item type: Public Hearings  
meeting date: 9/24/2018

prepared by: Planning / CRA Manager  
Approval

approved by: City Manager, City Attorney

board approval: yes  final vote

strategic objective: Exceptional Quality of Life, Intelligent Growth and Development, Investment in Public Assets and Infrastructure

subject
Request of the City of Winter Park:

- For conditional use approval to construct a new Winter Park Library of 34,400 square feet in size and a new city events center of 13,564 square feet on the property at 1050/1052 West Morse Boulevard

motion / recommendation
Staff recommendation is for approval of the Preliminary and Final Conditional Use request

background
This is a Conditional Use request by the City of Winter Park for the new Winter Park Public Library of approx. 34,400 square feet and the new City Events center of approx. 13,564 square feet in size. Due to the size of this project, notice has been provided via a city-wide notice to all 17,500 households in the City, as well as legal advertisement, etc. The City will establish the addresses above for each of these buildings.

Project Plans: The site plan shows the new Library and the new Events Center in the same general location as the previous Civic Center. This location also takes advantage of the adjacent lake frontage. The two buildings share a common porte-cochere structure adjacent to Morse Blvd. The buildings conform to the required 10 foot street front setback and the building heights are within the 45 feet permitted. The maximum floor area ratio for the entire block is 20% and these buildings would bring the floor area ratio of the block to 4.7%.

Parking: The Code requirement for parking is one space per 250 square feet for the events/community center and one space per 375 square feet for the Library space. These two buildings require 146 spaces per Code. The City recognizes that meeting only the minimum requirements of the Code is not sufficient. There are 90 spaces now available at the Library and 115 spaces at the Civic Center. Thus, the goal has always been to have at least those 205 spaces if not more. The site plan shows 213 parking spaces on-site. In addition, the plan includes adding 24 parallel parking
spaces along the east side of Harper Street for a total of 237 total spaces. The City is continuing to explore adding 36 more parking spaces to the south on the property where the current recreation building sits, if needed. The parking lot meets Code with respect to the landscape areas provided. There are two locations along Harper Street that exceed the 10 spaces in a row without a landscape island in order to save an existing live oak tree.

**Traffic & Circulation:** The entrances/exits to the buildings are similar to what exists today with access from Harper Street and Morse Blvd. The main entrance is the porte-cochere fronting on Morse Blvd. That is the pickup/drop-off location, handicapped accessible entrance and location of any emergency medical response. Generally the traffic volume from the Event Center will be similar to that previously experienced with the Civic Center. The Library will add 1,685 new trips per the estimate from the Institute of Transportation Engineers (ITE) Trip Generation rates.

**Landscaping/Trees:** The applicant has provided a preliminary landscape plan to show the required landscaping which will conform to Code. The project will remove most of the existing live oak trees on the site now. The Urban Forestry staff has inventoried and assessed all trees on the proposed development site. The plans designate 63 protected trees for removal.

The Urban Forestry staff has reviewed the potential for relocation of specimen and historic trees on the site. This concept is possible, but a cost of about $18,000 - $45,000 per tree depending on the size. Relocation of the trees are not in the budget for the project.

**Storm Water Retention:** This project will provide storm water retention by using the storage capacity of Lake Rose (Sinkhole). There will be an interconnect line/pipe between Lake Mendsen and Lake Rose. Storm water will flow from this project into Lake Mendsen and then flow out into Lake Rose. This interconnect should also help to some degree with the historical flooding that occurs during hurricane events along Denning Drive, as it will provide some added storage during those events. This system will meet the requirements of the St. John River Water Management District as well as City Code.

**Architectural Image:** Perspective elevations are included in the agenda materials depicting the look of the proposed buildings. It is a contemporary architectural style. The building height for the one-story Events Center is 31.5 feet which represents the visible height as it includes the parapet around the rooftop. If the project includes a roof-top event venue on this building a small portion of enclosed building would be needed for restrooms and food/beverage service functions. That would add 7-9 feet depending upon the design. The building height for the two-story Library is 39 feet which represents the visible height as it includes the parapet around the rooftop. Thus, both buildings are within the 45 feet of building height permitted by the zoning. All the AC/Mechanical elements are screened. The dumpsters are within a walled enclosure.

**Planning and Zoning Board Minutes – September 11, 2018:**

**REQUEST OF CITY OF WINTER PARK FOR:** CONDITIONAL USE APPROVAL TO
CONSTRUCT A NEW WINTER PARK LIBRARY OF 34,400 SQUARE FEET IN SIZE AND A NEW CITY EVENTS CENTER OF 13,564 SQUARE FEET ON THE PROPERTY AT 1050/1052 WEST MORSE BOULEVARD.

