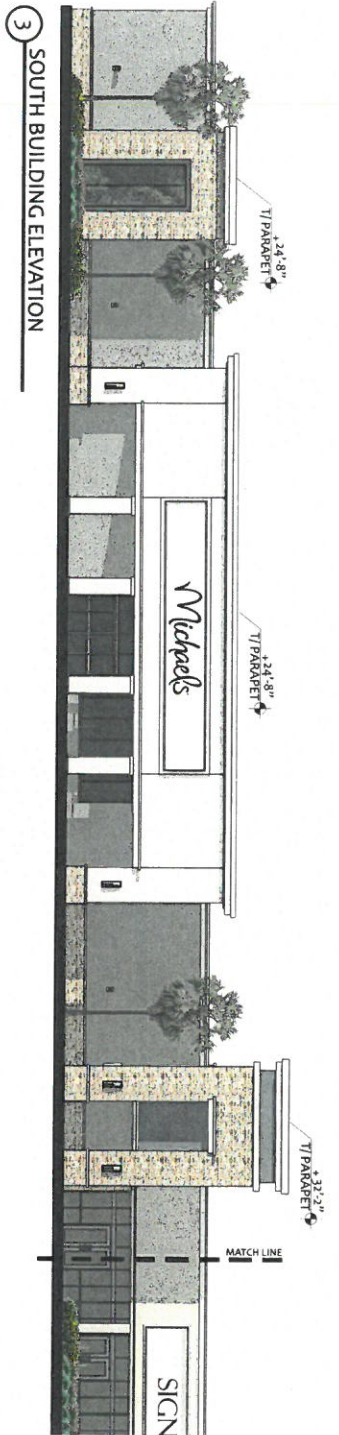


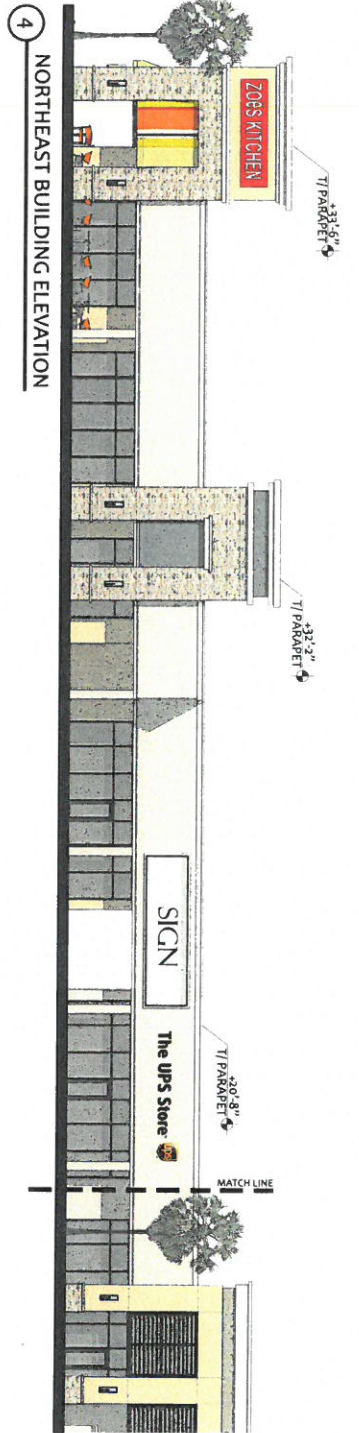
1 SOUTH WEST BUILDING ELEVATION



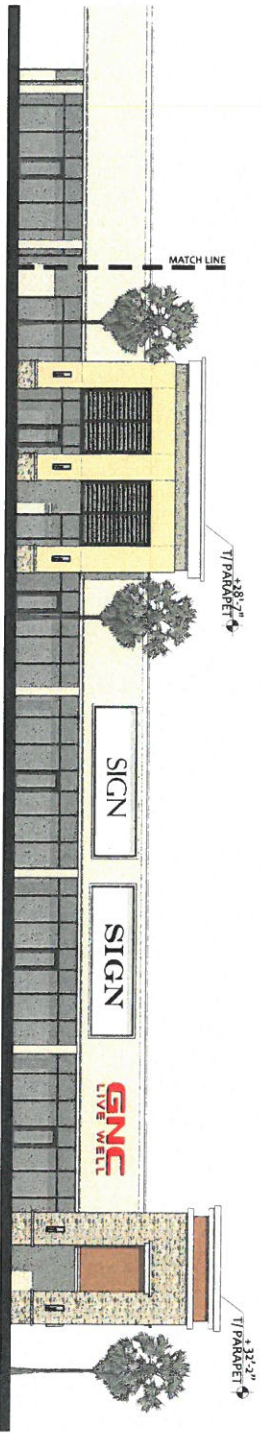


 E.I. EVEN 18 ARCHITECTURE

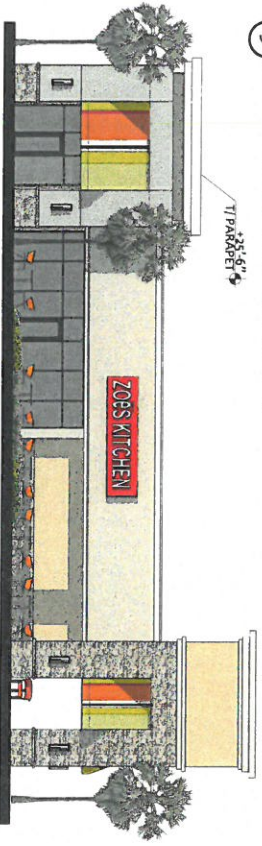




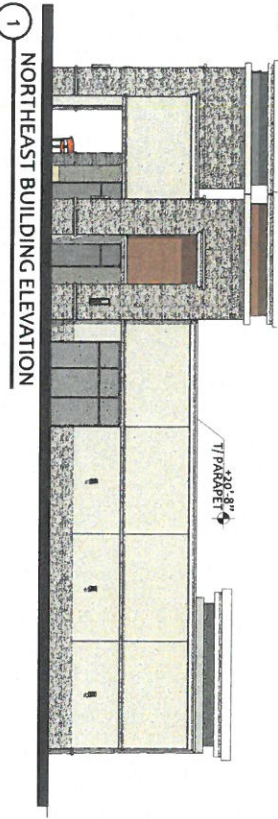
