

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

**Staff Report
December 4, 2018**

SPR 18-15 REQUEST OF STEVEN AND MARIA MCCRANEY FOR APPROVAL TO CONSTRUCT A NEW, TWO-STORY, 10,138 SQUARE FOOT, SINGLE-FAMILY HOME LOCATED AT 1216 NORTH PARK AVENUE ON LAKE MAITLAND, ZONED R-1AAA.

Steven and Maria McCraney (property owners) are requesting site plan approval to construct a new two-story, 10,138 square-foot, single-family home at 1216 North Park Avenue, which is located on Lake Maitland, and is zoned R-1AAA.

The buildable area of this property measures approximately 36,560 square feet, and is occupied by an existing single-family home that is to be demolished. The proposed two-story home will be total of 10,138 square feet, which yields a floor area ratio (FAR) of 28%. This new home will have impervious lot coverage of 10,923 square feet or 30%. Both the FAR and impervious coverages are within the maximum the code permits.

TREE PRESERVATION: The Code direction on water front lots is “to preserve existing trees to the degree reasonably possible.” No protected trees are being removed as part of this request. The existing oaks in the front of the lot and the cypress trees near the lake are being preserved.

VIEW FROM THE LAKE: The Code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy is not to permit walls/swimming pool decks facing the lake in excess of three feet in height. The issues that we typically deal with about grades and pools decks/retaining walls are not present in this case due to the fact that the lot is relatively flat.

VIEW OF NEIGHBORS: The Code direction is to minimize the degradation of traditional views across properties by new houses, additions, second story additions, etc. alongside property lines toward the lake that may block traditional views. This home will be constructed behind the 50 foot lakefront setback, and will not block the lake views of the adjoining properties.

STORM WATER RETENTION: The zoning code requires retention of storm water so that storm water flowing over a waterfront lawn area does not carry with it into the lake any fertilizers, herbicides, etc. Typically, this retention requirement is accomplished by the creation of a depressed swale area across the waterfront of about one foot in depth. The amount of impervious surface determines the need for the depth of the swale.

The applicant is proposing a stormwater retention swale that is sized to meet the City's code requirement near the lakefront. However, the proposed location of stormwater swale would impact the integrity of the cypress trees near the lake. Staff has had conversations with the applicant about redesigning the swale, after input from the city's Engineering and

Urban Forestry departments, as to not impact the cypress trees, and the applicant is in agreeance but did not have time to resubmit a new plan prior to the meeting.

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 with one condition:

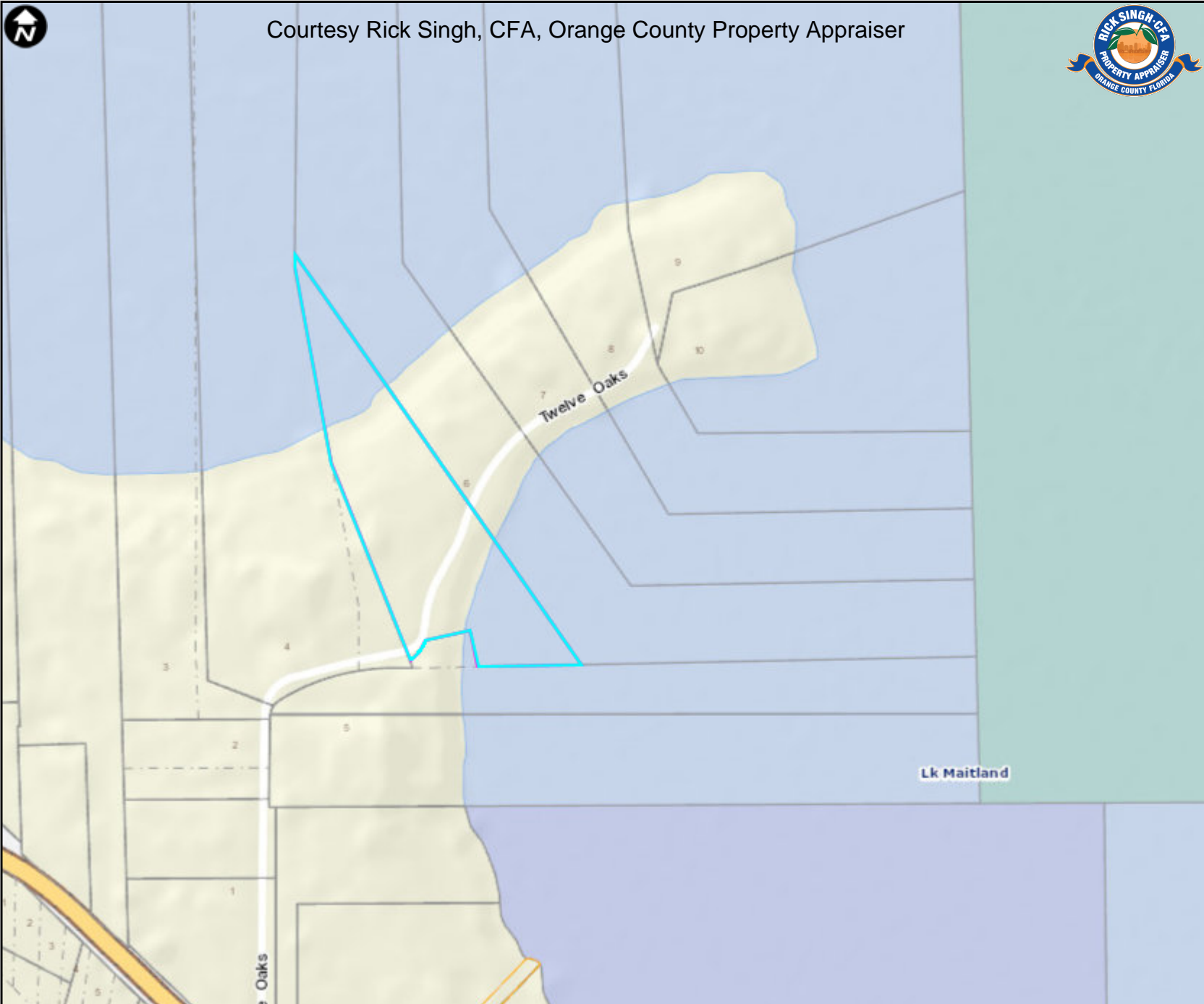
- 1. That the final stormwater plan be redesigned, with input from Engineering and Urban Forestry, as to not impact the lakefront cypress trees.**



Courtesy Rick Singh, CFA, Orange County Property Appraiser



































- 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



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This map is for reference only and is not a survey

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



Courtesy Rick Singh, CFA, Orange County Property Appraiser



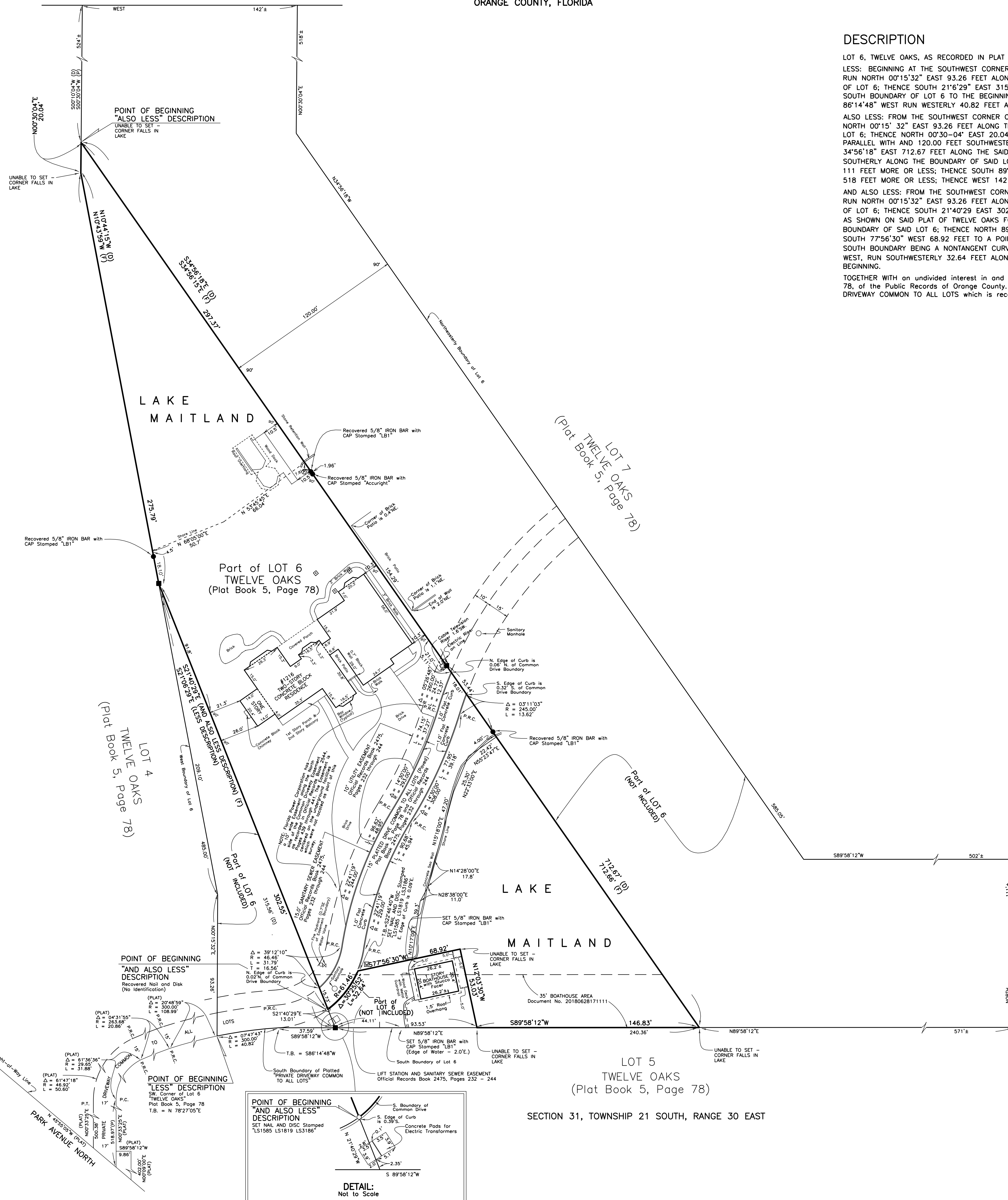
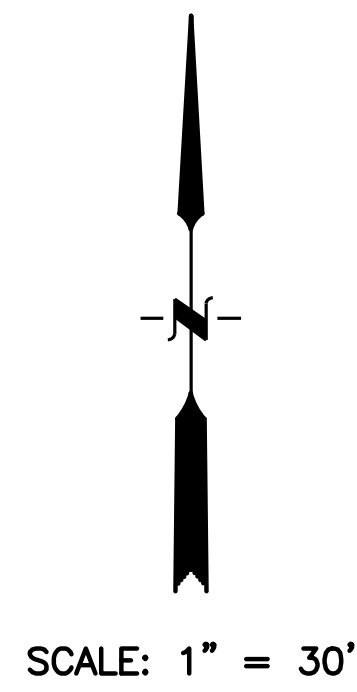
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This map is for reference only and is not a survey

BOUNDARY SURVEY

SECTION 31, TOWNSHIP 21 SOUTH, RANGE 30 EAST
ORANGE COUNTY, FLORIDA

NOT PLATTED
Per Plat



DESCRIPTION

LOT 6, TWELVE OAKS, AS RECORDED IN PLAT BOOK 5, PAGE 78, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
LESS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, TWELVE OAKS, AS RECORDED IN PLAT BOOK 5, PAGE 78, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN NORTH 00°15'32" EAST 93.26 FEET ALONG THE WEST BOUNDARY OF SAID LOT 6; THENCE NORTH 10°44'15" WEST 209.10 FEET ALONG THE SAID WEST BOUNDARY OF LOT 6; THENCE SOUTH 21°6'29" EAST 315.56 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 6; THENCE SOUTH 89°58'12" WEST 37.59 FEET ALONG THE SAID SOUTH BOUNDARY OF LOT 6 TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 300.00 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 86°14'48" WEST RUN WESTERLY 40.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°47'43" TO THE POINT OF BEGINNING.
ALSO LESS: FROM THE SOUTHWEST CORNER OF LOT 6, TWELVE OAKS, AS RECORDED IN PLAT BOOK 5, PAGE 78, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN NORTH 00°15'32" EAST 93.26 FEET ALONG THE WEST BOUNDARY OF SAID LOT 6; THENCE NORTH 10°44'15" WEST 209.10 FEET ALONG THE SAID WEST BOUNDARY OF LOT 6; THENCE NORTH 00°30'-04" EAST 20.04 FEET ALONG THE SAID WEST BOUNDARY OF LOT 6 FOR THE POINT OF BEGINNING, SAID POINT BEING ON A LINE PARALLEL WITH AND 120.00 FEET SOUTHWESTERLY OF, WHEN MEASURED AT RIGHT ANGLES, TO THE NORTHEASTERLY BOUNDARY OF SAID LOT 6; THENCE SOUTH 34°56'18" EAST 712.67 FEET ALONG THE SAID PARALLEL LINE TO THE SOUTH BOUNDARY OF SAID LOT 6; THENCE RUN EASTERLY, NORTHERLY, WESTERLY AND SOUTHERLY ALONG THE BOUNDARY OF SAID LOT 6 WITH THE FOLLOWING COURSES AND DISTANCES: NORTH 89°58'12" EAST 571 FEET MORE OR LESS; THENCE NORTH 111 FEET MORE OR LESS; THENCE SOUTH 89°58'12" WEST 502 FEET MORE OR LESS; THENCE NORTH 34°56'18" WEST 585.05 FEET; THENCE NORTH 00°30'04" EAST 518 FEET MORE OR LESS; THENCE WEST 142 FEET MORE OR LESS; THENCE SOUTH 00°30'04" WEST 524 FEET MORE OR LESS TO THE POINT OF BEGINNING.
AND ALSO LESS: FROM THE SOUTHWEST CORNER OF LOT 6, TWELVE OAKS, AS RECORDED IN PLAT BOOK 5, PAGE 78, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN NORTH 00°15'32" EAST 93.26 FEET ALONG THE WEST BOUNDARY OF SAID LOT 6; THENCE NORTH 10°44'15" WEST 209.10 FEET ALONG THE SAID WEST BOUNDARY OF LOT 6; THENCE SOUTH 21°40'29" EAST 302.55 FEET TO A POINT ON THE SOUTH BOUNDARY OF THAT CERTAIN PLATTED "PRIVATE DRIVEWAY COMMON TO ALL LOTS" AS SHOWN ON SAID PLAT OF TWELVE OAKS FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 21°40'29" EAST 13.01 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 6; THENCE NORTH 89°58'12" EAST 93.53 FEET ALONG SAID SOUTH BOUNDARY; THENCE NORTH 12°03'30" WEST 53.03 FEET; THENCE RUN SOUTH 77°56'30" WEST 68.92 FEET TO A POINT ON THE AFORESAID SOUTH BOUNDARY OF THAT CERTAIN PLATTED "PRIVATE DRIVEWAY COMMON TO ALL LOTS", SAID SOUTH BOUNDARY BEING A NONTANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 61.46 FEET; THENCE FROM A TANGENT OF SOUTH 22°46'40" WEST, RUN SOUTHWESTERLY 32.64 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTH BOUNDARY THROUGH A CENTRAL ANGLE OF 30°25'52" TO THE POINT OF BEGINNING.
TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE PRIVATE DRIVEWAY COMMON TO ALL LOTS AS SHOWN ON THE PLAT OF TWELVE OAKS AS RECORDED IN PLAT BOOK 5, PAGE 78, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND WHICH PRIVATE DRIVEWAY COMMON TO ALL LOTS IS MORE SPECIFICALLY DESCRIBED IN THAT DESCRIPTION TITLED PRIVATE DRIVEWAY COMMON TO ALL LOTS WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2475, PAGE 236, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