Planning Manager, Jeff Briggs presented the staff report and explained this is a Conditional Use request by the City of Winter Park for the new Winter Park Public Library of approx. 34,400 square feet and the new City Events center of approx. 13,564 square feet in size. Due to the size of this project, notice has been provided via a city-wide notice to all 17,500 households in the City, as well as legal advertisement, etc.

The site plan shows the new Library and the new Events Center in the same general location as the previous Civic Center. This location also takes advantage of the adjacent lake frontage. The two buildings share a common porte-cochere structure adjacent to Morse Blvd. The buildings conform to the required 10 foot street front setback and the building heights are within the 45 feet permitted. The maximum floor area ratio for the entire block is 20% and these buildings would bring the floor area ratio of the block to 4.7%. The building height for the one-story Events Center is 31.5 feet which represents the visible height as it includes the parapet around the rooftop. If the project includes a roof-top event venue on this building a small portion of enclosed building would be needed for restrooms and food/beverage service functions. That would add 7-9 feet depending upon the design. The building height for the two-story Library is 39 feet which represents the visible height as it includes the parapet around the rooftop. Thus, both buildings are within the 45 feet of building height permitted by the zoning. All the AC/Mechanical elements are screened. The dumpsters are within a walled enclosure.

In terms of parking the Code requirement is one space per 250 square feet for the events/community center and one space per 375 square feet for the Library space. These two buildings then require 146 spaces per Code. The City recognizes that meeting only the minimum requirements of the Code is not sufficient. There are 90 spaces now available at the Library and 115 spaces at the Civic Center. Thus, the goal has always been to have at least those 205 spaces, if not more. The site plan shows 213 parking spaces on-site. In addition, the plan contemplates adding 24 parallel spaces along the east side of Harper Street for a total of 237 spaces. The City is exploring adding 36 more parking spaces to the south on the property where the current Recreation building sits, if needed. The parking lot meets Code with respect to the landscape areas provided, however there are two locations along Harper Street that exceed the 10 spaces in a row without a landscape island because in order to save an existing live oak tree.

This project will provide storm water retention by using the storage capacity of Lake Rose (Sinkhole). There will be an interconnect line/pipe between Lake Mendsen and Lake Rose. Storm water will flow from this project into Lake Mendsen and then flow out into Lake Rose. This interconnect should also help to some degree with the historical flooding that occurs during hurricane events along Denning Drive, as it will provide some added storage during those events. This system will meet the requirements of the St. John River Water Management District as well as City Code.

The landscape plan shows the required landscaping, which conforms to Code. The
project will remove 63 protected trees including most of the existing live oak trees on the site now. The Urban Forestry staff has taken into consideration the potential for relocation of specimen and historic trees on the site. This concept is possible, but with conditions.

Staff recommendation was for approval of both the preliminary and final conditional use.

The Board acknowledged letters that had been received prior to or at the meeting. The Board members also disclosed prior conversations held with citizens regarding this project.

The Board then posed questions about the project to staff. Mr. Briggs and Troy Attaway, Public Works Director responded to questions regarding the storm water retention plans and the effect upon drainage/flooding in the area, the degree of excavation and filling of the lake, the soil borings and geotechnical report information regarding subsurface conditions and roadway and traffic conditions. Additional discussion ensued about the option of expanding the parking lot where the Recreation building exists (along Harper Street).

The Board heard public comment from Nancy Shutts, 2010 Brandywine Drive, Winter Park, FL; Forrest Michael, 358 West Comstock Avenue, Winter Park, FL; Cheryl Thompson, 464 West Canton Avenue; Sally Flynn, 1400 Highland Road, Winter Park, FL; Pat McDonald, 2348 Summerfield Road, Winter Park, FL; Beth Hall, 516 Sylvan Drive, Winter Park, FL; Jim Barnes, 1031 West Morse Boulevard, Winter Park, FL and Kim Allen, 1800 West Fawsett Road, Winter Park, FL.

Those public comments related to the bond issue, the marketing materials for the bond issue, the site soil conditions, historic flooding in the area, the adequacy of the storm water plan, the adequacy of parking, traffic congestion, impact upon Lake Rose ownerships, permitting by SJRMWD, loss of the existing live oak trees, fate of the Recreation building and croquet court, use of the Lakeside Crossing garage, and need for expanded parking on the Recreation building site (along Harper Street).

The public hearing was closed.