4 NORTHEAST BUILDING ELEVATION



3 NORTHEAST BUILDING ELEVATION

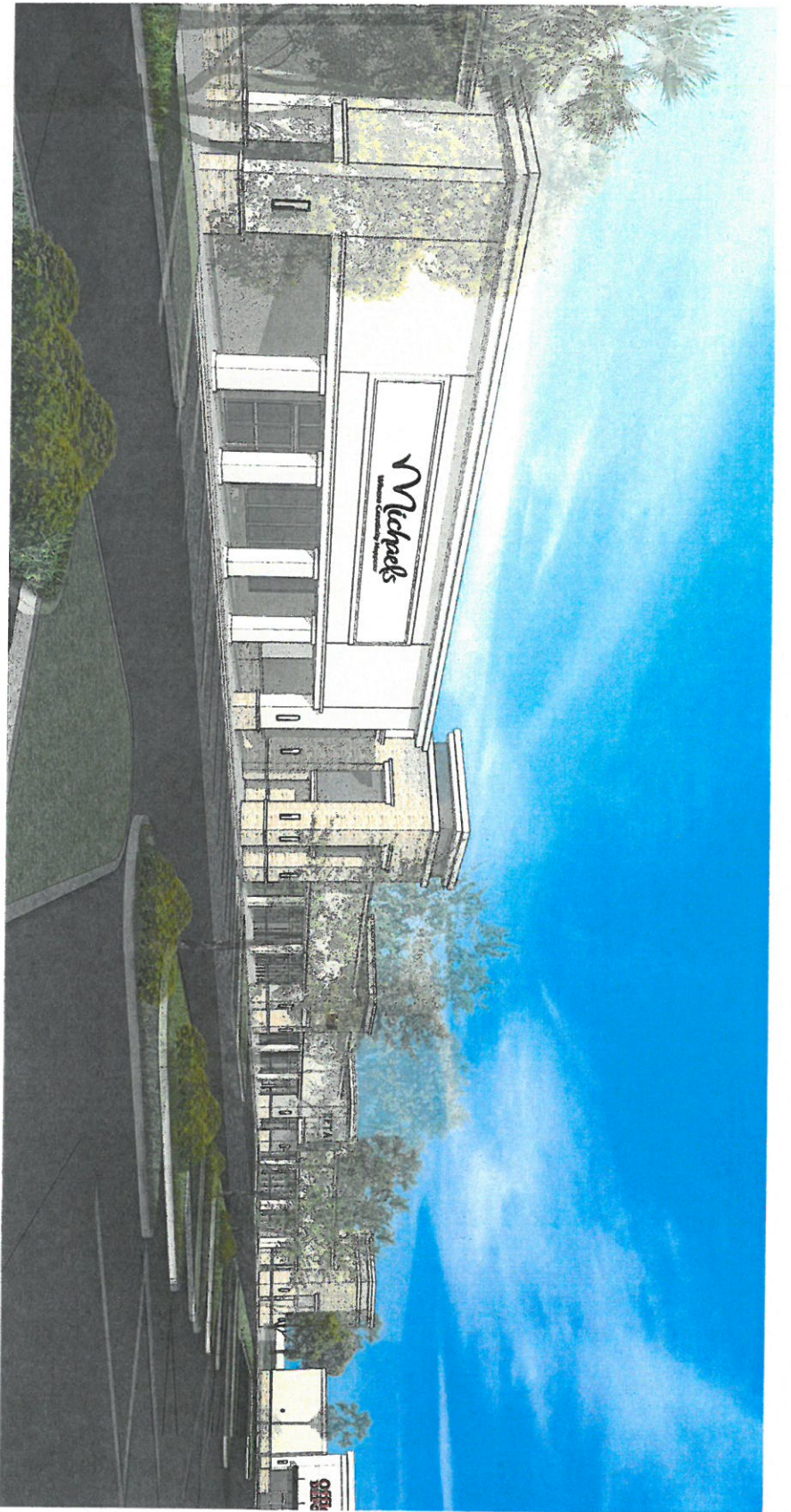


2 NORTHEAST BUILDING ELEVATION



1 NORTHEAST BUILDING ELEVATION

ARCHITECTURE



PROPOSED FACADE



EXISTING FACADE



STEP 1
SITE PLAN



PROPOSED FACADE



EXISTING FACADE



STEPHEN M. G.