NOTES:

- This Plat represents a Boundary Survey of the description prepared by Jones, Wood & Gentry, Inc. per client's instruction and does not indicate ownership.
- Bearings shown hereon are based on the South bearing of Lot 6, TWELVE OAKS, Plat Book 5, Page 78 as bearing S 89°58'12" W per Plat.
- Underground utilities not located.
- Visible improvements are shown unless noted otherwise.
- Sprinkler System not shown.
- The location of the Ordinary High Water Mark has not been determined by this survey. The Second District Court of Appeals of the State of Florida (Adams v. Crews, October 8, 1958) determined that Lake Maitland was a navigable water body and, therefore, the State of Florida Department of Environmental Protection will claim title to those lands lakeward of the Ordinary High Water Mark.
- Private driveway common to all lots as shown on "TWELVE OAKS" plat was not surveyed.
- Basing my opinion on the FEDERAL EMERGENCY NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, Orange County, Florida, Community Panel Number 12095C0255F, revised September 25, 2009 and not a survey, it appears from a reading of said map that the land described hereon is shown to be within "ZONE AE", having a Base Flood Elevation of 68 feet and lying in an area determined to be within the 0.1% annual chance floodplain. The FLOOD INSURANCE RATE MAP is not a survey and no responsibility is taken for the information contained in or the accuracy of the above referenced map.
- Record documents referenced by this survey are per Schedule Bill of First American Title Insurance Commitment File No. 2037-4032885, dated June 02, 2018 at 8:00 A.M. No research of the public records for pertinent documents, if any, was conducted by JONES, WOOD & GENTRY, INC. for other pertinent documents. Research of the public records was not a part of the Scope of Surveying Services contract. Items found listed in Schedule Bill thereof, affecting the subject property as determined by this survey, are as follows:
Item 9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TWELVE OAKS, as recorded in Plat Book 5, Page(s) 78, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Item 10. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Book 8508, Page 972, amended in Book 8635, Page 1322; Book 8635, Page 1325 and Book 8759, Page 2369, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Item 11. Easement recorded in Book 2475, Page 232. AS SHOWN
Item 12. Easement recorded in Book 2544, Page 439. AS SHOWN
Item 13. Easement for Underground Sanitary Sewer, recorded in Book 6192, Page 2333. BLANKET
Item 14. Irrevocable Assignment of Easement Rights recorded in Book 8045, Page 4770. BLANKET
Item 15. Riparian and/or littoral rights are not insured.
Item 16. This Policy does not insure title to any part of the land lying below the ordinary high water mark of any abutting body of water.
Item 17. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use.

CERTIFIED TO:

Steven E. McRaney and Maria M. McRaney, husband and wife
First American Title Insurance Company
Shuts & Bowen LLP

LEGEND:

- Δ = Delta (Intersecting Angle)
- D = Per Description
- F = Field
- P = Per Plat
- R = Radius
- L = Arc Length
- T = Tangent Length
- T.B. = Tangent Bearing
- P.C. = Point of Curvature
- P.T. = Point of Tangency
- P.C.C. = Point of Compound Curve
- P.R.C. = Point of Reverse Curve
- A/C = Air Conditioner
- ⊙ = Pipe
- ⊠ = Yard Drain
- ⊡ = Water Meter
- = Recovered 4" x 4" Concrete Monument with 3/8" Iron Bar (No Identification)
- = Recovered NAIL AND DISC STAMPED "L51585 L51819 L53186"

REVISIONS

REVISED BOUNDARY - 08-15-2018 - ADA

BY: ADA
DATE: 07-17-18
DRAWING: 29211.DWG
JOB: 29211
SHEET 1 OF 1

JONES, WOOD & GENTRY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS - LBI
2600 EAST ROBINSON STREET
ORLANDO, FLORIDA 32803
407-898-7780

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER
FOR:
DANIEL E. GENTRY, 3rd Class Professional Registration Number 5047

STEVEN E. McRANEY

DETAIL:
Not to Scale

LEGAL DESCRIPTION

LOT 6, TWELVE OAKS, AS RECORDED IN PLAT BOOK 5, PAGE 78, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6, TWELVE OAKS, AS RECORDED IN PLAT BOOK 5, PAGE 78, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN NORTH 00°15'32" EAST 83.26 FEET ALONG THE WEST BOUNDARY OF SAID LOT 6, THENCE NORTH 10°44'15" WEST 209.10 FEET ALONG THE SAID WEST BOUNDARY OF LOT 6, THENCE SOUTH 81°50'00" EAST 315.56 FEET TO A POINT ON THE SOUTH BOUNDARY OF LOT 6, THENCE SOUTH 89°58'12" WEST 37.59 FEET ALONG THE SAID SOUTH BOUNDARY OF LOT 6 TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 500.00 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 86°14'48" WEST RUN WESTERLY 40.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°47'43" TO THE POINT OF BEGINNING.

ALSO LESS FROM THE SOUTHWEST CORNER OF LOT 6, TWELVE OAKS, AS RECORDED IN PLAT BOOK 5, PAGE 78, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN NORTH 02°15' 32" EAST 93.26 FEET ALONG THE WEST BOUNDARY OF SAID LOT 6, THENCE NORTH 10°44'15" WEST 485.00 FEET ALONG THE SAID WEST BOUNDARY OF LOT 6, THENCE NORTH 02°30'04" EAST 20.04 FEET ALONG THE SAID WEST BOUNDARY OF LOT 6 FOR THE POINT OF BEGINNING, SAID POINT BEING ON A LINE PARALLEL WITH AND 100.00 FEET SOUTHWESTERLY OF, WHEN MEASURED AT RIGHT ANGLES, TO THE NORTHWESTERLY BOUNDARY OF SAID LOT 6, THENCE SOUTH 34°50'18" EAST 712.67 FEET ALONG THE SAID PARALLEL LINE TO THE SOUTH BOUNDARY OF SAID LOT 6, THENCE RUN EASTERLY, NORTHERLY, WESTERLY AND SOUTHERLY ALONG THE BOUNDARY OF SAID LOT 6 WITH THE FOLLOWING COURSES AND DISTANCES: NORTH 89°58'12" EAST 571 FEET MORE OR LESS, THENCE NORTH 111 FEET MORE OR LESS, THENCE SOUTH 89°58'12" WEST 502 FEET MORE OR LESS, THENCE NORTH 34°50'18" WEST 585.00 FEET, THENCE NORTH 02°30'04" EAST 518 FEET MORE OR LESS, THENCE WEST 142 FEET MORE OR LESS, THENCE SOUTH 02°30'04" WEST 524 FEET MORE OR LESS TO THE POINT OF BEGINNING.

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TOGETHER WITH an undivided interest in and to the private driveway common to all lots as shown on the Plat of TWELVE OAKS as recorded in Plat Book 5, Page 78, of the Public Records of Orange County, Florida, and which private driveway common to all lots is more specifically described in that description titled "PRIVATE DRIVEWAY COMMON TO ALL LOTS" which is recorded in Official Records Book 2475, Page 236, of the Public Records of Orange County, Florida.

SYMBOL LEGEND

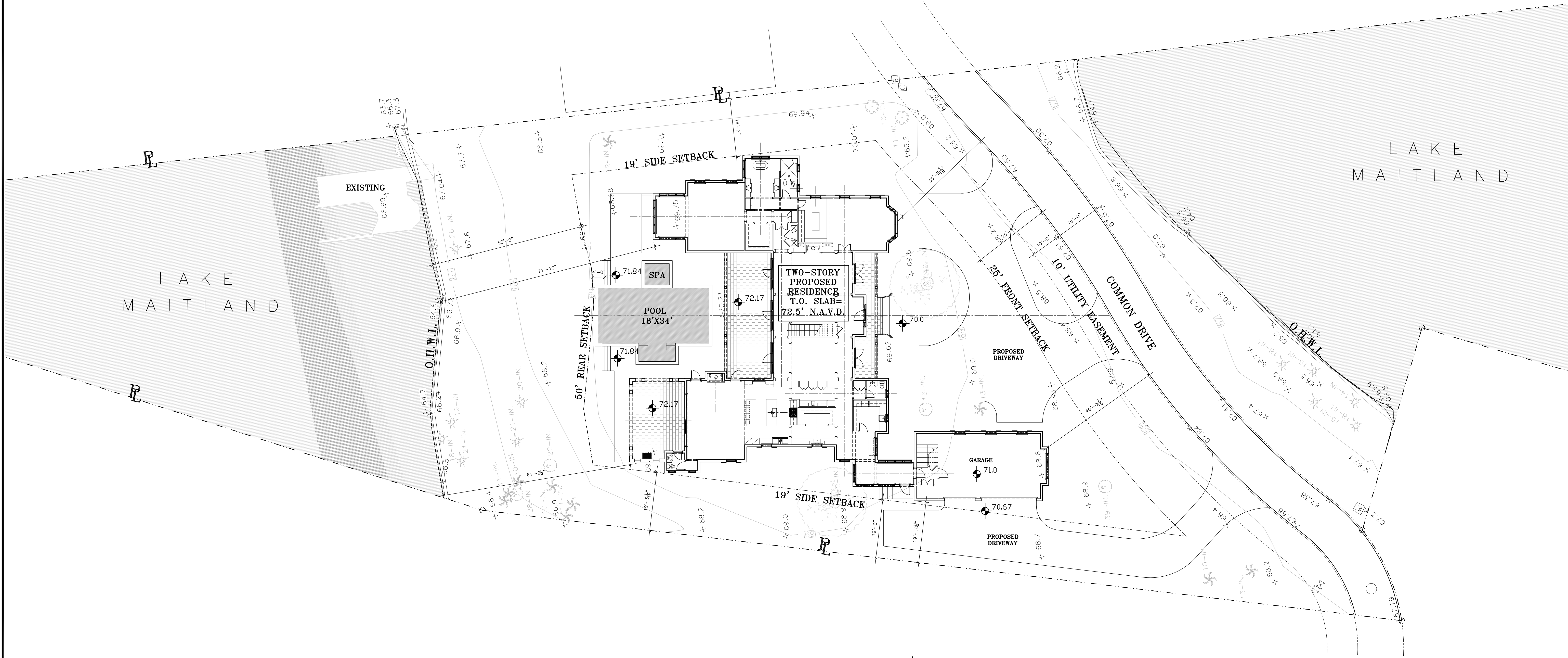
× 69.62	EXISTING ELEVATIONS (N.A.V.D.)
72.17	PROPOSED ELEVATIONS (N.A.V.D.)

LOT DATA

LOT AREA:	41,886 SF
F.A.R.:	(15%) 6,166 SF
PERVIOUS:	30,963 SF
IMPERVIOUS:	10,423 SF

SQUARE FOOT DATA

A/C FIRST FLOOR :	4,799 SF
A/C SECOND FLOOR:	2,370 SF
TOTAL A/C	7,169 SF
GARAGE:	977 SF
COVERED NON A/C SPACE	1,992 SF
TOTAL S.F.	10,138 SF



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

PJA DAILEY JANSSEN ARCHITECTS
 LICENSE #AA-COO1974
 TEL: 861-839-4707
 400 CLEMATIS STREET, SUITE 200
 WEST PALM BEACH, FLORIDA, 33401

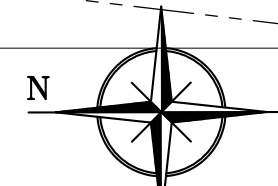
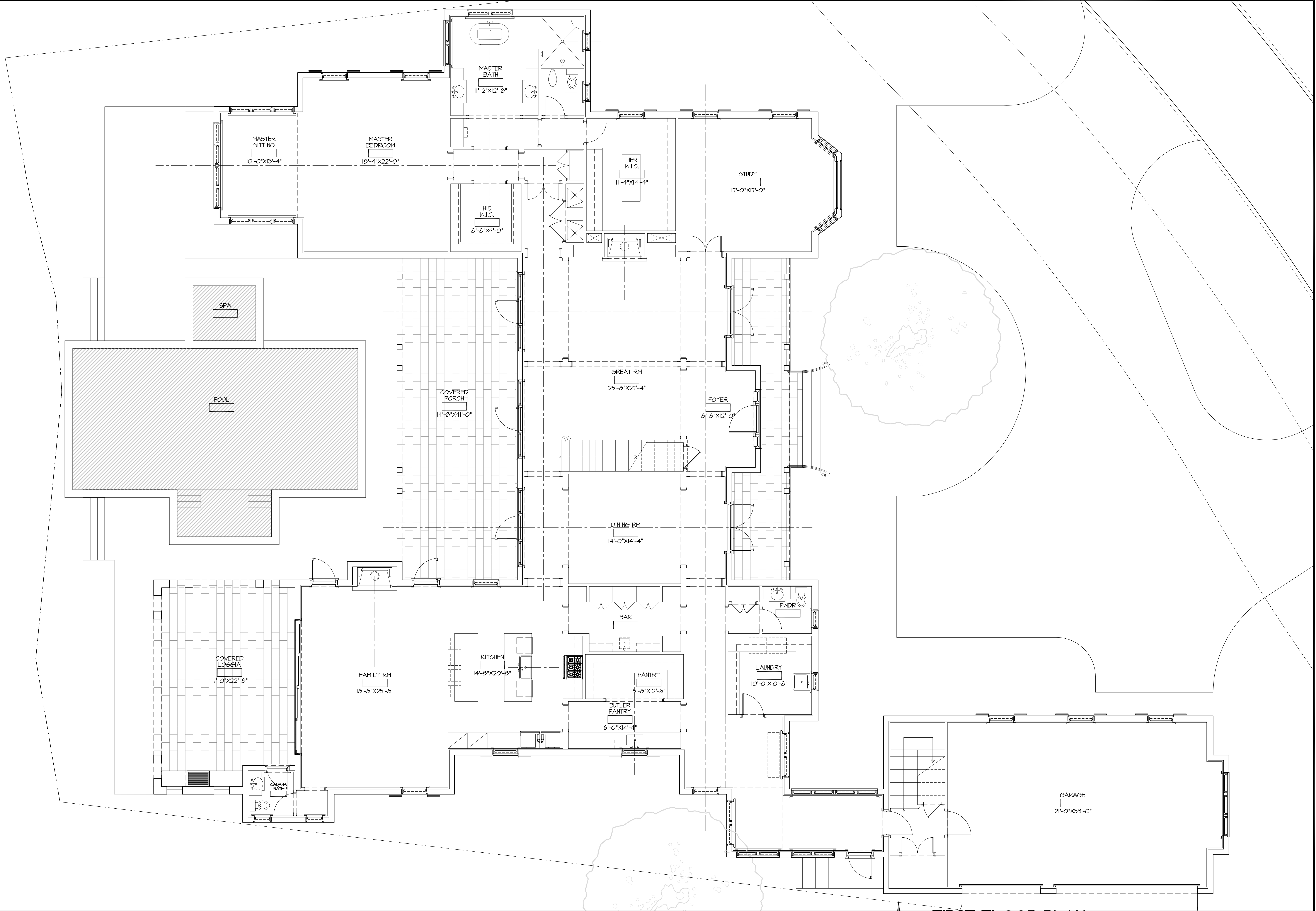
Proposed New Residence at:
1216 PARK AVENUE NORTH
 WINTER PARK, FL

