

**BOUNDARY SURVEY**  
**SECTION 01, TOWNSHIP 22 SOUTH, RANGE 29 EAST**  
**ORANGE COUNTY, FLORIDA**



- GENERAL NOTES:**
1. LOCAL JURISDICTION AS PROVIDED BY THE CLIENT.
  2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY. THE CLIENT IS ADVISED TO CHECK WITH THE LOCAL JURISDICTION FOR ANY SUCH RESTRICTIONS.
  3. THIS SURVEY IS THE PROPERTY OF JOHN B. WEBB & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF JOHN B. WEBB & ASSOCIATES, INC.
  4. MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE C. O. OF RAILROAD R/W BEING S 29°37'45" E.
  5. ALL FIELD MEASUREMENTS (NO ANGLES PLATTED (P)).
  6. PROPERTY DIMENSIONS SHOWN HEREON ARE BASED ON THE SURVEY DATA AND ARE SHOWN ON THIS SURVEY, OTHER THAN TREES, PER THE CLIENT'S REQUEST.

**LEGAL DESCRIPTION:**

LOTS 1, 2 AND 3, BLOCK 8, TOWN ARCADE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "L", PAGE 72, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

**CERTIFIED TO:**  
**WEST AMERICAN FLY INSURANCE COMPANY**

**DATE:** 11/14/2012  
**TIME:** 11:14 AM  
**BY:** JOHN B. WEBB & ASSOCIATES, INC.  
**PROJECT NO.:** 12-074  
**FILE NO.:** 12-074-001  
**SCALE:** AS SHOWN  
**DATE OF SURVEY:** 11/14/2012  
**BY:** JOHN B. WEBB & ASSOCIATES, INC.  
**PROJECT NO.:** 12-074  
**FILE NO.:** 12-074-001  
**SCALE:** AS SHOWN  
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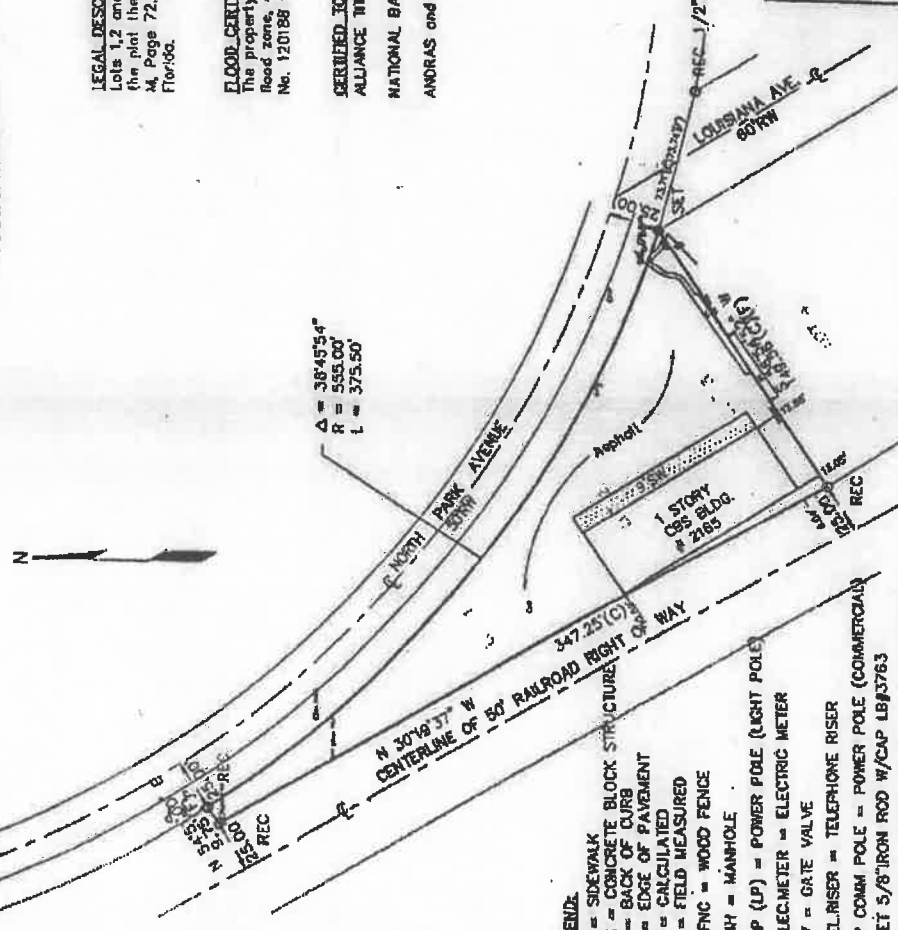
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**JOHN B. WEBB & ASSOCIATES, INC.**  
**CIVIL & ENVIRONMENTAL ENGINEERING**  
**11001 W. UNIVERSITY BLVD., SUITE 100**  
**ORANGE, FLORIDA 32708**  
**PH: (407) 622-4322 FAX: (407) 622-4323**  
**EMAIL: INFO@JBWA.COM**