PROPOSED FACADE



EXISTING FACADE



STEP PLANNING
 ARCHITECTURE



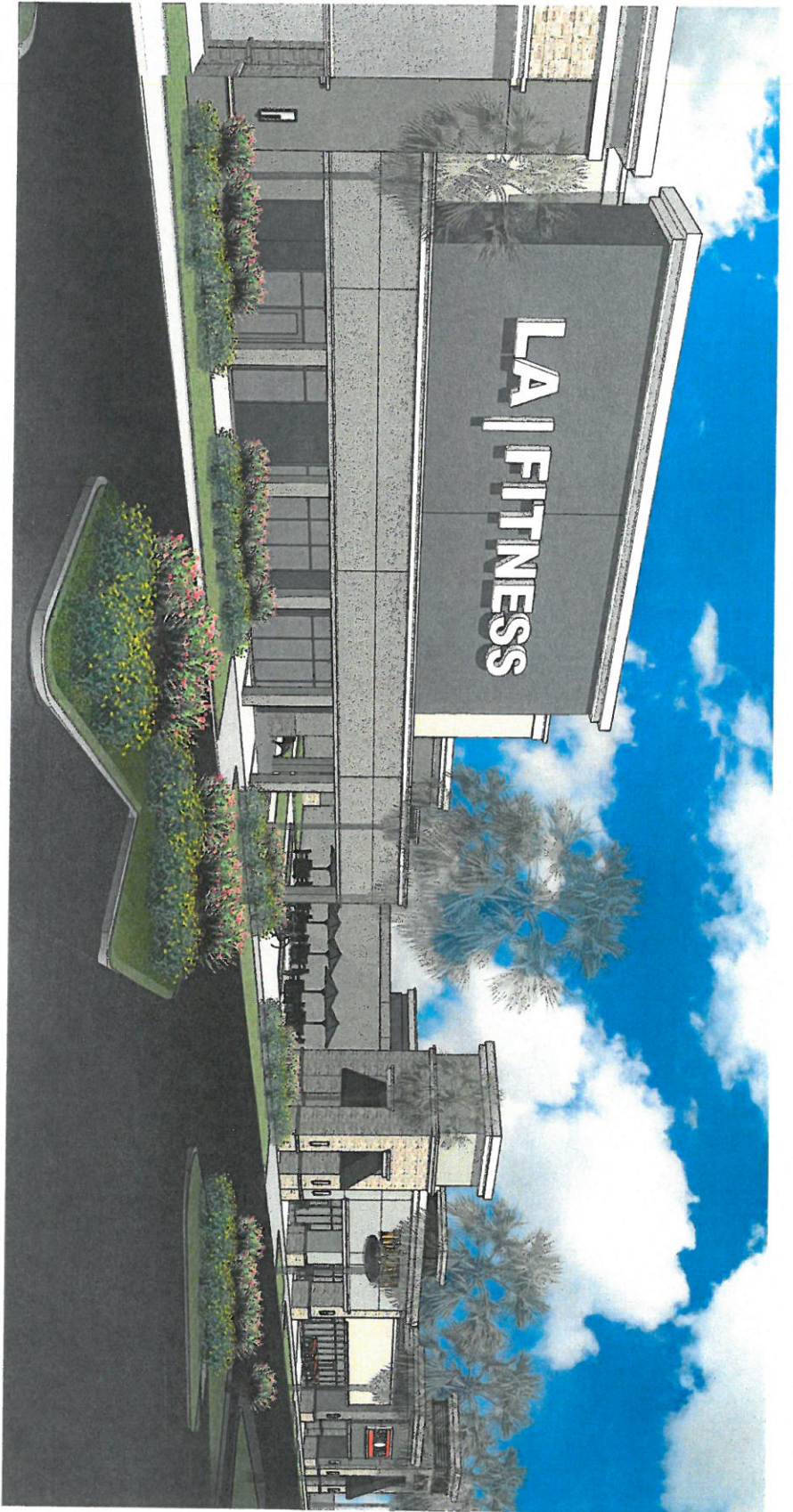
PROPOSED FACADE



EXISTING FACADE



STEEL BUILDING



PROPOSED FACADE



EXISTING FACADE



STAMPING



PROPOSED FACADE



EXISTING FACADE



STERLING



PROPOSED FACADE



EXISTING FACADE



STEP PLAN G
 1/8" = 1'-0"