Date: 11-13-18
 Drawn:
 Revised:

Job No.
 18-120

Seal
 Roger P. Janssen
 AR-14785

Drawing No.
 SP-1.01



FIRST FLOOR PLAN

SCALE 3/16" = 1'-0"

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DJA DAILEY JANSSEN ARCHITECTS
 400 CLEMATIS STREET, SUITE 200
 WEST PALM BEACH, FLORIDA, 33401
 LICENSE #AA-C001974
 TEL: 561-833-4707

Proposed New Residence at:
1216 PARK AVENUE NORTH
 WINTER PARK, FL

Date: 11-13-18
 Drawn:
 Revised:

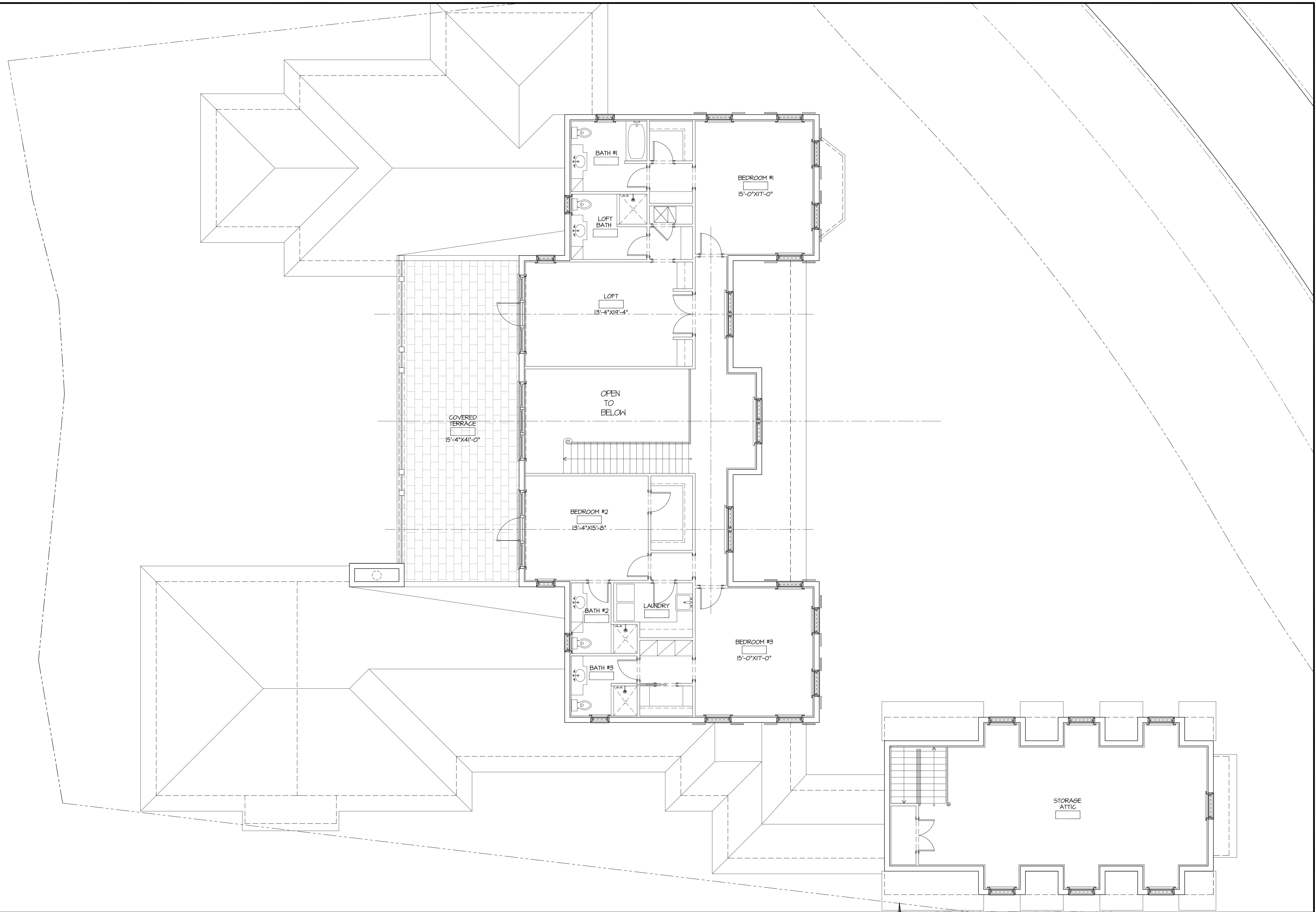
Job No.
 18-120

Seal

Roger P. Janssen
 AR-14785

Drawing No.

A-1.01



SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

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D J A DAILEY JANSSEN ARCHITECTS
 400 CLEMATIS STREET, SUITE 200
 WEST PALM BEACH, FLORIDA, 33401
 LICENSE #AA-COO1974
 TEL: 561-833-4707

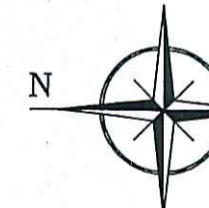
Proposed New Residence at:
1216 PARK AVENUE NORTH
 WINTER PARK, FL

Date: 11-13-18
 Drawn:
 Revised:

Job No.
 18-120

Seal
 Roger P. Janssen
 AR-14785

Drawing No.
 A-1.02



ENTRY ELEVATION (SOUTH)

SCALE 1/4" = 1'-0"

D J A DAILEY JANSEN ARCHITECTS
 400 CLEMATIS STREET, SUITE 200
 WEST PALM BEACH, FLORIDA, 33401
 LICENSE #AA-COO1974
 TEL: 561-833-4707

Proposed New Residence at
 1216 PARK AVENUE NORTH
 WINTER PARK, FL

Date: 11-13-18
 Drawn:
 Revised:

Job No.
 18-120

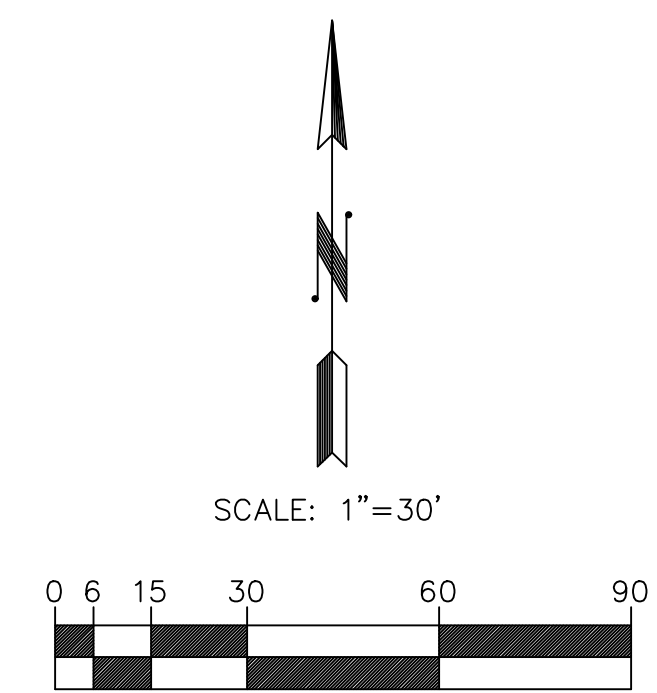
Seal

Roger P. Janssen
 AR-14785

Drawing No.

A-2.01

LAND USE		
BUILDING (1ST FLOOR, GARAGE, NON A/C)	7,768 SF	0.178 AC.
PATIO	1,155 SF	0.026 AC.
DRIVE	4,663 SF	0.107 AC.
TOTAL IMPERVIOUS	13,586 SF	0.312 AC.
LAKE OPEN	34,848 SF	0.800 AC.
TOTAL	76,515 SF	1.757 AC.



SECTION 31, TOWNSHIP 21 SOUTH, RANGE 30 EAST
ORANGE COUNTY, FLORIDA

DESCRIPTION

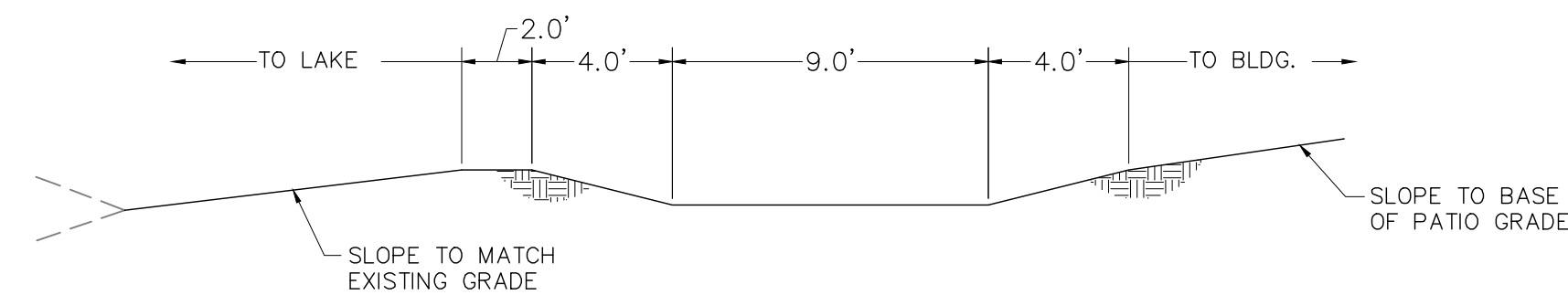
LOT 6, TWELVE OAKS, AS RECORDED IN PLAT BOOK 5, PAGE 78, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, TWELVE OAKS, AS RECORDED IN PLAT BOOK 5, PAGE 78, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN NORTH 00°15'32" EAST 93.26 FEET ALONG THE WEST BOUNDARY OF SAID LOT 6; THENCE NORTH 10°44'15" WEST 209.10 FEET ALONG THE SAID WEST BOUNDARY OF LOT 6; THENCE SOUTH 21°6'29" EAST 315.56 FEET TO A POINT ON THE SOUTH BOUNDARY OF LOT 6, THENCE SOUTH 89°58'12" WEST 37.59 FEET ALONG THE SAID SOUTH BOUNDARY OF LOT 6 TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 300.00 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 86°14'48" WEST RUN WESTERLY 40.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°47'43" TO THE POINT OF BEGINNING.

ALSO LESS: FROM THE SOUTHWEST CORNER OF LOT 6, TWELVE OAKS, AS RECORDED IN PLAT BOOK 5, PAGE 78, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN NORTH 00°15'32" EAST 93.26 FEET ALONG THE WEST BOUNDARY OF SAID LOT 6; THENCE NORTH 10°44'15" WEST 485.10 FEET ALONG THE SAID WEST BOUNDARY OF LOT 6; THENCE NORTH 00°30'-04" EAST 20.04 FEET ALONG THE SAID WEST BOUNDARY OF LOT 6 FOR THE POINT OF BEGINNING, SAID POINT BEING ON A LINE PARALLEL WITH AND 120.00 FEET SOUTHWESTERLY OF, WHEN MEASURED AT RIGHT ANGLES, TO THE NORTHEASTERLY BOUNDARY OF SAID LOT 6; THENCE SOUTH 34°56'18" EAST 712.67 FEET ALONG THE SAID PARALLEL LINE TO THE SOUTH BOUNDARY OF SAID LOT 6; THENCE RUN EASTERLY, NORTHERLY, WESTERLY AND SOUTHERLY ALONG THE BOUNDARY OF SAID LOT 6 WITH THE FOLLOWING COURSES AND DISTANCES: NORTH 89°58'12" EAST 571 FEET MORE OR LESS; THENCE NORTH 111 FEET MORE OR LESS; THENCE SOUTH 89°58'12" WEST 502 FEET MORE OR LESS; THENCE NORTH 34°56'18" WEST 585.05 FEET; THENCE NORTH 00°30'04" EAST 518 FEET MORE OR LESS; THENCE WEST 142 FEET MORE OR LESS; THENCE SOUTH 00°30'04" WEST 524 FEET MORE OR LESS TO THE POINT OF BEGINNING.

AND ALSO LESS: FROM THE SOUTHWEST CORNER OF LOT 6, TWELVE OAKS, AS RECORDED IN PLAT BOOK 5, PAGE 78, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN NORTH 00°15'32" EAST 93.26 FEET ALONG THE WEST BOUNDARY OF SAID LOT 6; THENCE NORTH 10°44'15" WEST 209.10 FEET ALONG THE SAID WEST BOUNDARY OF LOT 6; THENCE SOUTH 21°40'29" EAST 302.55 FEET TO A POINT ON THE SOUTH BOUNDARY OF THAT CERTAIN PLATTED "PRIVATE DRIVEWAY COMMON TO ALL LOTS" AS SHOWN ON SAID PLAT OF TWELVE OAKS FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 21°40'29" EAST 13.01 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 6; THENCE NORTH 89°58'12" EAST 93.53 FEET ALONG SAID SOUTH BOUNDARY; THENCE NORTH 12°03'30" WEST 53.03 FEET; THENCE RUN SOUTH 77°56'30" WEST 68.92 FEET TO A POINT ON THE AFORESAID SOUTH BOUNDARY OF THAT CERTAIN PLATTED "PRIVATE DRIVEWAY COMMON TO ALL LOTS" SAID SOUTH BOUNDARY BEING A NONTANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 61.46 FEET; THENCE FROM A TANGENT OF SOUTH 22°46'40" WEST, RUN SOUTHWESTERLY 32.64 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTH BOUNDARY THROUGH A CENTRAL ANGLE OF 30°25'52" TO THE POINT OF BEGINNING.