Mr. Hahn expressed that many questions had been raised about this project tonight and wondered if there was value to splitting this approval, as has been done for other projects into ‘preliminary’ and ‘final’ conditional use actions by the Board. City Attorney, Dan Langley answered questions regarding the process. Chairman Johnston recapped many of the issues raised by the public and separated them into matters that were not in the purview of the Board, such as validity of the bond issue, versus others like storm water and parking that were germane to their review. Ms. DeCiccio and Ms. Wanda commented that the adequacy of parking and the option for expanding the parking via a parking garage or larger surface parking lot were questions that could be explored in the time between a preliminary and final conditional use action by the Board. In further discussions, the Board consensus was that the topics of the storm water design and added parking were items that the Board would like to see again, as the project moved to final design.
Motion made by Bob Hahn, seconded by Sheila DeCiccio, for preliminary conditional use approval to construct a new Winter Park Library of 34,400 square feet in size and a new city events center of 13,564 square feet on the property at 1050/1052 West Morse Boulevard subject to the following conditions:

1. That the Board review and approve the final storm water retention plan once approved by the City And SJRWMD as part of the final CU, and
2. That the Board encourages the City Commission to explore additional parking in the location of the existing Recreation Building site.

The motion carried with a 4-0 vote.

alternatives / other considerations
N/A

fiscal impact
N/A

ATTACHMENTS:

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<th>Type</th>
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<tr>
<td>Community Letters</td>
<td>9/11/2018</td>
<td>Backup Material</td>
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</table>
WINTER PARK LIBRARY • SITE PLAN CONCEPT - ALTERNATE SCHEME

ON-SITE PARKING COUNT
213 SPACES
DESIGNED TO RECOVER IN ACCORDANCE WITH ST JOHNS RIVER WATERMANAGEMENT DISTRICT AND FLORIDA DEPARTMENT OF.

AND RATE ATTENUATION SHALL BE PROVIDED WITHIN THE EXISTING PONDS (LAKE.

RIVER WATER MANAGEMENT DISTRICT AND THE CITY OF WINTER PARK REQUIREMENTS.

))

 propositions 5

)L=34.56' 

R=22.00' 

O=14 

L=42.40' 

R=27.00' 

O=12 

L=66.37' 

R9.5' (TYP.)

L=227.34' 

R=8.0' 

ADJACENT TO PARKING (TYP.)

M=1005.47'

L=153.21' 

O=12 

L=446.26' 

R=88

O=15

L=38

O=30

L=24

M=25

L=25

M=16

L=15

M=15

L=11

M=8

L=7

M=3

L=28

M=12

L=14

M=14

L=14

M=18

40' 

DGG 

PROP. SIDEWALK 

18

14 

O 

PROP. 7' SIDEWALK

PROP. 5' PLANTING STRIP

PROP. 3' PLANTING STRIP

PROP. CURB AND GUTTER TYPE A

PROP. POND WATER EDGE

PROP. GREENWAY TO PROP. WALL (TYP.)

PROP. TERRACED READING AREAS

TOTAL: 144 SPACES

EXISTING PARKING REMOVED:

PARKING:

IMPERVIOUS AREAS:

EVENTS CENTER GFA:

PARCEL ID:

MORSE BLVD: 10' SETBACK

HARPER STREET: 10' SETBACK

CONNECTION POINT

PROP. GREENWAY TO

LIBRARY AND EVENTS

40

O 

(REFER TO GRADING PLAN)

66.37' 

DESIGNED TO RECOVER IN ACCORDANCE WITH ST JOHNS RIVER WATERMANAGEMENT DISTRICT AND THE CITY OF WINTER PARK REQUIREMENTS.

17. All existing work or landscaping not shown to be altered or removed shall be protected from damage during construction.

14. Contractor shall verify all measurements at this site and be responsible for accuracy and correctness of same.

10. The contractor shall examine and become familiar with all contract documents in their entirety. Survey the project and excavation to request exact field location of utilities.

7. All planting islands shall be graded to mound to provide positive drainage.

5. Approval of this plan is not an authorization to grade adjacent properties. When field conditions warrant off-site grading, contractor shall take all necessary steps to ensure that all requirements of local building, zoning, and sewer regulations are met.

3. All spot elevations shown on grading plan are to bottom of curb/top of pavement unless otherwise noted. All rim joints shall be grouted prior to construction.

4. All onsite paving dimensions are to the face of curb, where applicable, unless noted otherwise.

7. Concrete reinforcing:
   - A. Minimum 3,000 psi compressive strength at 28 days, unless noted otherwise.
   - B. Provide dowels as specified in drawing details.
   - C. Maximum diameter of bars shall not exceed 1/2 inch.
   - D. Air content: 4 to 6 percent by volume.

6. Approvals of this plan is not an authorization to grade adjacent properties. When field conditions warrant off-site grading, contractor shall take all necessary steps to ensure that all requirements of local building, zoning, and sewer regulations are met.

11. It is the responsibility of the contractor to advise LandDesign of any condition found on the site which prohibits installation of the proposed work.

12. Landscaping contractor to warranty all plant materials for a period of one year. The contractor agrees to replace defective plant materials.