PROPOSED FACADE



EXISTING FACADE

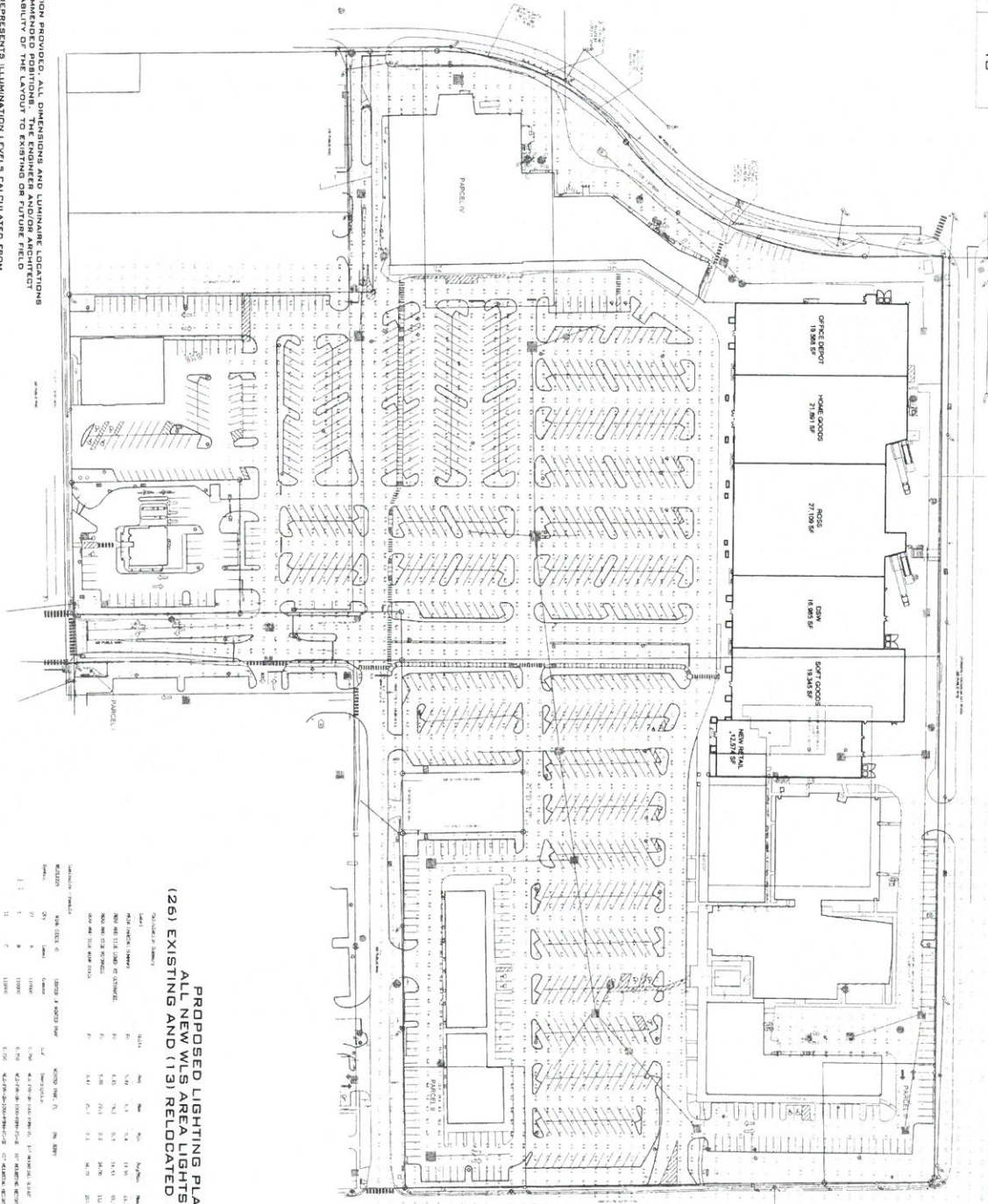


STEEL BUILDING

REV #	DATE	BY:
1	7/15/15	TO
2	11/4/15	TO

REVISIONS

INTEGRATED
LIGHTING SOLUTIONS



BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED PRORATIONS. THE ENGINEER AND/OR ARCHITECT SHALL BE RESPONSIBLE FOR THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS. THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM ASSUMED LUMINAIRE PERFORMANCE. ILLUMINATION LEVELS CALCULATED FROM ASSUMED LUMINAIRE PERFORMANCE DO NOT CONSTITUTE A GUARANTEE OF ANY ENGINEERING SOCIETY APPROVED