TOGETHER WITH an undivided interest in and to the private driveway common to all lots as shown on the Plat of TWELVE OAKS as recorded in Plat Book 5, Page 78, of the Public Records of Orange County, Florida, and which private driveway common to all Lots is more specifically described in that description titled PRIVATE DRIVEWAY COMMON TO ALL LOTS which is recorded in Official Records Book 2475, Page 236, of the Public Records of Orange County, Florida.



SECTION A-A
SCALE: 1"=5'

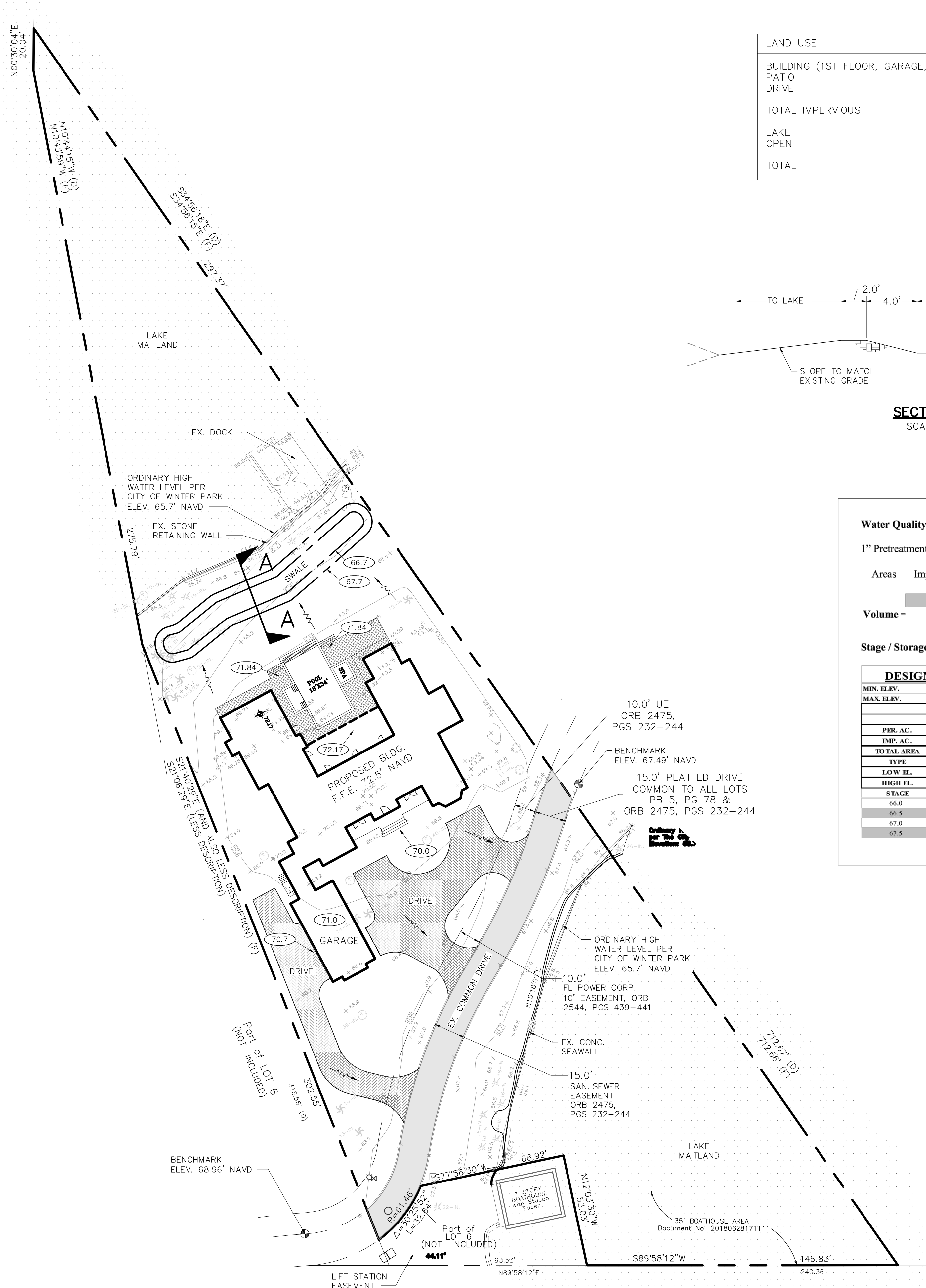
Water Quality Treatment

1" Pretreatment for Water Quality (Impervious surfaces only)

Areas	Imp. Surfaces	Ac.
		0.312
Volume =		0.026 Ac. Ft.

Stage / Storage Table

DESIGNED STAGE STORAGE			
MIN. ELEV.	66.00 NGVD		
MAX. ELEV.	70.00 NGVD		
	SWALE	SWALE	TOTAL
PER. AC.	0.018	0.025	0.043
IMP. AC.	0.000	0.000	0.000
TOTAL AREA	0.018	0.025	0.043
TYPE	L	V	
LOW EL.	66.70	66.70	
HIGH EL.	67.70	67.70	
STAGE			
66.0	0.000	0.000	0.000
66.5	0.000	0.000	0.000
67.0	0.001	0.007	0.008
67.5	0.006	0.020	0.026



LEGEND

- 94.0 PROPOSED ELEVATION
- EXISTING ELEVATION
- DRAINAGE FLOW ARROW
- EXISTING VALVE & WATER LINE
- EXISTING CATCH BASIN & LINE
- EXISTING MANHOLE & LINE
- EXISTING FIRE HYDRANT WITH VALVE & TEE
- EXISTING SANITARY MAIN/SERVICE
- ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING LAKE

SMILEY & ASSOCIATES, INC.

1928 COMMERCE LANE, SUITE 2, JUPITER, FLORIDA 33458
561-747-8335 • msmiley@smiley-associates.com
www.smiley-associates.com
EB # 0613

REV.	DESCRIPTION	APRV	DATE

McCRANEY RESIDENCE
FOR
STEVEN McCRANEY
WINTER PARK, FLORIDA

DRAINAGE PLAN

DATE	11/15/18
DRT	DRT
DSG	MS
CHK	MS
CADDWG	012PLAN

11/15/18

C1
SHEET TYPE
SHEET 1 OF 1
JOB # 18-012

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

**Staff Report
December 4, 2018**

REQUEST OF ROLLINS COLLEGE FOR: CONDITIONAL USE APPROVAL TO REDEVELOP THE FRED STONE THEATRE LOCATION WITH A NEW BLACK BOX THEATRE FACILITY OF 11,665 SQUARE FEET IN SIZE ON THE ROLLINS COLLEGE CAMPUS AT 1000 HOLT AVENUE.

The applicant, Rollins College, is requesting approval of a Conditional Use to redevelop the site of the former Fred Stone Theatre with a new Black Box Theatre facility of 11,665 square feet in size. Due to the size (over 10,000 sf) it is a conditional use.

Site & Project Details: The site is the location of the former Fred Stone Theatre adjacent to Fairbanks Avenue on the southwest corner with Chase Avenue. It is within and a part of the Rollins College campus. This building program, as an educational facility is consistent with the Institutional future land use and PQP categories.

The new Black Box Theatre would be one story with most of it approximately 25 feet to the roof peak but the theater component needs two story interior floor to ceiling height so it is approximately 37 feet to the roof peak. In that location adjacent to Fairbanks Avenue buildings up to 55 feet are permitted in the PQP zoning. The building setback from Fairbanks Avenue ranges from 40 to 60 feet as the roadway curves going east. The PQP code setback is 10 feet from the street property line.

Parking and Access Considerations: Please note that a component of this project is to change the vehicular roadway of Chase Avenue into solely a pedestrian corridor. That intersection with Fairbanks Avenue has always been problematic especially for left turns into or out of Chase Avenue. The redevelopment as a pedestrian mall will then only allow access to the Field House parking lot only from the south via Holt Avenue. The added size and north/south length of the new Black Box Theatre also results in reducing the size of the Field House parking lot and the loss of 30 parking spaces within that parking lot.

There is no specific parking requirement for this theatre facility. The parking for this building would be included within the parking requirements of Rollins College, which is one space for each staff person and one space for each two students. To the extent that the College provides parking on-campus, in the Sun trust garage or within any future parking garage, those locations would qualify as the parking code looks at the requirements for the College "globally". However, the loss of parking reduces the convenience for non-campus visitors to events at the Field House or this Black Box Theatre.

Architectural Image: Perspective elevations are included in the agenda materials depicting the look of the proposed parking theater facility which is consistent with the Mediterranean architectural theme on the campus.

Tree Preservation and Removal: Rollins College has undertaken in the past 10+ years to remove the aging and declining laurel oak tree population on campus and aggressively replant the campus with new live oak trees and other diversity trees such as the original pine trees. This is the same transition process that the City is dealing with along our city roadways. However, when any portion of the campus is proposed for redevelopment there are then healthy trees that were installed around the previous structures. In this case, five live oak trees and six pine trees which were planted by Rollins are proposed for removal due to the larger size of this new theatre facility. Staff notes that there may be opportunities for the potential preservation of two of the live oak trees within the Field House parking lot area that needs exploration.

Storm Water Retention: This facility will use a combination of surface retention swales in the open space areas and an underground storm water exfiltration system that will meet the requirements of the St. John River Water Management District as well as City Code.

Comprehensive Plan Guidance: The following Comp. Plan policies provide guidance for this matter. In summary, they say that the City should allow for the use of Institutional land use to assist the non-profit entities in the City expand provided that the scale, and density are compatible with the location.

Policy 1.2.4.17: Institutional. This Future Land Use Map land use designation includes lands used by governments, hospitals, churches, community centers, schools, utilities and social service agencies serving the public. This designation is compatible with the P.Q.P. and PL zoning districts the intensity of use in the designation is up to a maximum 45% floor area ratio outside of the Central Business District and up to a maximum 200% floor area ratio inside the same as the Central Business District future land use designation inside the C.B.D.

Policy 1-2.4.18: New Institutional Facilities. Since any new institutional facilities or expansions can only occur through conditional uses or Future Land Use Map changes, these proposed types of facilities such as public governmental buildings, schools, colleges or universities, public utility facilities, public parking lots, churches, museums, libraries, retirement and nursing homes, hospitals and non-profit community service facilities (excluding private clubs and lodges) may be exempted from policies in this element which discourages land use plan map changes so that appropriate future sites may be established that shall provide these public services and benefits.

Policy 1-2.4.19: Ensure Compatibility of New Community Institutional Facilities. New community facility uses or expansions shall be permitted only when those facilities or uses are compatible with the character of the surrounding area, and when there is minimal additional impact over that possible by existing land use, for such factors as traffic, parking, noise, height and size of the facilities.

Policy 1-2.4.20: Redevelopment of Rollins College. The City shall strive to accommodate the enhancement and redevelopment of the Rollins College campus to the extent that such redevelopment is compatible with the height and density of surrounding properties.

Summary: This new Black Box Theatre will be a welcome improvement and upgrade to the educational opportunities for Rollins College and cultural offerings of the City. The staff

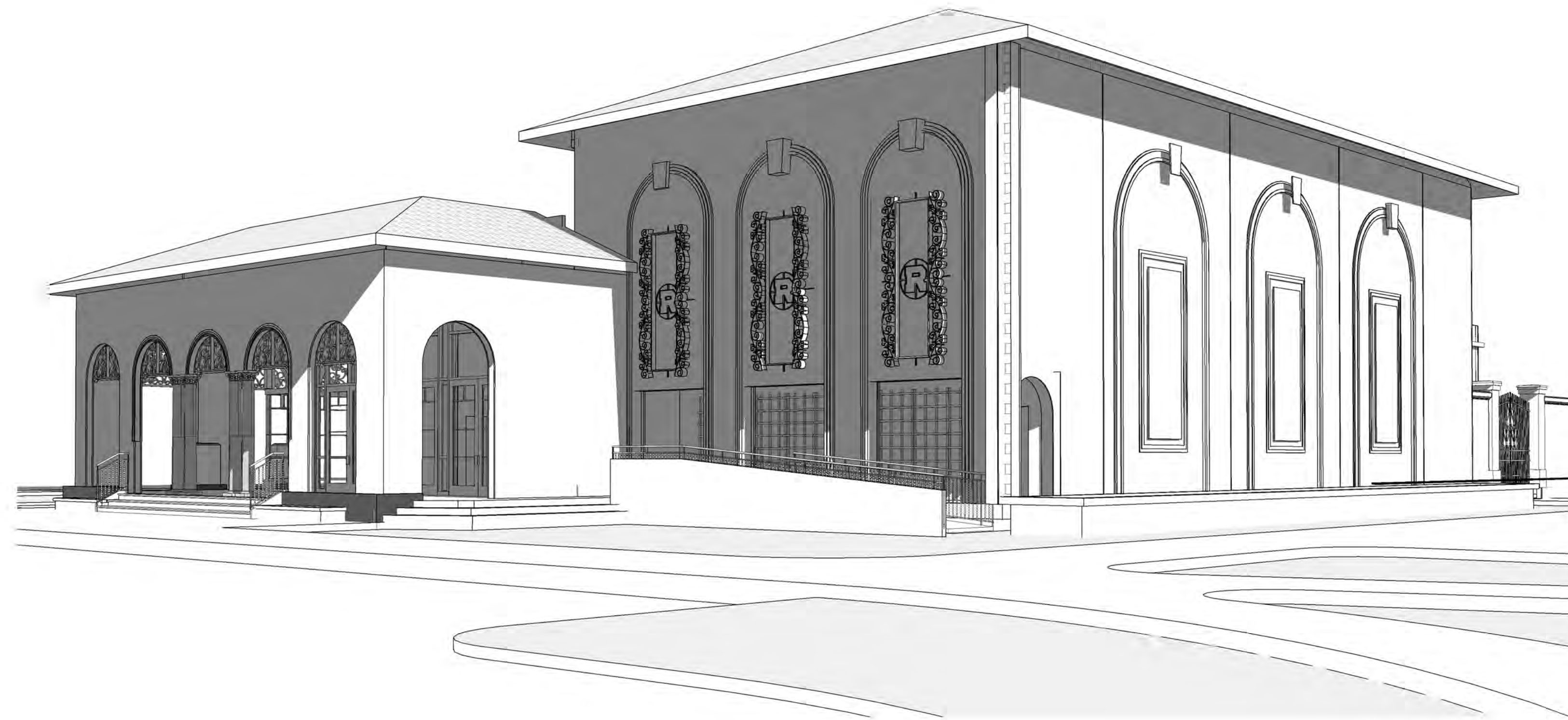
might be more critical of the loss of 30 on campus parking spaces except for the knowledge that the upcoming new dormitory project is proposing a parking garage facility in close proximity to this new Black Box Theatre.