1. The minimum requirements for construction, including, without limitation, the minimum number of years of experience for the contractor, are 10 years. The contractor shall have a valid license from the state of Florida to perform the work described herein.

13. Contractor is responsible for removal of all existing tree protection barricades prior to construction.

15. All fabrics shall be removed and replaced solely at the expense of the contractor.

8. All concrete work shall be performed in accordance with the American Concrete Institute (ACI) specifications. The concrete contractor shall be responsible for the accuracy and completeness of all work.

9. Gradation of all materials shall be performed in accordance with local and state specifications. The contractor shall be responsible for the accuracy and completeness of all work.

2. All plants should be in accordance with ANSI Z60.1 - 2014, American Standard for Nursery Stock, Publication, Approved April 14, 2014.

3. Caliper size of canopy trees are to be measured per local city landscape ordinance.


16. The contractor shall be responsible for the accuracy and completeness of all work performed on the project.

1. The contractor shall be responsible for the accuracy and completeness of all work performed on the project.

5. All electrical work shall be performed in accordance with the National Electrical Code (NEC) and the Florida Electrical Code (FEC).

2. All plants should be in accordance with ANSI Z60.1 - 2014, American Standard for Nursery Stock, Publication, Approved April 14, 2014.

3. All vegetation shall be planted in accordance with the approved plant list. The contractor shall be responsible for the accuracy and completeness of all work performed on the project.

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16. The contractor shall be responsible for the accuracy and completeness of all work performed on the project.
MORSE BOULEVARD

LIBRARY

EVENTS CENTER

HARPER STREET

SCALE: 1"=60'

NOT FOR CONSTRUCTION

CITY OF WINTER PARK
LIBRARY AND EVENTS CENTER

Hunton Brady

SCALE: 1"=60'

DRAWN

L100
MATCHLINE: SEE SHEET L302

HARDSCAPE LEGEND

- PLANTER AREA
- PROPOSED WATER LINE
- PROPOSED SEATWALL
- EXISTING TREE TO REMAIN

HARDSCAPE KEY

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<th>KEY</th>
<th>INTEGRAL COLOR</th>
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<tbody>
<tr>
<td>P-301</td>
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<td>SCOFIELD FRENCH GRAY</td>
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<td>P-304</td>
<td>NATURAL GRAY</td>
<td>ARTIFICIAL TURF / CONCRETE SUBSLAB</td>
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<tr>
<td>P-305</td>
<td>MATCH EXISTING STAIN</td>
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PROPOSED GREENWAY TRAIL TO CONNECT TO EXISTING BRIDGE
REINFORCED SOD AREA FOR FIRE ACCESS (SEE PLANTING PLAN)

PROPOSED LAKE EDGE

WOOD BRIDGE TO BE EXTENDED TO NEW LAKE EDGE

END OF EXISTING BRIDGE. CONTRACTOR TO CONNECT BRIDGE EXTENSION AT THIS LOCATION
EXISTING TREE TO REMAIN (TYP)

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SEAL

CITY OF WINTER PARK LIBRARY AND EVENTS CENTER

HARDSCAPE PLAN

NOT FOR CONSTRUCTION

PROPOSED GRILL AREA TO CONNECT TO MOWING MOSS
PREPARED LAKE EDGE
PREPARED LAKE EDGE TO BE EXTENDED TO NEW LAKE EDGE

LAKES: MINDEN
LAKES: WINTER PARK
DRAWS: 2011

SCALE: 0 10' 20' 30' 50'
1" = 20'
PROPOSED SIDEWALK TO TIE INTO EXISTING SIDEWALK AT NEAREST SAWCUT JOINT. CONTRACTOR TO FIELD VERIFY.

EXISTING BUILDING

EXISTING SIDEWALK

PARALLEL PARKING (SEE CIVIL PLANS)

HARDSCAPE LEGEND

MATCHLINE: SEE SHEET L301

HARDSCAPE KEY

KEY INTEGRAL COLOR FINISH

1. P-301 N/A STANDARD ASPHALT SMOOTH FINISH

2. P-301B N/A STANDARD ASPHALT SMOOTH FINISH

3. P-302 NATURAL GRAY SPONGE FLOAT FINISH

4. P-303 SCOFIELD FRENCH GRAY HEAVY EXPOSED FINE AGGREGATE

5. P-304 NATURAL GRAY (SUBSLAB) ARTIFICIAL TURF / CONCRETE SUBSLAB

6. P-305 MATCH EXISTING STAIN MATCH EXISTING STAIN

CITY OF WINTER PARK
LIBRARY AND EVENTS CENTER

HARDSCAPE PLAN

NOT FOR CONSTRUCTION

SCALE: 1" = 20'
### HARDSCAPE SCHEDULE

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### CURB / WALL SCHEDULE

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### HARDSCAPE REFERENCE IMAGES