METHOD. ACTUAL PERFORMANCE OF ANY LUMINAIRE SHALL BE SUBJECT TO VARIATIONS IN MANUFACTURING TOLERANCE IN LUMENS AND OTHER VARIABLE FIELD CONDITIONS.

**PROPOSED LIGHTING PLAN
ALL NEW WLS AREA LIGHTS ON
(26) EXISTING AND (13) RELOCATED LIGHT POLES**

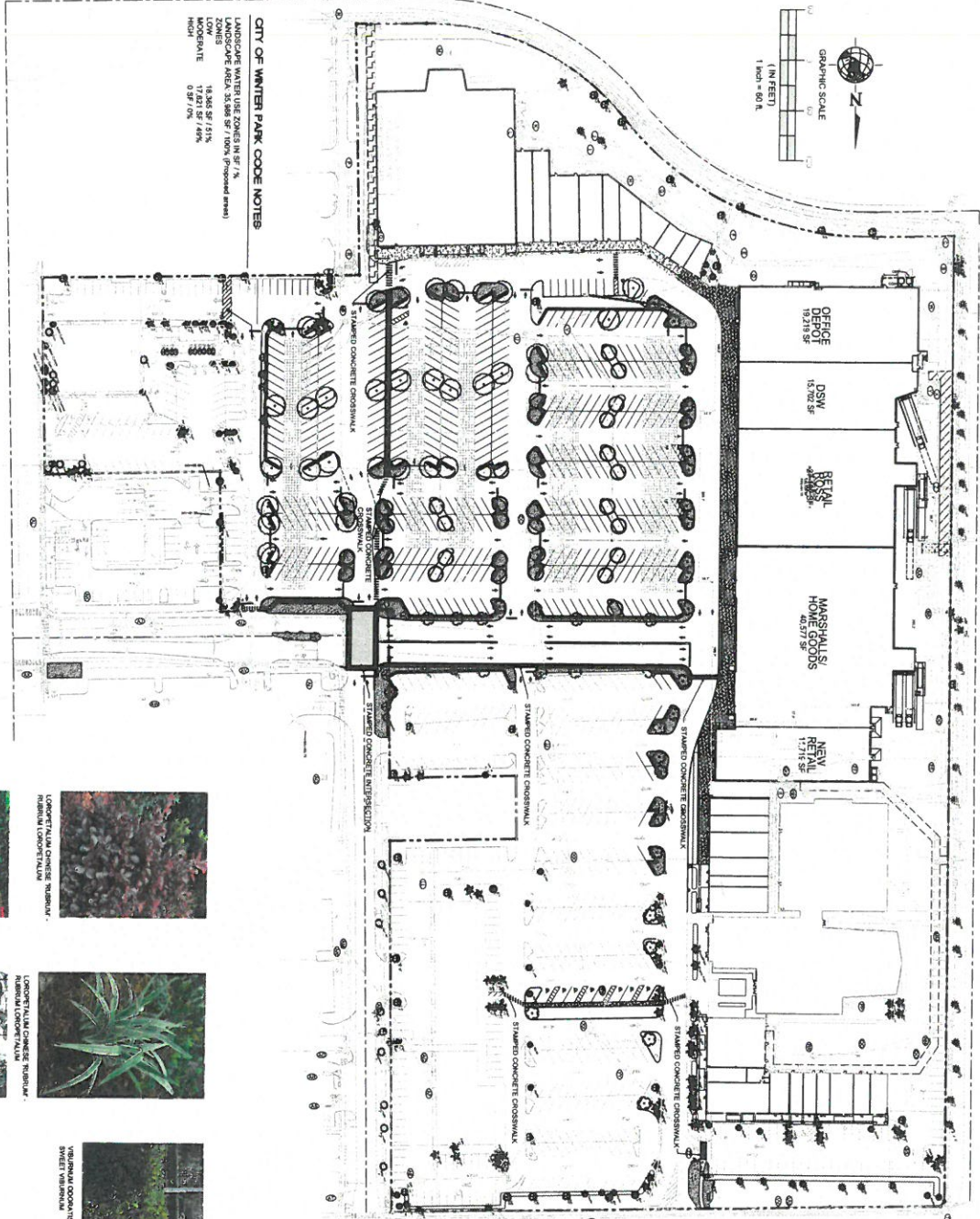
Label	Quantity	Model	Height	Beam	Watts	Watts/ft²	Beam Diameter	Beam Spread	Beam Angle	Beam Diameter	Beam Spread	Beam Angle
NEW WLS AREA LIGHTS	39	WLS-12229A	15.0	15.0	150	1.5	15.0	15.0	15.0	15.0	15.0	15.0
EXISTING LIGHT POLES	13	WLS-12229A	15.0	15.0	150	1.5	15.0	15.0	15.0	15.0	15.0	15.0