STAFF RECOMMENDATION IS FOR APPROVAL with one condition:

- 1. That Rollins College explore reorientation of the parking and preservation of the two existing live oak trees within the northernmost row of parking in the reconfigured Field House parking lot.**

FRED STONE THEATER BLACK BOX

ROLLINS COLLEGE
1000 Holt Ave, Winter Park, FL 32789



CONDITIONAL USE SUBMITTAL
NOVEMBER 9, 2018

INDEX OF DRAWINGS

REV.	SHEET #	SHEET TITLE	ISSUE DATE	REV. HISTORY
GENERAL				
	G.000	COVER SHEET & INDEX		
CIVIL				
	C1.00	TOPOGRAPHIC SURVEY PLAN		
	C2.00	EXISTING CONDITIONS PLAN		
	C3.00	GRADING & DRAINAGE		
LANDSCAPE				
	L.100	LANDSCAPE PLAN		
ARCHITECTURAL				
	A1.100	SITE DETAILS & DESCRIPTION		
	A.001	ARCHITECTURAL SITE PLAN		
	A.201	BUILDING ELEVATIONS		
	A.202	BUILDING ELEVATIONS		

PROJECT NARRATIVE

The proposed black box theatre for Rollins College will replace the recently razed Fred Stone Theatre on its original site along Fairbanks Ave. The footprint of the new building is larger than the previous and includes closing the existing Chase Ave to vehicular traffic and redeveloping as a pedestrian path leading from Fairbanks into campus. The 11,655 GSF one story building with a double volume theatre will have an architectural style keeping with the current Rollins College Mediterranean aesthetic. The exterior elevations will feature a hip clay tile roof, stuccoed walls, punched openings and arched colonnade. The facade along Fairbanks will be articulated with arched elements allowing the display of information for upcoming events. The theatre will seat 130 persons and feature retractable seating giving the users maximum flexibility in the use of the space. The balance of the square footage features a rehearsal hall for dance and drama and a technical lab for the teaching of lighting all supported by faculty offices, restrooms, dressing rooms and general storage.

PROJECT TEAM

ARCHITECT

Baker Barrios
189 S. Orange Ave, Suite 1700
Orlando, FL 32801
Tel: (407) 926-3000

CIVIL ENGINEER

Poulos & Bennett, LLC
2602 E Livingston St
Orlando, FL 32803
Tel: (407) 487-2594

LANDSCAPE

Baker Barrios Architects
189 S. Orange Avenue, Suite 1700
Orlando, FL 32801
Tel: (407) 926-3000 Fax: (407) 926-3390

STRUCTURAL ENGINEER

Walter P. Moore
300 S. Orange Ave, Suite 1200
Orlando, FL 32801
Tel: (407) 418-2218

MEP ENGINEER

TLC Engineering for Architecture
255 S. Orange Ave, Suite 1600
Orlando, FL 32801
Tel: (407) 841-9050

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NO	DATE	REVISION/ SUBMISSION

TO THE BEST OF THE ARCHITECTS OR ENGINEERS KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

**NOT FOR
CONSTRUCTION**

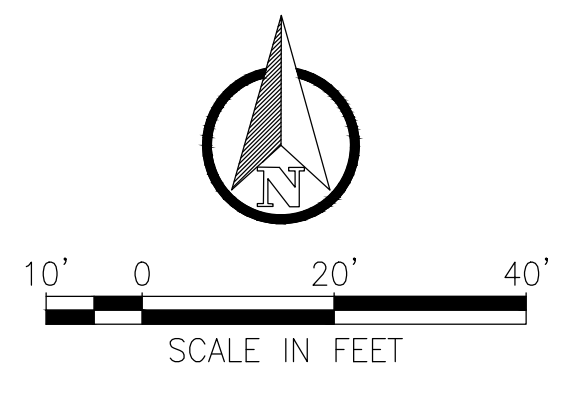
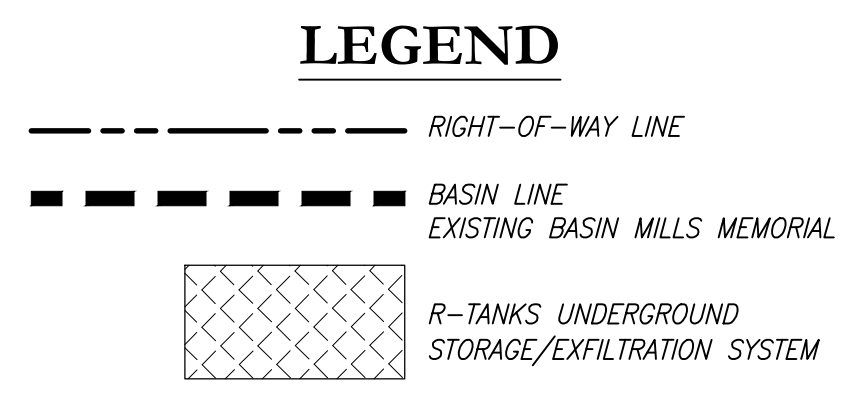
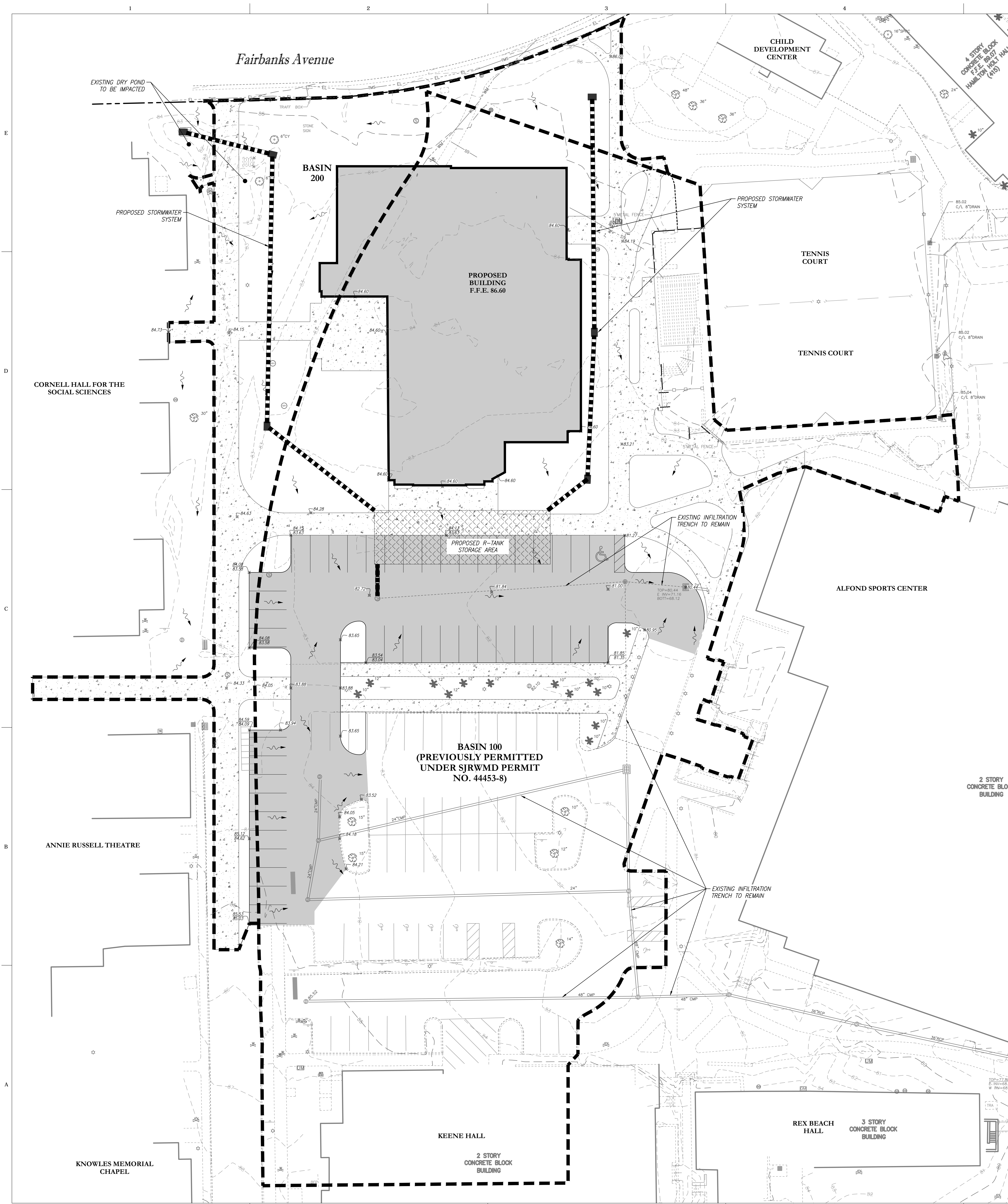
ORLANDO
189 S. ORANGE AVE., SUITE 1700
ORLANDO, FLORIDA 32801
407 926 3000
INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM

Baker Barrios

FRED STONE THEATER
ROLLINS COLLEGE
1000 Holt Ave, Winter Park, FL 32789

COVER SHEET & INDEX

PROJECT NO: 180067.00 SHEET NUMBER: G.000



STORMWATER MANAGEMENT:
THE SITE IS CURRENTLY PERMITTED UNDER SJRWMD PERMIT NO. 42-095-0199NM-ERP (APPLICATION NO. 44453-8). THIS PROJECT WILL MODIFY THE EXISTING PERMIT.

ONSITE STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF WINTER PARK AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) CRITERIA. THE STORMWATER MANAGEMENT SYSTEM SHALL PROVIDE WATER QUALITY TREATMENT AND ATTENUATION THROUGH AN UNDERGROUND STORAGE/EXFILTRATION SYSTEM.

CRITERIA

WATER QUALITY

- SJRWMD CRITERIA:** FOR UNDERGROUND ONLINE SYSTEM REQUIRES THE RETENTION OF THE FIRST 0.50-INCH OF RUNOFF OR 1.25-INCH OF RUNOFF FROM THE IMPERVIOUS AREA, WHICHEVER IS GREATER; PLUS AN ADDITIONAL 0.50-INCH OF RUNOFF FROM THE DRAINAGE AREA.
- CITY OF WINTER PARK CRITERIA:** FOR UNDERGROUND SYSTEMS REQUIRES 2.00-INCH OF WATER QUALITY VOLUME FOR SUBSURFACE RETENTION.

ATTENUATION

THE POST DEVELOPMENT PEAK RUNOFF RATE SHALL BE AT OR BELOW THE PRE DEVELOPMENT PEAK RUNOFF RATE FOR THE 25-YEAR/24-HOUR DESIGN STORM EVENT (8.6-INCHES OF RAINFALL) AND FOR THE MEAN ANNUAL/24-HOUR DESIGN STORM EVENT (4.35-INCHES OF RAINFALL)

METHODOLOGY

THERE IS AN EXISTING EXFILTRATION TRENCH WITHIN THE EXISTING PARKING LOT AREA THAT PROVIDES WATER QUALITY AND ATTENUATION FOR THE EXISTING IMPROVEMENTS WITHIN THE FRONT PARKING LOT BASIN AS DEFINED IN THE SJRWMD PERMIT NO. 42-095-0199NM-ERP (APPLICATION NO. 44453-8). A PORTION OF THE EXISTING EXFILTRATION SYSTEM WILL BE IMPACTED BY THE PROPOSED DEVELOPMENT. AS SUCH, THE PROPOSED STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT CONSISTS OF AN UNDERGROUND STORMWATER STORAGE SYSTEM WHICH IS SIZED TO PROVIDE THE REQUIRED WATER QUALITY TREATMENT VOLUME AND ATTENUATION FOR THE PROPOSED IMPROVEMENTS AS WELL AS COMPENSATE FOR THE DELETION OF THAT PORTION OF EXISTING EXFILTRATION SYSTEM IMPACTED BY SAID IMPROVEMENTS.

ALSO, THERE IS AN EXISTING DRY POND LOCATED AT THE NORTHEAST CORNER OF THE EXISTING ROLLINS ROY E. CRUMMER HALL & BUSCH EXECUTIVE CENTER THAT WOULD BE IMPACTED BY THE PROPOSED CHASE WALK. AS SUCH, THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL ALSO PROVIDE THE WATER QUALITY VOLUME TO COMPENSATE FOR THE DELETION OF THIS EXISTING DRY POND.

THE PROPOSED STORMWATER SYSTEM SHALL RECOVER THE WATER QUALITY VOLUME VIA INFILTRATION INTO THE GROUND. RUNOFF IN EXCESS OF THE REQUIRED WATER QUALITY VOLUME WILL DISCHARGE VIA A WEIR INTO THE EXISTING EXFILTRATION SYSTEM, ULTIMATELY DISCHARGING INTO LAKE VIRGINIA. THE BOTTOM OF THE UNDERGROUND STORMWATER SYSTEM WILL BE SET A MINIMUM OF 2'-FEET ABOVE THE SEASONAL HIGH GROUND WATER ELEVATION AS ESTABLISHED BY THE GEOTECHNICAL ENGINEER IN THE GEOTECHNICAL ENGINEERING REPORT.

THE CONTRIBUTING AREAS TO THE STORMWATER MANAGEMENT SYSTEM ARE DESCRIBED BELOW:

BASIN 100

THIS BASIN COVERS 2.27 TOTAL ACRES WITH 1.86 ACRES OF IMPERVIOUS AREA. BASIN 100 INCLUDES THE NEW IMPERVIOUS AREA AS WELL AS THE EXISTING IMPERVIOUS AREA PERMITTED UNDER THE EXISTING PERMIT THAT WILL REMAIN. TREATMENT FOR THE NEW IMPERVIOUS AREA IS PROVIDED IN THE PROPOSED UNDERGROUND STORMWATER SYSTEM. RUNOFF FROM THE NEW IMPERVIOUS AREA IS CONVEYED TO THE PROPOSED UNDERGROUND STORAGE/EXFILTRATION SYSTEM VIA AN UNDERGROUND STORMWATER CONVEYANCE SYSTEM CONSISTING OF DRAINAGE INLETS AND PIPES.