# SKETCH OF SURVEY

(A BOUNDARY SURVEY)



**LEGAL DESCRIPTION**  
 Lots 1, 2 and 3, Block B, TWIN ACRES, according to the plat hereof, as recorded in Plot Book M, Page 72, Public Records of Orange County, Florida.

**FLOOD CERTIFICATION**  
 The property is not located in a 100 year flood zone, as shown on F.R.M. Map Panel No. 120188 005C, Zone C.

**CERTIFIED TO:**  
 ALLIANCE W.L.C., 2689 1EE ROAD, SUITE 120, WINTER PARK, FLORIDA  
 NATIONAL BANK OF COMMERCE, 1201 S. ORLANDO AVE., WINTER PARK, FLORIDA  
 ANDRAS and ANNA FEDERER, 2165 PARK AVE. N., WINTER PARK, FLORIDA

- LEGEND:**
- SW = SIDEWALK
  - CBS = CONCRETE BLOCK STRUCTURE
  - BC = BACK OF CURB
  - EP = EDGE OF PAVEMENT
  - (C) = CALCULATED
  - (F) = FIELD MEASURED
  - TRD FNC = WOOD FENCE
  - MH = MANHOLE
  - PP (UP) = POWER POLE (LIGHT POLE)
  - ELEC. METER = ELECTRIC METER
  - GV = GATE VALVE
  - TEL. RISER = TELEPHONE RISER
  - PP COMM. POLE = POWER POLE (COMMERCIAL)
  - SET 5/8" IRON ROD W/CAP LB#3763
  - RECOVERED 1/2" IRON ROD W/CAP LB#3906

**LAND SURVEYING DIVISION OF**  
**John H. Webb & Associates, Inc.**  
 CIVIL & PROFESSIONAL CONSULTING ENGINEERS  
 100 S. W. 10TH AVENUE, SUITE 100  
 ORLANDO, FLORIDA 32803 (407) 899-8328

SURVEY DATE: 12/20/06    PAPER: 12/20/06  
 SURVEYED BY: J. H. WEBB    CHECKED BY: J. H. WEBB  
 PROJECT NO.: 2006-08    CHECKED BY: J. H. WEBB

*April 11, 2007*

I HEREBY CERTIFY THAT THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE DATA AND CALCULATIONS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE SURVEYING AND MAPPING ACT OF 1932, AS AMENDED, AND THE PROFESSIONAL STANDARDS OF THE SURVEYING AND MAPPING ACT OF 1932, AS AMENDED, AND THE PROFESSIONAL STANDARDS OF THE SURVEYING AND MAPPING ACT OF 1932, AS AMENDED.