**CENTER OF WINTER PARK
WINTER PARK, FL
PROPOSED LIGHTING PLAN**

WLS LIGHTING SYSTEMS

Consider the Impact!

1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM



CITY OF WINTER PARK CODE NOTES

LANDSCAPE WATER USE ZONES IN SF / %
 ZONES: 0% (0.00), 25% (25.00), 50% (50.00), 75% (75.00), 100% (100.00) (Proportional Area)
 LOW IRRIGATION: 13,265 SF / 15%
 HIGH IRRIGATION: 2,387 SF / 3%

PLANT LEGEND

SHADE TREES

- LIFE OAK - LIGNUM VITAE
- 1" DIA. @ 5' HGT. / 7" DBH
- 2" DIA. @ 5' HGT. / 14" DBH
- SOUTHERN MANZILLA - MANZILLA GRANDIFOLIA
- 3" DIA. @ 5' HGT. / 14" DBH
- OVERSTORY TREES
- 1" X 1" CONIFER - CAMELIA HOLLY
- 1.5" DIA. @ 7' HGT. / 1.5" HGT. / 1.5" HGT. TO GROUND
- SHRUBS / GROUNDCOVER
- 1" X 1" CONIFER - CAMELIA HOLLY
- 2" X 2" CONIFER - CAMELIA HOLLY
- 3" X 3" CONIFER - CAMELIA HOLLY
- 4" X 4" CONIFER - CAMELIA HOLLY
- 5" X 5" CONIFER - CAMELIA HOLLY
- 6" X 6" CONIFER - CAMELIA HOLLY
- 7" X 7" CONIFER - CAMELIA HOLLY
- 8" X 8" CONIFER - CAMELIA HOLLY
- 9" X 9" CONIFER - CAMELIA HOLLY
- 10" X 10" CONIFER - CAMELIA HOLLY
- 11" X 11" CONIFER - CAMELIA HOLLY
- 12" X 12" CONIFER - CAMELIA HOLLY
- 13" X 13" CONIFER - CAMELIA HOLLY
- 14" X 14" CONIFER - CAMELIA HOLLY
- 15" X 15" CONIFER - CAMELIA HOLLY
- 16" X 16" CONIFER - CAMELIA HOLLY
- 17" X 17" CONIFER - CAMELIA HOLLY
- 18" X 18" CONIFER - CAMELIA HOLLY
- 19" X 19" CONIFER - CAMELIA HOLLY
- 20" X 20" CONIFER - CAMELIA HOLLY



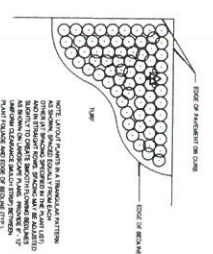
CADDSCAPES, INC.
 Florida Landscape Architecture Firm
 5152 Palma Drive
 Deltona, FL 32738
 Office: 407 310-5567
 Landscape Architect:
 John Ewsbychik, RLA
 Landscape Designer:
 Jason Bridgewater,
 Florida Water Star AP

48 HOURS BEYOND YOUR DREAM
 CADDSCAPES IS THE LAW IN FLORIDA
 LANDSCAPE ARCHITECTURE FIRM
 12500 WINDY HILLS ROAD
 SUITE 200
 DELTONA, FL 32738
 (407) 310-5567
 WWW.CADDSCAPES.COM

L-2
 WINTER PARK CENTER
 501 N. ORLANDO AVE.
 WINTER PARK, FLORIDA 32789

REVISION	DATE	REVISION	DATE

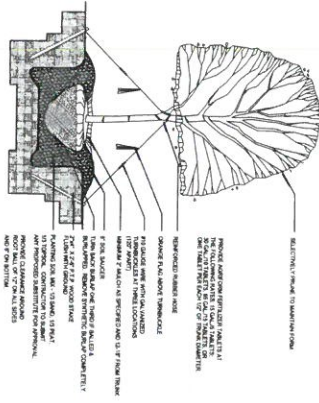
Z DEVELOPMENT
 services
 CA 29354
 708 E. COLONIAL DR., STE 100 PH: (407) 271-8910
 ORLANDO, FL 32803 FAX: (407) 442-0604