BASIN 200

THE BASIN COVERS 0.22 TOTAL ACRES WITH 0.22 ACRES OF IMPERVIOUS AREA. RUNOFF FROM BASIN 200 IS CONVEYED TO THE PROPOSED UNDERGROUND STORAGE/EXFILTRATION SYSTEM VIA AN UNDERGROUND STORMWATER CONVEYANCE SYSTEM CONSISTING OF DRAINAGE INLETS AND PIPES.

R-TANK UNDERGROUND STORAGE/EXFILTRATION SYSTEM

A. REQUIRED STORAGE VOLUME CALCULATION:

- BASIN 100:**
BASIN AREA = 2.27 ACRES
IMPERVIOUS AREA = 1.86 ACRES
REQUIRED TREATMENT VOLUME, THE GREATER OF:
0.5" X DRAINAGE AREA
1.25" X IMPERVIOUS AREA
PLUS AN ADDITIONAL 0.5" FROM THE DRAINAGE AREA

REQUIRED TREATMENT BASIN 100:
 $0.5" \times 2.27 \text{ ACRES} \times \frac{1}{12} = 0.10 \text{ AC-FT}$
 $1.25" \times 1.86 \text{ ACRES} \times \frac{1}{12} = 0.19 \text{ AC-FT}$
 REQUIRED TREATMENT BASIN 100 = 0.29 AC-FT

- BASIN 200:**
BASIN AREA = 0.22 ACRES
IMPERVIOUS AREA = 0.22 ACRES
REQUIRED TREATMENT VOLUME, THE GREATER OF:
0.5" X DRAINAGE AREA
1.25" X IMPERVIOUS AREA
PLUS AN ADDITIONAL 0.5" FROM THE DRAINAGE AREA

REQUIRED TREATMENT BASIN 200:
 $0.5" \times 0.22 \text{ ACRES} \times \frac{1}{12} = 0.009 \text{ AC-FT}$
 $1.25" \times 0.22 \text{ ACRES} \times \frac{1}{12} = 0.02 \text{ AC-FT}$
 REQUIRED TREATMENT BASIN 200 = 0.029 AC-FT

- REQUIRED TREATMENT TO COMPENSATE EXISTING POND IMPACTED**
REQUIRED TREATMENT VOLUME = 0.05 AC-FT

TOTAL REQUIRED TREATMENT VOLUME = 0.29 AC-FT + 0.029 AC-FT + 0.05 AC-FT
= 0.37 AC-FT

B. TREATMENT VOLUME PROVIDED

1. AC R-TANK AREA = 0.20 AC-FT
2. EXISTING EXFILTRATION SYSTEM TO REMAIN = 0.18 AC-FT

TOTAL TREATMENT VOLUME PROVIDED = 0.38 AC-FT

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NO	DATE	REVISION	SUBMISSION

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND BELIEF, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

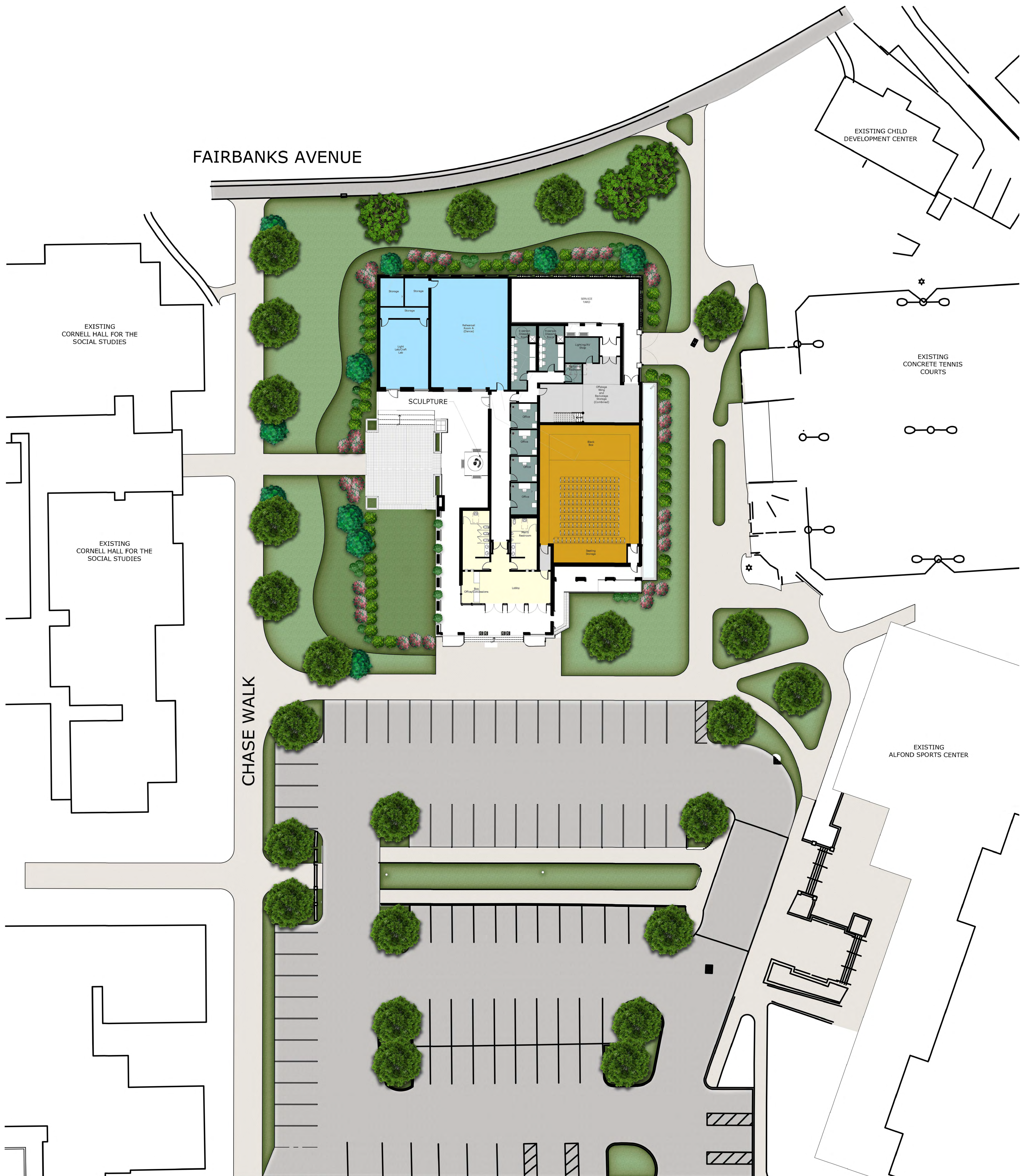
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Baker Barrios
 ORLANDO
 189 S. ORANGE AVE., SUITE 1700
 ORLANDO, FLORIDA 32801
 407 926 3000
 INFO@BAKERBARRIOS.COM
 BAKERBARRIOS.COM

FRED STONE THEATER
ROLLINS COLLEGE
 1000 Holt Ave., Winter Park, FL 32789

GRADING & DRAINAGE PLAN

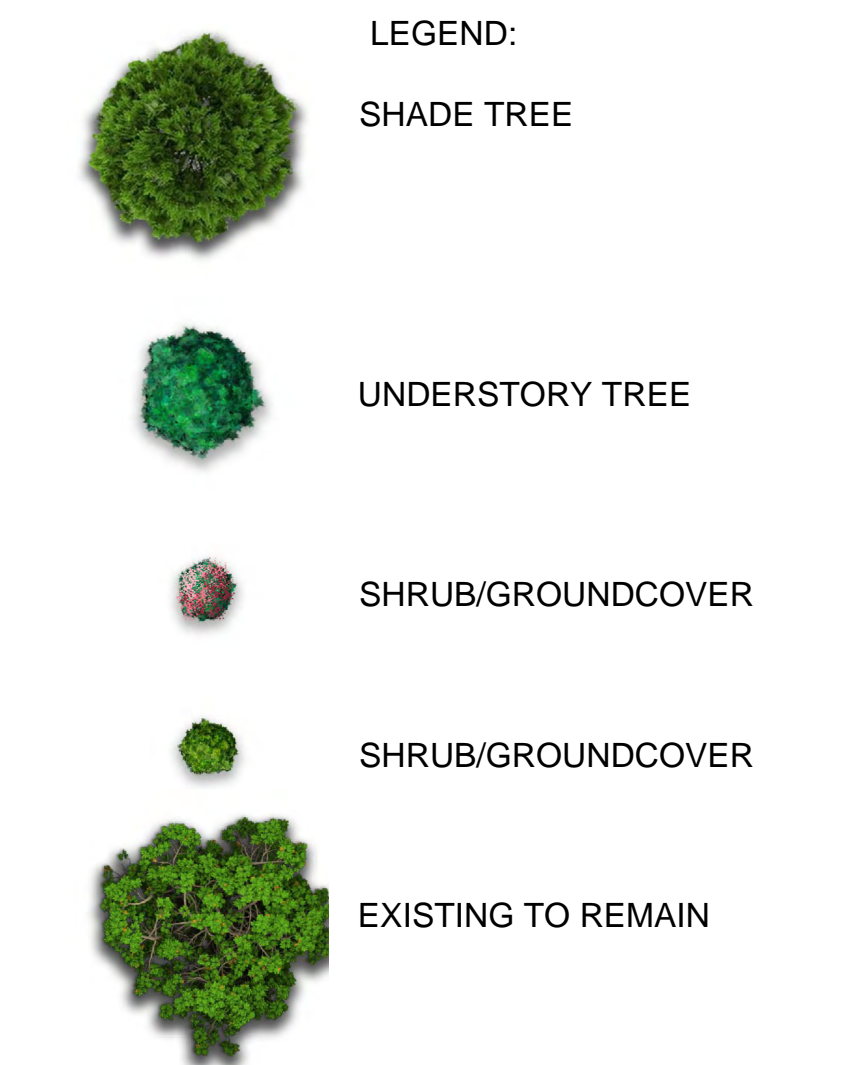
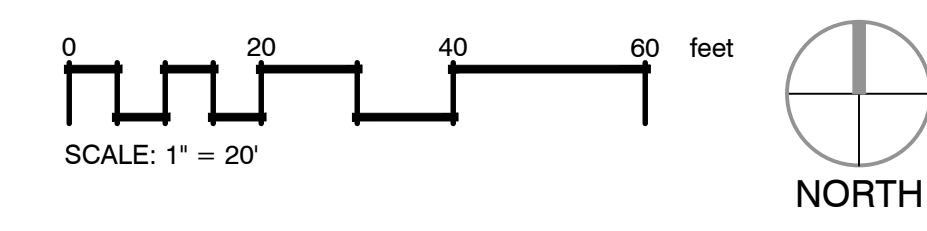
PROJECT NO. 180067.00	SHEET NUMBER C3.00
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CODE REQUIREMENTS:

ALL PLANTING AND IRRIGATION PER CITY OF WINTER PARK REGULATIONS

- SEVENTY PERCENT OF PERVIOUS AREAS SHALL BE LOW-WATER USE ZONE(S).
- WHEN BUILDING FACADES ARE VISIBLE FROM ANY PUBLIC RIGHTS-OF-WAY, ONE HUNDRED PERCENT OF THE TOTAL LENGTH OF THE VISIBLE FACADE(S) SHALL HAVE A LANDSCAPE AREA.
- SHADE TREES AND LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED IN AREAS WHERE THE STREET FRONTAGE BUILDING SETBACK IS 15 FEET OR LESS.
- THE VEHICLE USE AREA SHALL BE LANDSCAPED AND SCREENED FROM VIEW. A LANDSCAPE AREA A MINIMUM OF EIGHT FEET IN WIDTH SHALL BE REQUIRED ALONG PUBLIC RIGHTS-OF-WAY AND SHALL CONSIST OF A HEDGE, ONE SHADE TREE, AND ONE UNDERSTORY TREE FOR EACH 50 LINEAR FEET OF THE REQUIRED LANDSCAPED AREA DEDUCTING PAVED AREAS.
- ALL PLANTED AREAS SHALL HAVE ONE HUNDRED PERCENT IRRIGATION COVERAGE.
- LANDSCAPE ISLANDS SHALL BE REQUIRED SO THAT THERE ARE NO MORE THAN A MAXIMUM OF TEN CONTINUOUS PARKING SPACES IN A ROW UNLESS A CHANGE IN SPACING ALLOWS PRESERVATION OF HEALTHY EXISTING TREES IN THE PARKING ROW. LANDSCAPE AREAS WITH ONE SHADE TREE EACH SHALL BE REQUIRED AT THE END OF EACH ROW OF PARKING.