- C-304
- W-102
- W-101
- P-302
- P-303

EXISTING BRIDGE TO BE EXPANDED
### SITE LANDSCAPE REQUIREMENTS

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<th>Land Use</th>
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<td>Parking Permeable</td>
<td>35,314</td>
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<tr>
<td>Parking Impervious</td>
<td>85,631</td>
<td>96%</td>
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<td>Total Site Permeable Area</td>
<td>90,251</td>
<td>100%</td>
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#### TREES REFERENCE IMAGES

- Bald Cypress
- Live Oak
- Lavendar Crape Myrtle
- Southern Magnolia
- Sabal Palm
- Sylvestor Palm

#### SHRUBS REFERENCE IMAGES

- Dwarf Yaupon Holly
- Pink Muhly Grass
- Sandankwa Viburnum
- Perennial Peanut
- Dwarf Asiatic Jasmine

#### TREE PLANTING SCHEDULE

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<th>Spec. Name</th>
<th>Size / Root Ball / Container</th>
<th>Comments</th>
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<td>LAGERSTROEMIA INDICA 'NATCHEZ' CRAPE MYRTLE</td>
<td>12'HT X 5'W MIN / 65 GAL MIN</td>
<td>FULL/MULTI-TRUNK/4 TRUNKS MIN./3&quot; CAL. MIN.</td>
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<td>LIGUSTRUM JAPONICUM TREE LIGUSTRUM</td>
<td>8'HT X 8'W MIN / 65 GAL MIN</td>
<td>FULL/MULTI-TRUNK/4 TRUNKS MIN./3&quot; CAL. MIN.</td>
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<td>6</td>
<td>MAGNOLIA GRANDIFLORA 'MISS CHLOE' SOUTHERN MAGNOLIA</td>
<td>16'HT X 8'W MIN / 100 GAL MIN</td>
<td>FULL/SINGLE STRAIGHT TRUNK /2.5&quot; CAL. MIN./ 4' CT MIN/ FULLY BRANCHED</td>
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<tr>
<td>1</td>
<td>PHOENIX SYLVESTRIS SYLVESTER DATE PALM CT VARIES (SEE PLAN)</td>
<td>FULL/SINGLE CLEAN STRAIGHT HEAVY TRUNK/12 FRONDS MIN./DIAMOND CUT/AVG. 10' C.T.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>55</td>
<td>QUERCUS VIRGINIANA 'CATHEDRAL' LIVE OAK</td>
<td>18'HT X 12'W MIN / 200 GAL MIN</td>
<td>FULL/SINGLE STRAIGHT TRUNK/5-1/2&quot; CAL. MIN./6' C.T.</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>SABAL PALMETTO SABAL PALM CT VARIES (SEE PLAN)</td>
<td>RELOCATED/ FULL /SINGLE BOOTED TRUNK/12 FRONDS MIN. / SEE GUYING DETAILS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>TAXODIUM DISTICHUM BALD CYPRESS</td>
<td>12'HT X 6'W MIN / 65 GAL MIN</td>
<td>FULL/SINGLE STRAIGHT TRUNK/4.5&quot; CAL. MIN./FULLY BRANCHED</td>
<td></td>
</tr>
</tbody>
</table>