401 South Park Avenue • Winter Park, Florida 32789

407-599-3237 • 407-599-3499 fax  
cityofwinterpark.org

**Building &  
Permitting  
Services**

## BOARD OF ADJUSTMENTS

February 20, 2020

Winter Park Real Estate Advisors, Inc.  
3200 S Hiwassee Rd. Suite 205  
Orlando, FL 32835

Dear Representative,

On February 18, 2020, the Board of Adjustments approved your request for the reinstatement of a variance originally granted on September 15, 2015. The approved request is to allow the construction of a two-story office building to be located five feet from the front lot line and two feet from the side lot line, in lieu of the required setbacks of ten feet and five feet respectively. It includes allowing five parking spaces that back into a public right of way and allowing a parking lot landscape buffer that varies from 0 feet to 8 feet, in lieu of 8 feet in width.

The subject property described as Parcel ID # 01-22-29-8804-02-000 as recorded in the Public Records of Orange County, Florida.

Located at 2161 N. Park Ave

Zoned O-1

Please have your contractor bring a copy of this approval notice when applying for the construction permit for this variance.

If I can be of further assistance please feel free to contact me.

Respectfully,

George I. Wiggins, CBO  
Director of Building/Legislative Affairs  
407-599-3426

All variance(s) expire in one year from date of approval by the Board of Adjustments. Any extension requests must be received and heard prior to the expiration date. Requests to reinstate an expired variance are subject to any changes that have occurred in the Code. Requests to extend or reinstate a variance will require payment of fee and re-publication & re-hearing of the variance request.



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**STREET VIEW ELEVATION**  
**PARK POINTE OFFICE BLDG.**  
15-012 10.20.17