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NO	DATE	REVISION/ SUBMISSION

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

NOT FOR CONSTRUCTION

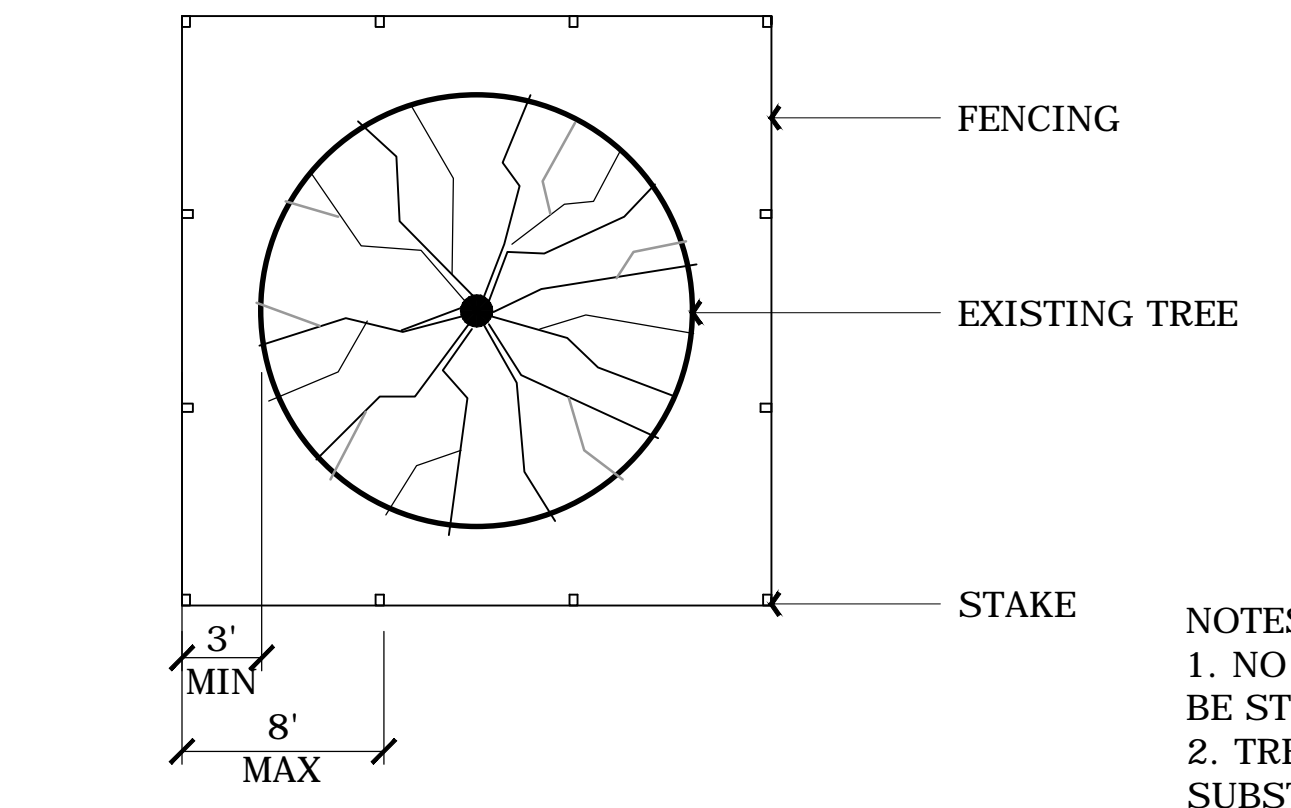
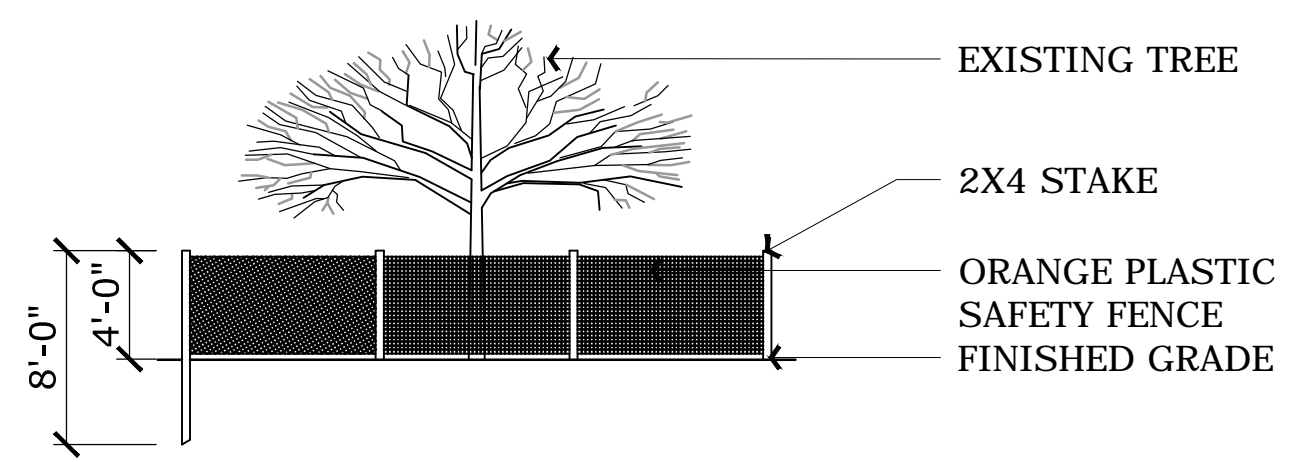
ORLANDO
189 S. ORANGE AVE., SUITE 1700
ORLANDO, FLORIDA 32801
407 926 3000
INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM

FRED STONE THEATER

ROLLINS COLLEGE
1000 Holt Ave., Winter Park, FL 32789

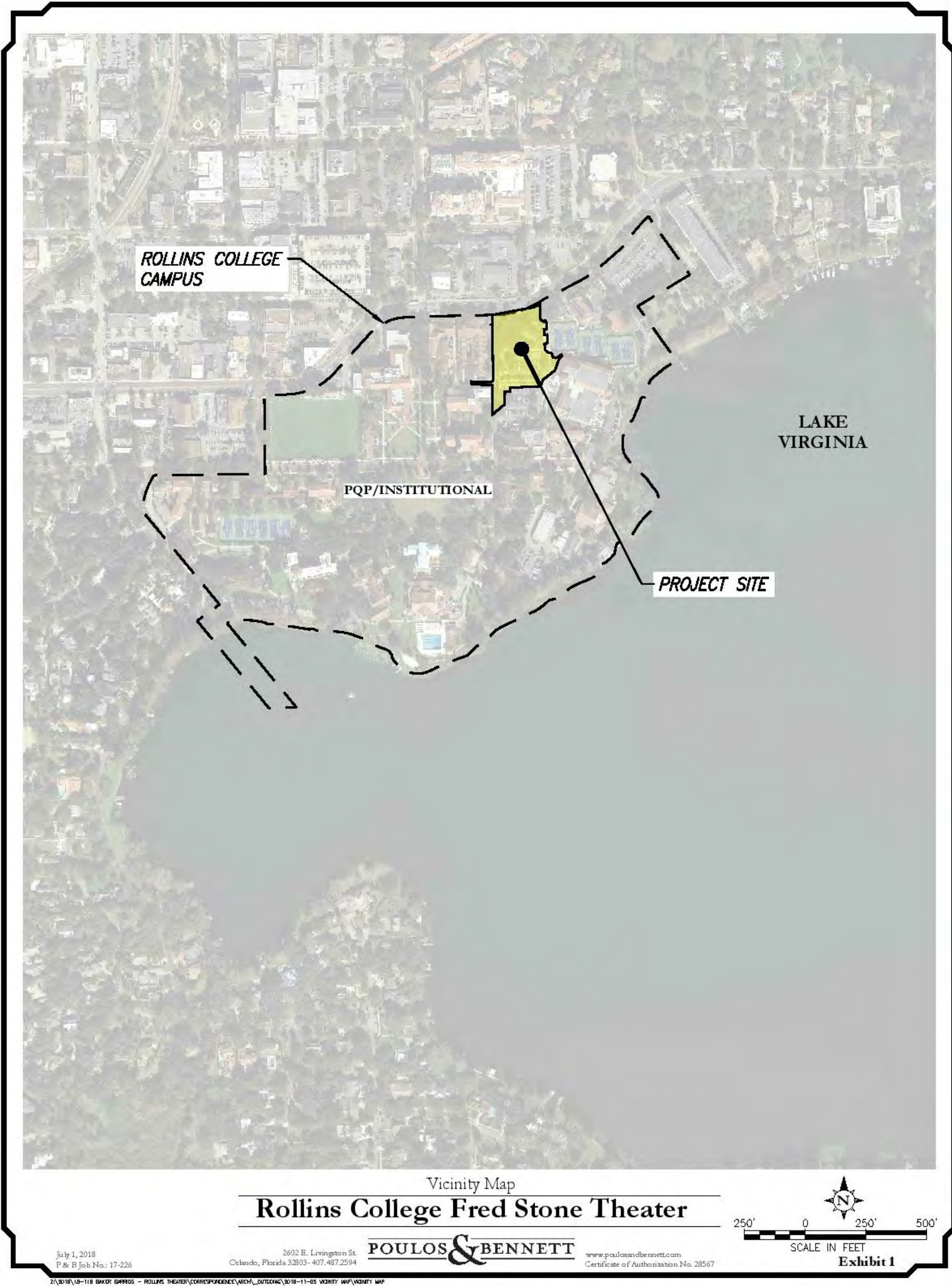
LANDSCAPE PLAN

PROJECT NO. 180067.00 SHEET NUMBER L. 100



- NOTES:**
1. NO CONSTRUCTION MATERIALS SHALL BE STORED INSIDE FENCED AREA.
 2. TREE PROTECTION TO REMAIN UNTIL SUBSTANTIAL COMPLETION OR AS DIRECTED BY THE LANDSCAPE ARCH.

1 EXISTING TREE PROTECTION
NTS



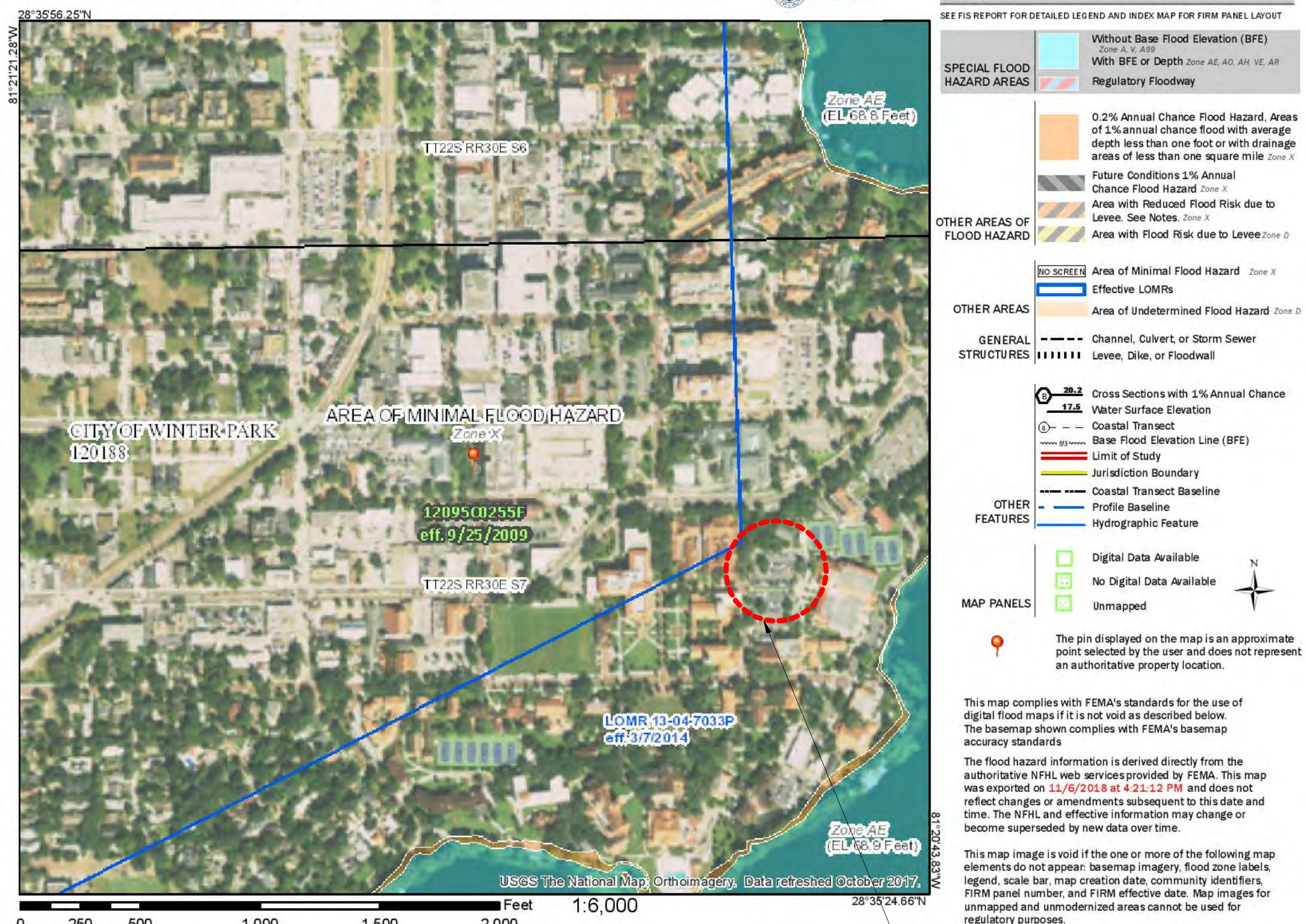
VICINITY MAP



ZONING MAP

SITE

National Flood Hazard Layer FIRMette



FEMA FLOOD MAP

SITE

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NO DATE	REVISION/ SUBMISSION

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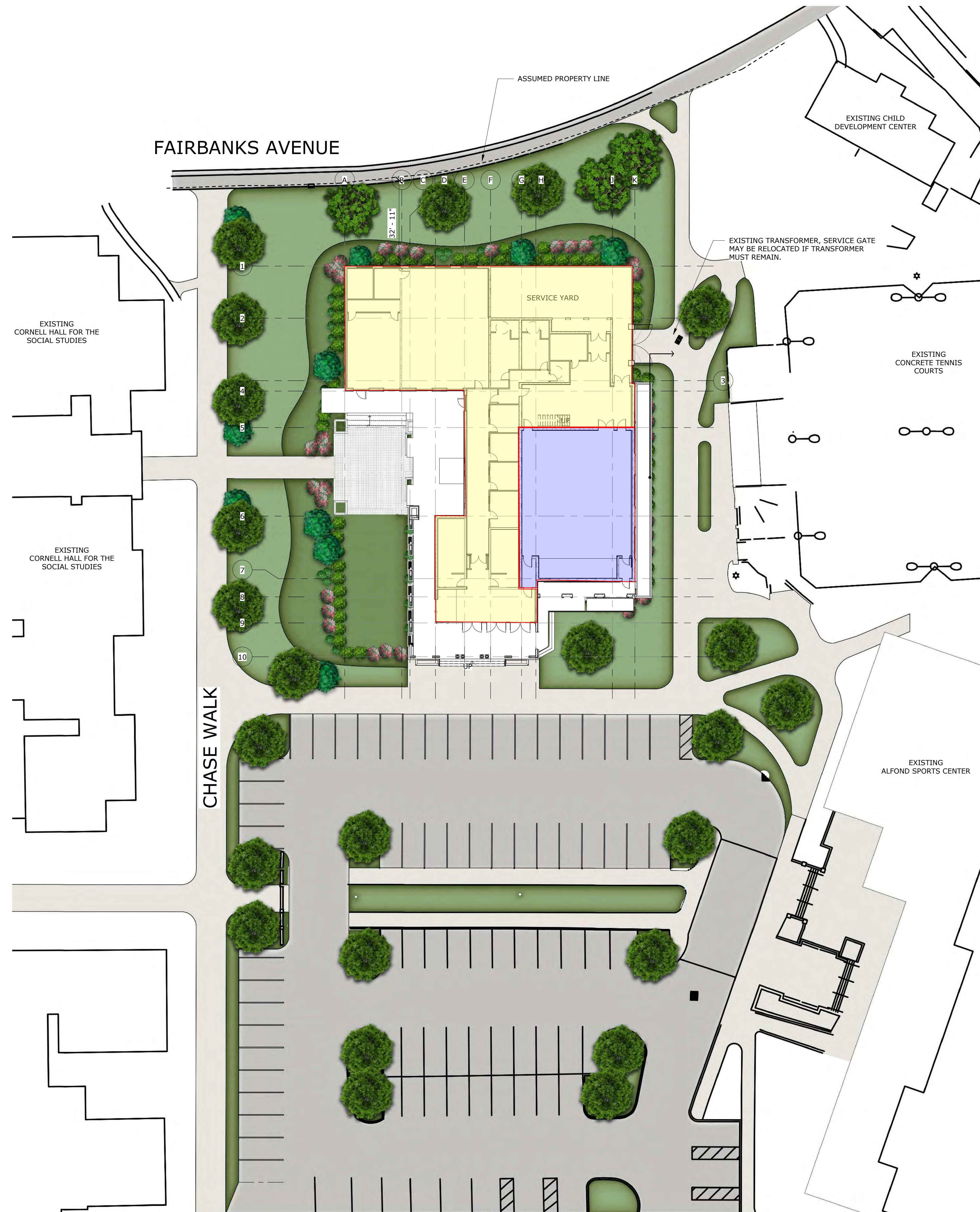
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189 S. ORANGE AVE., SUITE 1700
ORLANDO, FLORIDA 32801
407 926 3000
INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM

FRED STONE THEATER

ROLLINS COLLEGE
1000 Holt Ave, Winter Park, FL 32789

SITE DETAILS & DESCRIPTION

PROJECT NO: 180067.00 SHEET NUMBER: **A1.100**



PRIMARY BUILDING USE

- EDUCATION
- THEATER

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ORLANDO, FLORIDA 32801
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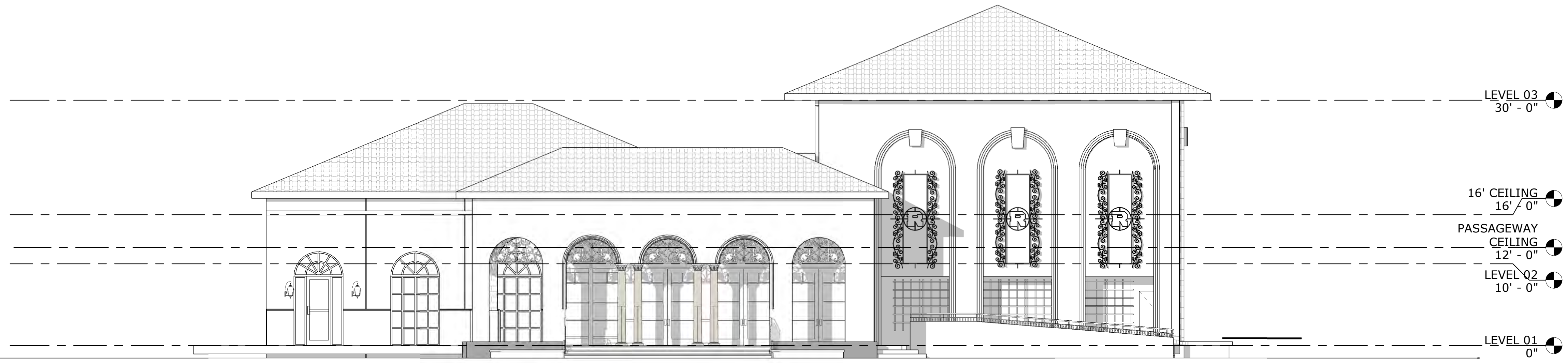
Baker Barrios

FRED STONE THEATER

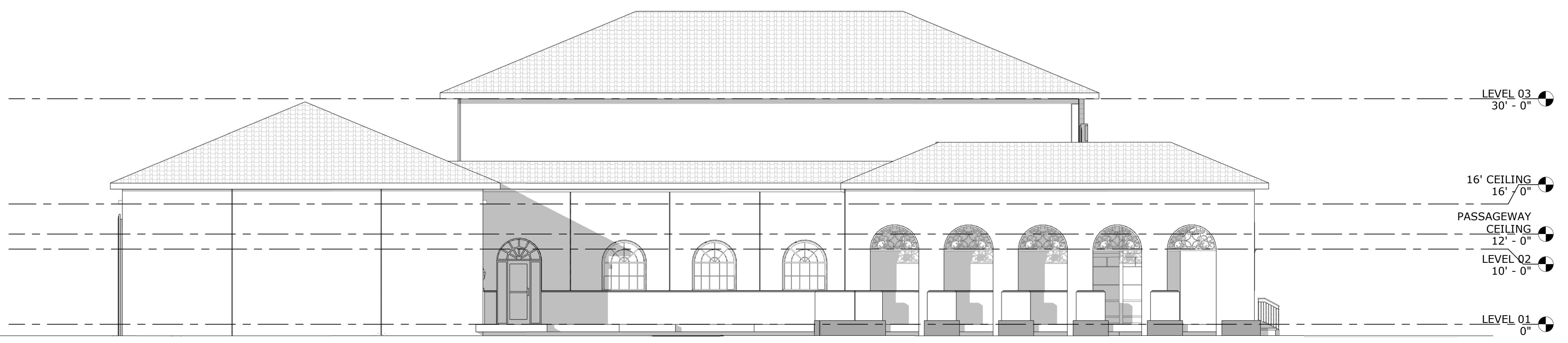
ROLLINS COLLEGE
1000 Holt Ave, Winter Park, FL 32789

ARCHITECTURAL SITE PLAN

PROJECT NO: 180067.00 SHEET NUMBER: **A.001**



D1 BUILDING ELEVATIONS - SOUTH
1/8" = 1'-0"



A1 WEST ELEVATION
1/8" = 1'-0"

- TRIM - PRE-CAST CONCRETE, PAINTED
- RAIL - ALUMINUM RAIL, POWDER COAT FINISH
- WINDOW - FIXED VINYL UMB
- DECORATIVE METAL - CUSTOM ALUMINUM GRILLWORK, BLACK POWDER COAT FINISH
- ROOF - CLAY SPANISH TILE
- STUCCO - CLADDING, FINE SAND FINISH, PAINTED

LEGEND

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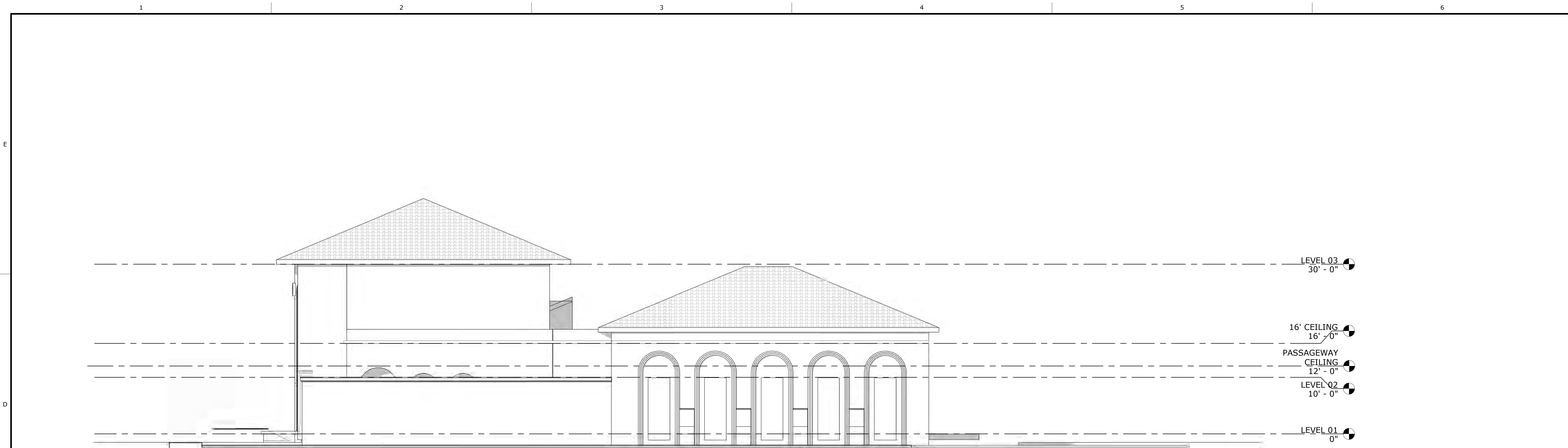
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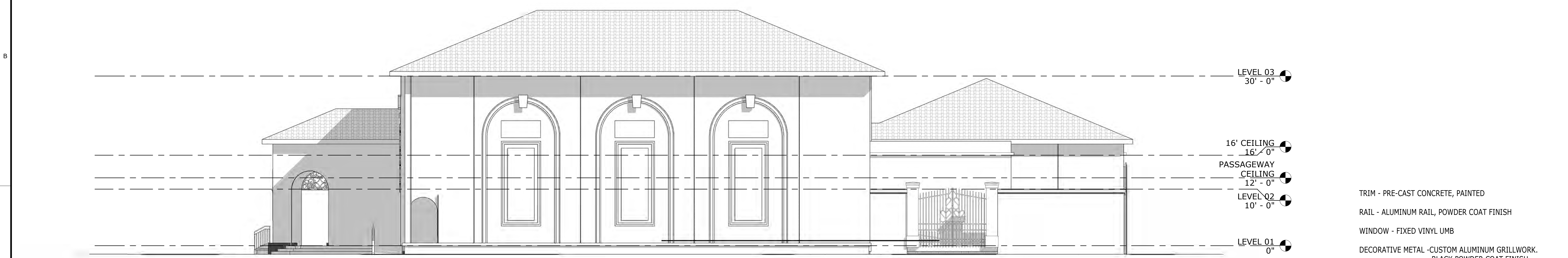
B ORLANDO
189 S. ORANGE AVE., SUITE 1700
ORLANDO, FLORIDA 32801
407 926 3000
INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM
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BUILDING ELEVATIONS
PROJECT NO: 180067.00 SHEET NUMBER: **A.201**



D1 North Elevation
1/8" = 1'-0"



A1 East Elevation
1/8" = 1'-0"

- LEGEND**
- ▣ TRIM - PRE-CAST CONCRETE, PAINTED
 - ▣ RAIL - ALUMINUM RAIL, POWDER COAT FINISH
 - ▣ WINDOW - FIXED VINYL UMB
 - ▣ DECORATIVE METAL - CUSTOM ALUMINUM GRILLWORK, BLACK POWDER COAT FINISH
 - ▣ ROOF - CLAY SPANISH TILE
 - ▣ STUCCO - CLADDING, FINE SAND FINISH, PAINTED

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NO	DATE	REVISION/ SUBMISSION

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ORLANDO
189 S. ORANGE AVE., SUITE 1700
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407 926 3000
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BAKERBARRIOS.COM

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ROLLINS COLLEGE
1000 Holt Ave, Winter Park, FL 32789

BUILDING ELEVATIONS

PROJECT NO: 180067.00 SHEET NUMBER: **A.202**

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

**Staff Report
December 4, 2018**

REQUEST OF THE CITY OF WINTER PARK FOR: AN ORDINANCE AMENDING CHAPTER 58 “LAND DEVELOPMENT CODE” ARTICLE I, "COMPREHENSIVE PLAN" AND THE FUTURE LAND USE MAP SO AS TO ESTABLISH A CONSERVATION FUTURE LAND USE DESIGNATION ON THE 8.85 ACRES OF ANNEXED PROPERTY WITH ORANGE COUNTY TAX ID NUMBER OF 29-21-30-0000-00-002 TO THE NORTH OF HOWELL BRANCH ROAD, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

REQUEST OF THE CITY OF WINTER PARK FOR: AN ORDINANCE AMENDING CHAPTER 58 “LAND DEVELOPMENT CODE” ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH PARKS AND RECREATION (PR) DISTRICT ZONING ON THE 8.85 ACRES OF ANNEXED PROPERTY WITH ORANGE COUNTY TAX ID NUMBER OF 29-21-30-0000-00-002 TO THE NORTH OF HOWELL BRANCH ROAD, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

This public hearing is to establish a Comprehensive Plan future land use of Conservation and a Zoning designation of Parks and recreation on the annexed 8.85 acre property that was purchased by the City of Winter Park in 2017 as part of our acquisition of wetland conservation lands along Howell Creek in the Howell Branch Road/Temple trail area. This property was inside the City of Maitland but the Maitland City Council has agreed to an Ordinance to de-annex this property which was adopted on November 26, 2018.

The City Commission will then annex this property into the City of Winter Park on December 10, 2018. Once this property is annexed, these Ordinances to establish the Comp. Plan future land use designation of Conservation and the Zoning designation of parks and recreation. These will be on the January, 2019 City Commission agendas.

Staff Recommendation is for Approval.

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE I, "COMPREHENSIVE PLAN" AND THE FUTURE LAND USE MAP SO AS TO ESTABLISH AN OPEN SPACE AND RECREATION FUTURE LAND USE DESIGNATION WITH A CONSERVATION OVERLAY ON THE 8.85 ACRES OF ANNEXED PROPERTY WITH ORANGE COUNTY TAX ID NUMBER OF 29-21-30-0000-00-002 TO THE NORTH OF HOWELL BRANCH ROAD, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the City of Winter Park, as owner of the subject property has requested a Comprehensive Plan future land use map amendment and such designation meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law 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 December 4, 2018 meeting; and

WHEREAS, the City Commission of the City of Winter Park held a duly noticed public hearing on the proposed future land use 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 Comprehensive Plan future land use 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 I, "Comprehensive Plan" and the Future Land Use Map is hereby amended so as to establish a Future Land Use designation of Open Space and Recreation with a Conservation Overlay on the annexed 8.85 acre property more particularly described by the Orange County Property Tax ID number as follows:

29-21-30-0000-00-002

SECTION 2. Add Property to the Comprehensive Plan. The annexed property described above shall be added to all maps within the Comprehensive plan to identify its location within the city limit of Winter Park.

SECTION 3. 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 4. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 5. Effective Date. This Ordinance shall become effective upon its passage and adoption.

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 _____, 2019.

Mayor Steve Leary

Attest:

City Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH PARKS AND RECREATION (PR) DISTRICT ZONING ON THE 8.85 ACRES OF ANNEXED PROPERTY WITH ORANGE COUNTY TAX ID NUMBER OF 29-21-30-0000-00-002 TO THE NORTH OF HOWELL BRANCH ROAD, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the City of Winter Park, as owner of the subject property has requested a Zoning map amendment consistent with the Comprehensive Plan, and such municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law 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 December 4, 2018 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 establish Parks and Recreation (PR) district zoning on the 8.85 acres of annexed property more particularly described by the Orange County Property Tax ID number as follows:

29-21-30-0000-00-002

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 its passage and adoption.

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 _____, 2019.

Mayor Steve Leary

Attest:

City Clerk