#### SHRUB / GROUNDCOVER PLANTING SCHEDULE

<table>
<thead>
<tr>
<th>Plant No.</th>
<th>Catalog Name</th>
<th>Spec. Name</th>
<th>Size / Root Ball / Container</th>
<th>Location / Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>DECORATIVE STONE (1-3”) GRAY</td>
<td>PALLETS BUILDING EDGE BUFFER / 4&quot; THICK MIN OVER WEED BLOCK / SEE DETAILS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY</td>
<td>18” OA / 3 GAL MIN</td>
<td>FULL TO GROUND / PLANT 24” OC</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS</td>
<td>20” OA / 3 GAL MIN</td>
<td>FULL TO GROUND / PLANT 30” OC</td>
<td></td>
</tr>
<tr>
<td>0</td>
<td>CYPRESS BLEND MULCH</td>
<td>BAGGED OR BLOWN IN ALL SHRUB AREAS AND 3’ RADII AROUND ALL TREE PLANTING / 3” MIN DEPTH</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>ROSA SSP 'KNOCKOUT' KNOCKOUT ROSE</td>
<td>24” OA / 3 GAL MIN</td>
<td>FULL TO GROUND / PLANT 24” OC</td>
<td></td>
</tr>
<tr>
<td>0</td>
<td>STENOTAPHRUM SECUNDATUM 'PALMETTO' ST. AUGUSTINE 'PALMETTO'</td>
<td>PALLETS FULL SOD FROM PALLETS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>TRACHELOSPERMUM ASIATICUM DWARF JASMINE</td>
<td>1 GAL MIN / 12” RUNNERS MIN</td>
<td>FULL / PLANT 18” OC</td>
<td></td>
</tr>
<tr>
<td>0</td>
<td>VIBURNUM SUSPENSUM SANDANKWA VIBURNUM</td>
<td>28” OA / 7 GAL MIN</td>
<td>FULL TO GROUND / PLANT 42” OC</td>
<td></td>
</tr>
</tbody>
</table>
1. CONTRACTOR SHALL ASSURE
PREPARED PLANTING SOIL
ROOT BALL REQUIREMENTS).
B&B OR CONTAINERIZED (SEE GRADING PLAN)
FINISHED GRADE (SEE
GRADING PLAN)
SOIL BERM TO HOLD WATER - 30"-36" MAX. DIA. OF MULCH RING.
HARDWOOD MULCH ON ROOT
1/2" DEPTH SHREDDED
PINE STAKES, SPACE EVENLY
THREE 2" DIAMETER LODGE
REFLECTIVE MARKER TAPE
BLACK RUBBER HOSE
APPROVED BY OWNER.
AND PLACEMENT TO BE
1. FINAL TREE STAKING DETAILS
NOTE:
2. FINAL TREE STAKING DETAILS AND
PITS PRIOR TO INSTALLATION.
NOTE:
1. WASHINGTONIA
BOOTS TO REMAIN ON
SPECS. FOR PALMS W/
NOTE:
2. SEE PLANS AND
BOOTS AND SKIRTS
ALMS SIMILAR W/
NOTE:
8 4" LAYER DRAIN GRAVEL
NOT TO SCALE
SOIL SEPARATOR
AROUND TREE.
4"TYP.
PRIOR TO INSTALLATION.
LANDSCAPE ARCHITECT.
TRUNK.

PLANTING PITS/BEDS PRIOR
CONTRACTOR SHALL ASSURE
NOTE:
4" ADS DRAIN SOCK PIPE,
MIXTURE AS SPECIFIED.
TREATED BRACES CUT TO FIT
SECURE BATTONS.
GALVANIZED STEEL PLATE.
TWO LAYERS OF BURLAP
PRUNE AND TIE FRONDS
WITH REFLECTIVE MARKER TAPE
BLACK RUBBER HOSE
PROTECT TREE TRUNK
INSTALLATION.

SOIL MOUNDING UP TO THE
BE PLANTED 2" HIGH WITH
ROOTBALL.
BELOW TOP OF
FINISH GRADE 2"-4"

4" SCREW 30" LENGTH
1" DIA., WHITE 18" PVC. BURY 6"
36" MAX. DIA. MULCH RING (TYP.)
HARDWOOD MULCH ON ROOT
1/2" DEPTH SHREDDED

NOTE: WHEN
MATERIAL - EXCEPT WHEN
PLANTING SOIL AND PLANT
TO BE EXCAVATED TO RECEIVE
GROUNDCOVERS AND SHRUBS
SPECIFIED FOR GROUND-
GROUNDCOVER BED.
PLANTING SOIL FOR

NOTE: ALL SHRUBS AND
DIFFERENT PLANT TYPES.
PROVIDE MIN. 18" SPACING BETWEEN
ARE SPACED EQUIDISTANT FROM
EACH OTHER AS SHOWN.

AMENDED THROUGHOUT ENTIRE
AREA. (BACKFILL SHALL BE
COMPOST AS REQUIRED)
SITE W/ FERTILIZER AND
FOR INDIVIDUAL PLANT SPACING 'X'.
WHERE NOTED REFER TO PLANT LIST
GROUNDCOVER MASSES TO USE A
NOTE: ALL SHRUBS AND
DIFFERENT PLANT TYPES.
PROVIDE MIN. 18" SPACING BETWEEN
ARE SPACED EQUIDISTANT FROM
EACH OTHER AS SHOWN.
**Petition for additional parking for Library and Event Center**

**Petition summary and background**
The new Library and Events Center will be world-class and we look forward to its construction. There is concern, however, about the adequacy of proposed parking at this site. There is an opportunity to add an additional 36 parking spaces to the original proposal which will help meet parking needs.

**Action petitioned for**
We, the undersigned, are concerned business owners/tenants west of the Library and Event Center who strongly recommend the Planning and Zoning Board to act now to add the additional 36 parking spaces in the approval process for the aforementioned project. The City of Winter Park to cover all additional parking costs incurred.