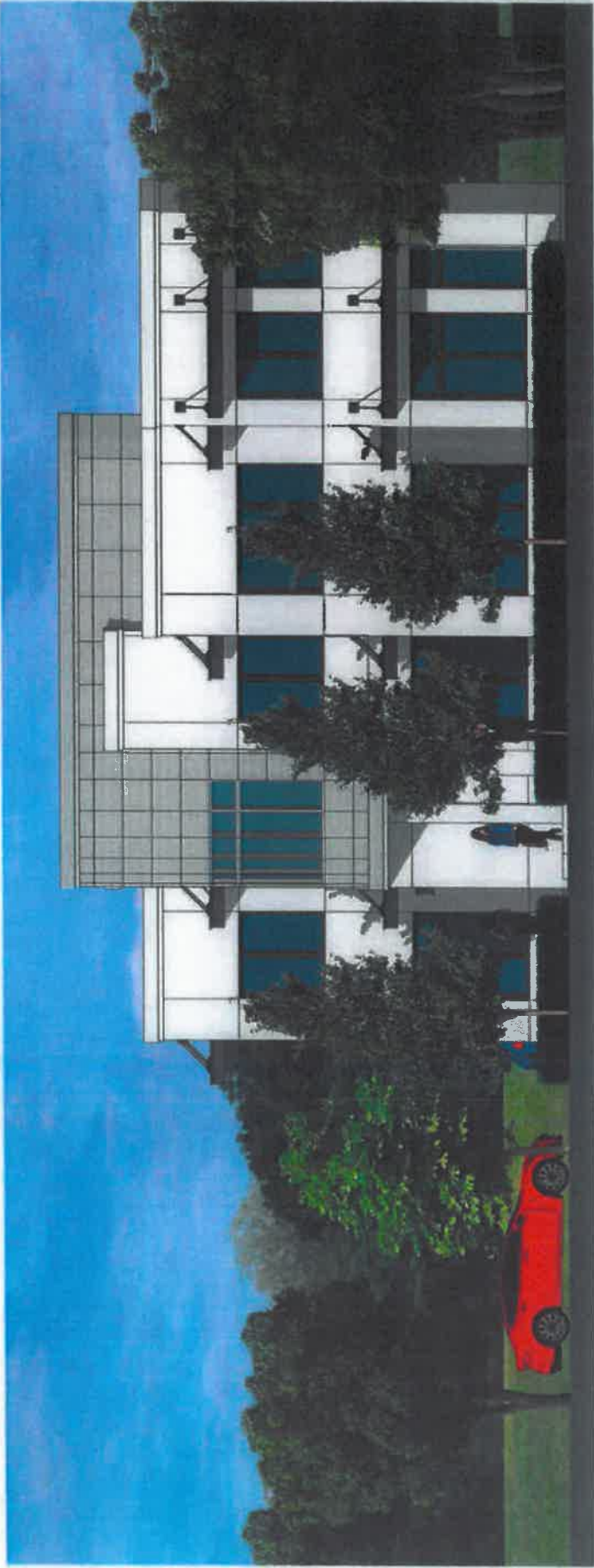




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**STREET VIEW**  
**PARK POINTE OFFICE BLDG.**  
15-012 10.20.17