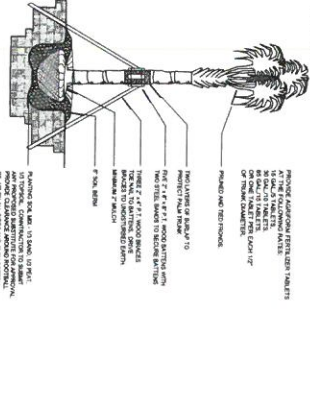
SHRUB GROUNDCOVER SPACING DETAIL
NOT TO SCALE



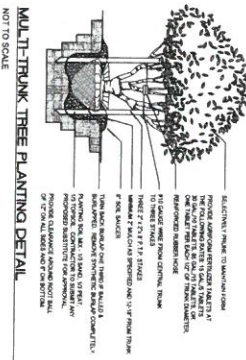
SHRUB AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE



PALM PLANTING DETAIL
NOT TO SCALE



MULTI-TRUNK TREE PLANTING DETAIL
NOT TO SCALE

- LANDSCAPE PLANTING NOTES**
1. ALL PLANTS MUST BE FREIGHTED, WOODS MATERIAL FREE OF PESTS AND DISEASE.
 2. ALL PLANTS SHALL BE FREIGHTED, WOODS MATERIAL FREE OF PESTS AND DISEASE.
 3. ALL PLANTS SHALL BE FREIGHTED, WOODS MATERIAL FREE OF PESTS AND DISEASE.
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 7. ALL PLANTS SHALL BE FREIGHTED, WOODS MATERIAL FREE OF PESTS AND DISEASE.
 8. ALL PLANTS SHALL BE FREIGHTED, WOODS MATERIAL FREE OF PESTS AND DISEASE.

- LANDSCAPE CONTRACTOR NOTES**
1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. THIS MEANS WATERING, FEEDING, AND PROTECTING THE PLANTS THROUGHOUT THE ENTIRE PROJECT.
 2. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE THE PLANTS THROUGHOUT THE ENTIRE PROJECT.
 3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANT MATERIAL AND PLANTING COSTS.
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PLANT LIST

TREES	QUANTITY	SYMBOL NAME	COMMON NAME	DESCRIPTION	REMARKS
K	1	SEA T GUM	SEA T GUM	SEA T GUM	
MD	30	MIMOSA	MIMOSA	MIMOSA	
OV	32	ORANGE	ORANGE	ORANGE	
UA	34	ULMUS	ULMUS	ULMUS	
WDB	36	WATER	WATER	WATER	
VO	38	VERBENA	VERBENA	VERBENA	
DC	40	DANIELA	DANIELA	DANIELA	
GT	42	GUM	GUM	GUM	
LC	44	LEUCODENDRON	LEUCODENDRON	LEUCODENDRON	
LEG	46	LEUCODENDRON	LEUCODENDRON	LEUCODENDRON	
800					
800					
800					
800					

TYPICAL TREE PROTECTION DETAIL

THE PROTECTION UNDISTURBED AREA SHALL BE PROTECTED BY THE CONSTRUCTION CONTRACTOR. THE PROTECTION SHALL BE MAINTAINED THROUGHOUT THE ENTIRE PROJECT. THE PROTECTION SHALL BE MAINTAINED THROUGHOUT THE ENTIRE PROJECT.

- CITY OF WINTER PARK CODE NOTES**
1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER.
 2. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE THE PLANTS THROUGHOUT THE ENTIRE PROJECT.
 3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANT MATERIAL AND PLANTING COSTS.
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 8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANT MATERIAL AND PLANTING COSTS.

- TREE MITIGATION CODE NOTES**
1. EXISTING TREES TO BE REMOVED SHALL BE MITIGATED AT 1:1 RATIO.
 2. EXISTING TREES TO BE REMOVED SHALL BE MITIGATED AT 1:1 RATIO.
 3. EXISTING TREES TO BE REMOVED SHALL BE MITIGATED AT 1:1 RATIO.
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 8. EXISTING TREES TO BE REMOVED SHALL BE MITIGATED AT 1:1 RATIO.