<table>
<thead>
<tr>
<th>Printed Name &amp; Position</th>
<th>Signature</th>
<th>Name of Business</th>
<th>Address of Business</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shirley Segur</td>
<td></td>
<td>Kona Grill</td>
<td>110 South Orlando Ave, Ste 12, Winter Park</td>
<td>09/07/18</td>
</tr>
<tr>
<td>Miguel Rivas</td>
<td></td>
<td>Chuy's</td>
<td>170 S. Orlando Ave, Winter Park</td>
<td>9/7/18</td>
</tr>
<tr>
<td>Nicholas Almonte</td>
<td></td>
<td>Pearle Vision</td>
<td>110 S Orlando Ave Ste 11</td>
<td>9-7-18</td>
</tr>
<tr>
<td>Mirta Pagan</td>
<td></td>
<td>Sage Dental of Winter Park</td>
<td>110 S Orlando Ave Ste 10</td>
<td>9-7-18</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Spavia Day Spa</td>
<td>110 S Orlando Ave Ste 9</td>
<td>9-7-18</td>
</tr>
<tr>
<td>Thanh Nguyen</td>
<td></td>
<td>Tipsy Salon Bar</td>
<td>110 South Orlando Ave Ste 8</td>
<td>9-7-18</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Bulls Gastro Bar</td>
<td>110 South Orlando Ave # 9</td>
<td>9-7-18</td>
</tr>
<tr>
<td>Tam Tran</td>
<td></td>
<td>Millennium Pharmacy</td>
<td>110 S Orlando Ave # 5, Winter Park</td>
<td>9-7-18</td>
</tr>
<tr>
<td>Derrick Muschane</td>
<td></td>
<td>Fitlife Foods</td>
<td>110 S Orlando Ave # 5, Winter Park</td>
<td>9-7-18</td>
</tr>
<tr>
<td>Eucene Saunders</td>
<td></td>
<td>The Glass Knite</td>
<td>276 S Orlando Ave, Winter Park FL</td>
<td>9-4/18</td>
</tr>
<tr>
<td>Booco Patakes</td>
<td></td>
<td>Bob's Italian Grille</td>
<td>400 South Orlando Ave Winter Park 32889</td>
<td>12/17/18</td>
</tr>
<tr>
<td>Jackie Raudheli</td>
<td></td>
<td>CycleBak Winter Park</td>
<td>110 S Orlando Ave Ste 1, Winter Park, FL 32189</td>
<td>9/18/18</td>
</tr>
</tbody>
</table>
Good morning, Kim. Please forward my questions/comments to the Planning Board concerning the proposed library/event center.

Dear Planning and Zoning Board members:

I wish I could be in your chamber today to speak briefly about the proposed library/event center that you will be reviewing in order to grant or deny a conditional use permit for the project. There are a number of questions that come to light after reading the staff report and reviewing the proposed plans. And I understand that LandDesign prepared many of the exhibits – a firm that one of your fellow board members, Ray Waugh, is a senior partner. Hopefully no one else on your Board has a conflict either. So my comments are directed at those with no conflicts.

First, if you don’t know already, this site has serious environmental challenges, which, if you threw enough money at them, they can be solved. First is the fact that the site is a former landfill. Read the geotechnical report to get the full flavor of what is beneath the surface. Muck, trash, construction debris, etc. All has to be removed to place the building in the location pictured.

Second, Lake Mendsen already serves as a stormwater basin for a significant area extending to Paseo Apartments to the north, the office building at Denning and Morse, etc. These relatively new projects incorporated Lake Mendsen into their stormwater plans. Lake Mendsen is already over capacity. And where does staff think this extra water from the library/event center will go? Down the existing drain well into the Floridan aquifer and over to Lake Rose – the sink hole. There is only one slight problem with that solution. The surface of Lake Rose is 3 to 4 feet higher than Lake Mendsen. You don’t have to be an engineer to understand that water doesn’t flow up hill. I’m sure you can get some Roman slaves to power the pumps. Lake Rose is also owned by multiple owners, including the City. The other owners will need to give their approval for any stormwater project that affects their property. Just a minor detail.

Third, although the staff report states that there will be adequate surface parking for the center, I doubt that staff has taken into consideration other activities that will be occurring simultaneously with library and event center activities. These activities include Rollins softball, youth football, lacrosse, and soccer games that are held night and day. Has this plan been presented to the Parks and Recreation Board? I’m sure they will have questions also.

And Forth, will the City adhere to it’s own tree replacement guidelines after removing approximately 68 high quality live oak trees from the site? Check the guidelines. Private developers would have to do a lot of reforestation to replace this many trees.

Hopefully you will ask the right questions and get thorough answers. Just because this is a City project does not mean you have to rubber stamp a conditional use approval.

Sincerely,

Peter K. Gottfried, CEP, GISP
Natural Systems Analysts, Inc.
Dear Mr. Briggs,

My name is Goretti Garcia and I work with Woman’s Worth. We are a tenant in the Seacoast Bank Building located in 1031 W. Morse Blvd., Winter Park. I wanted to tell you how excited we are to have the new Library and Events Center coming across the street from us! We hold many client events and having that location so close to us will be very convenient.