EXISTING TREES TO BE REMOVED	EXISTING TREES TO BE REMOVED
1	1
2	2
3	3
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9	9
10	10
11	11
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50	50

CADDSCAPES, INC.
Florida Landscape Architecture Firm
2750 N. US HWY 1
Deltona, FL 32738
Office: 407 310-5567
LCA# 26000550
caddscapes@gmail.com
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Landscape Architect:
John Ewseychik, RLA
Landscape Designer:
Jason Bridgewater
Florida Water Star AP

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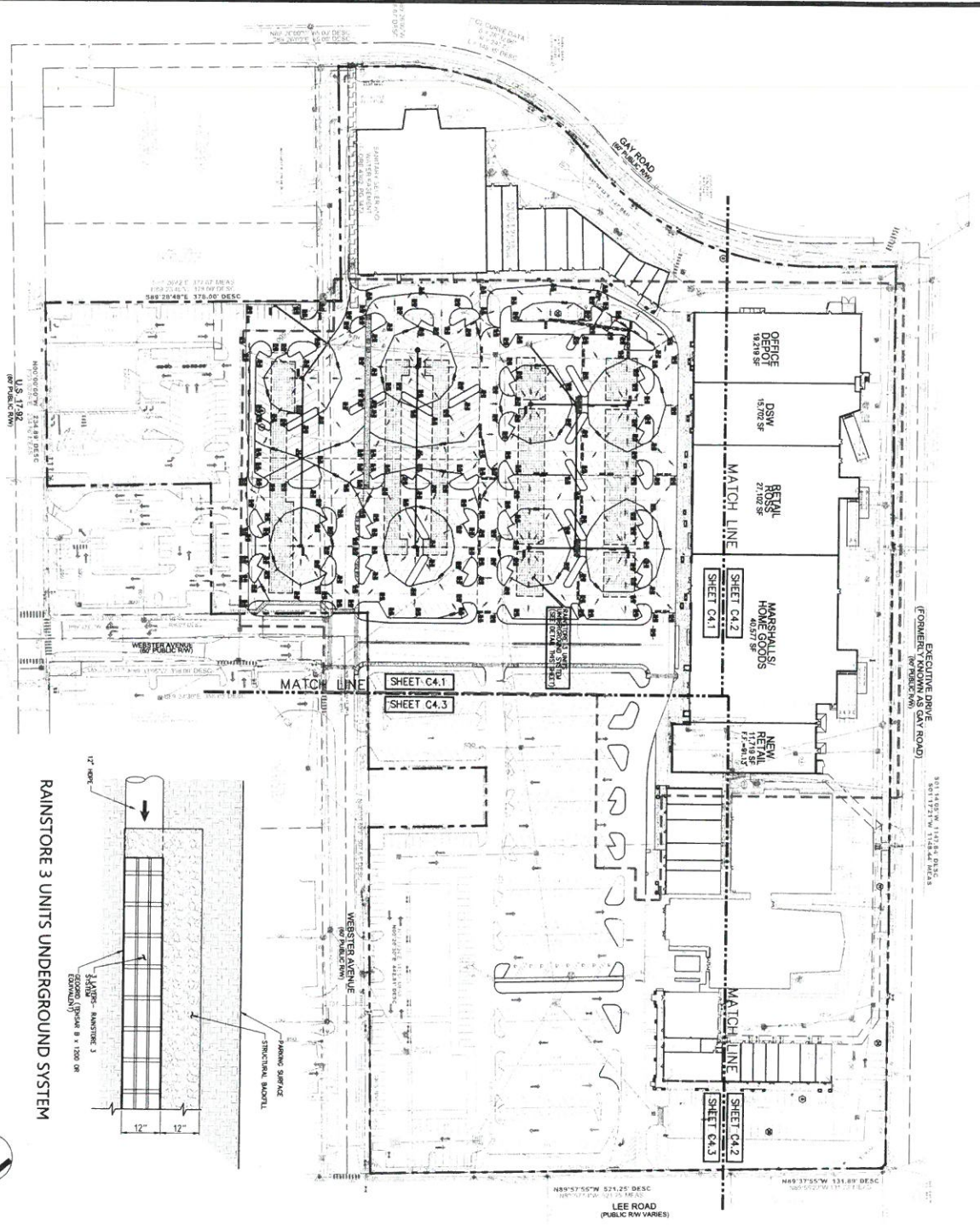
WINTER PARK CENTER
501 N. ORLANDO AVE.
WINTER PARK, FLORIDA 32789

DATE: 02-19-16
DRAWN BY: JCS
CHECKED BY: JCS
LANDSCAPE DETAILS
PROJECT NO. 2015.168

Z DEVELOPMENT
services
CA 29354
708 E. COLONIAL DR., STE 100 PH: (407) 271-8910
ORLANDO, FL 32803 FAX: (407) 442-0604

MASTER GRADING and DRAINAGE PLAN

1"=40'



WINTER PARK CENTER
501 N. ORLANDO AVE.
WINTER PARK, FLORIDA 32789

C4.0

PROJECT NO. 2015.184

DATE: 02-19-16
DRAWN: JH
CHECKED: RZ

REVISION	DATE	REVISION	DATE



CA 29354

708 E. COLONIAL DR., STE 100 PH: (407) 271-8910
ORLANDO, FL 32803 FAX: (407) 442-0604

ROBERT ZECOFUSS, P.E., LEED AP
FL REG # 56752