I also wanted to express my concern with the parking issue that has affected this area with the newest developments, Lakeside with Trader Joe’s and Lakeside Crossing. I have been a tenant of this building for 13 years now, 10 of those years I was actually the Property Manager of the building (then known as BankFIRST Building). During my years as Property Manager, we would experience parking overflow during some of the events held at the Civic Center such as the Annual Chamber of Commerce Lunch and other events held on weekends. This would sometimes cause tenant complaints and extra policing of the parking lot on our part. As I am now a customer at the two developments I reference above, I see how frequently customers make use of the parking at the Civic Center. I understand that the new Library and Events Center will have 237 parking spaces. Considering the additional use to this parking lot from the neighboring shopping centers, these number of parking spaces might not be enough. Especially as events are hosted in the new Library. I feel that parking might become an issue to the guests of the Library and the overflow will come to this building affecting its regular operations. A way of preventing this would be to add a parking area from the City Property located behind the current Center.

I would appreciate it if the Planning and Zoning Board strongly consider this suggestion. Thank you, Mr. Briggs.

Sincerely,
“It is a beautiful thing when a career and a passion come together”. --Unknown

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September 8, 2018

Planning and Zoning Board
City of Winter Park

Dear Members:

This letter is to express my support for the new Library and Events Center to be constructed on the corner of Morse Boulevard adjacent to the Martin Luther King Jr. Park. As designed, the Library and Events Center will be world-class and something the residents of Winter Park will take great pride in.

It is my understanding that there are approximately 237 parking spaces designed for the Library and Events Center which include 32 more spaces than are at the current locations.

I further understand that the City in contemplating building an additional parking lot with 36 parking spaces, on property the City owns located on the south side of the Property.

I believe additional parking on property owned by the City makes a lot of sense and will enhance the experience at the Library and Events Center.

Very truly yours,

Nancy A. Rossman
If there is NOT a railing on the 6 steps for the event center from the platform(amphitheater) there should be and the steps need to be shallow. Also it is NOT acceptable to approve this property with the words "option" and "exploring" for basic parking and no plan for the added needed parking IF the rooftop venue ever gets funded and approved. Please share with board. nancy shutts 2010 Brandywine Drive 407-645-2227
Via E-mail
Mr. Jeffrey Briggs, City Planner
Planning and Zoning Board
401 S. Park Avenue
Winter Park, Florida 32789
jbriggs@cityofwinterpark.org

Dear Mr. Briggs:

Our law firm has been a tenant at 1031 West Morse Boulevard for 15 years. We anticipate the new Library and Events Center which is to be built across the street from our office building will be a great addition to the City, but we are concerned that the proposed parking allocated for these buildings may not meet the needs of all the activities that will take place at that location.

We understand that the City has the option of adding 36 extra parking spaces to the original proposal. We strongly support the addition of these spaces to meet the patrons’ parking needs of the new Library and Events Center.

Please feel free to contact me should you have any further questions.

Very truly yours,

MICHAEL A. SASSO
September 4, 2018

Planning and Zoning Board
Winter Park, FL

Dear Members,

I want to express my support for the new Library and Events Center that is to be constructed on the corner of Morse Boulevard and Harper Street adjacent to the Martin Luther King Jr. Park. The architecture and design are clearly world-class and I am sure the citizens of Winter Park will be very proud of the end result. My understanding is that approximately 237 parking spaces are contemplated to serve the needs of the new Library and Events Center. I believe that this number of parking spaces would fulfill the ordinary everyday activities at these two structures. I have been told that this is approximately 32 more spaces than are currently at the present locations of the existing Library and Civic Center.

However, when there are multiple events that would be occurring on the site, this number of parking spaces (237) would be inadequate to meet the needs of all attendees. Fortunately, there is a solution to help with this issue. With the construction of 36 additional parking spaces on the south side of the property, (which is presently the old and under-utilized Lake Island Hall) these additional spaces will help to meet the additional needs.

Since these multiple events will not be a daily occurrence, the additional 36 parking spaces would be a welcome addition to the parking needs of the athletic events and general use of the Martin Luther King Jr. Park which has had a lack of adequate parking for their events for years. The cost of these additional 36 parking spaces should be minimal vs. the benefit to the new Library and Events Center as well as the athletic and other functions in the park. Attached is a layout of the additional parking option for these 36 spaces.

I would ask that the Planning and Zoning Board give strong consideration to the addition of 36 parking spaces and whatever feasibility study is necessary to bring this to a reality.

Thank you for your time and consideration of the above.

Very truly yours,

James T. Barnes, Jr.