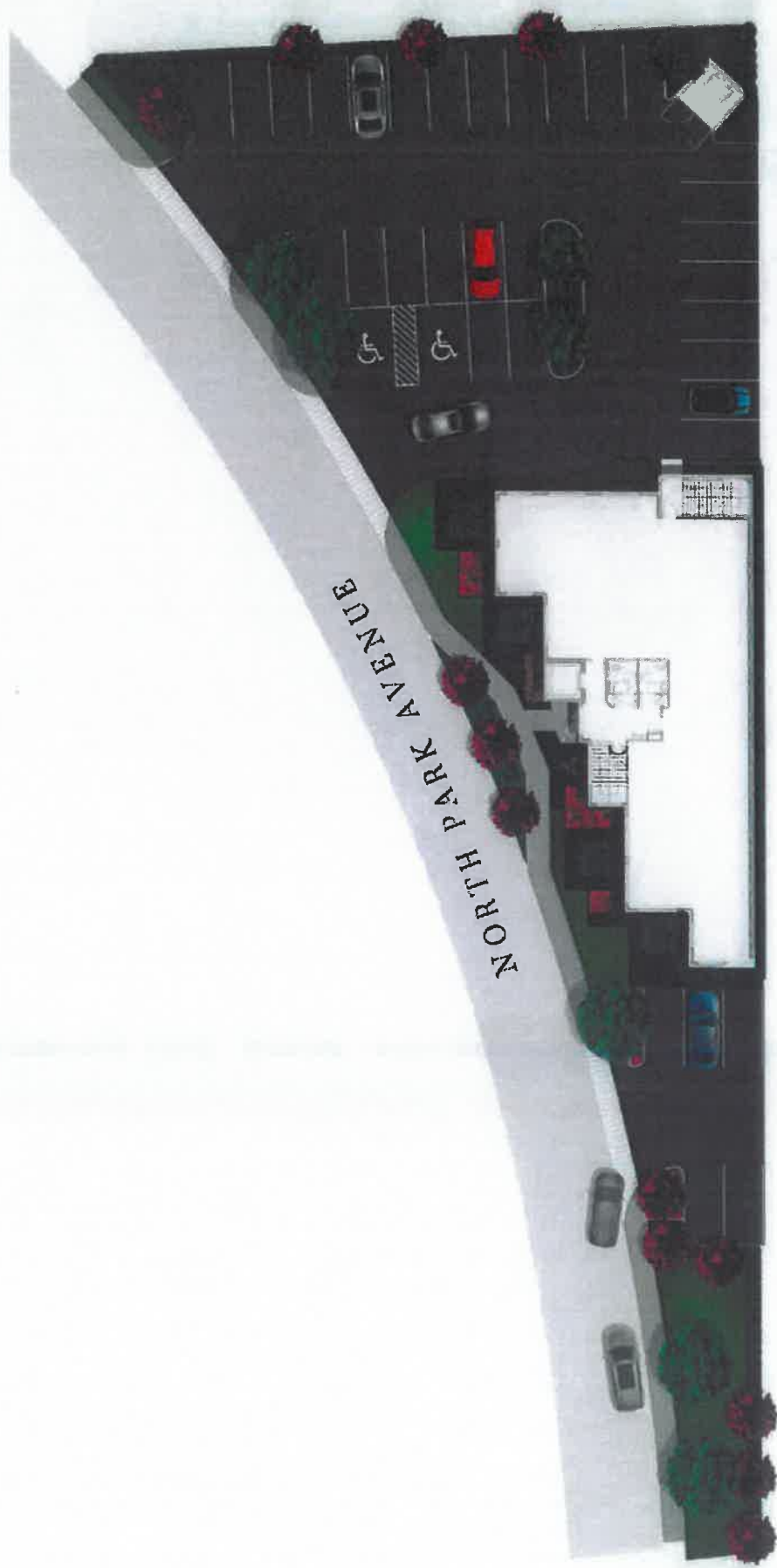




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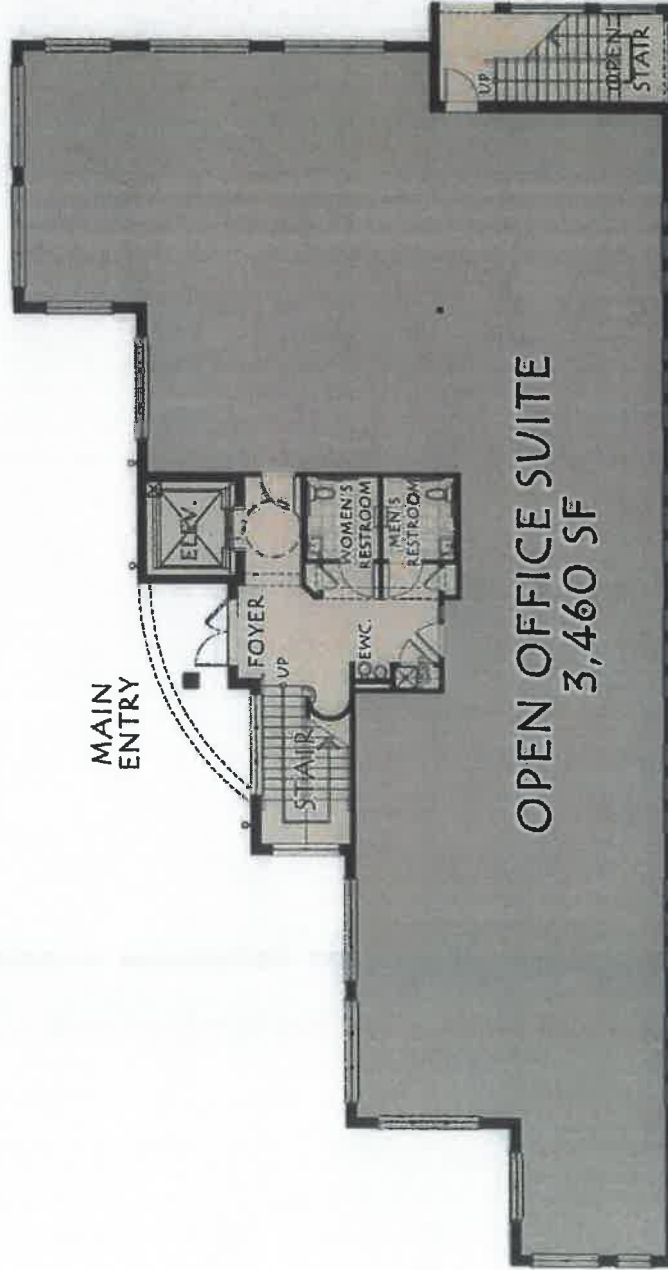




35 PARKING SPACES TOTAL

August 10, 2016 ■ Landscape Plan View  
Park Pointe Office Bldg.





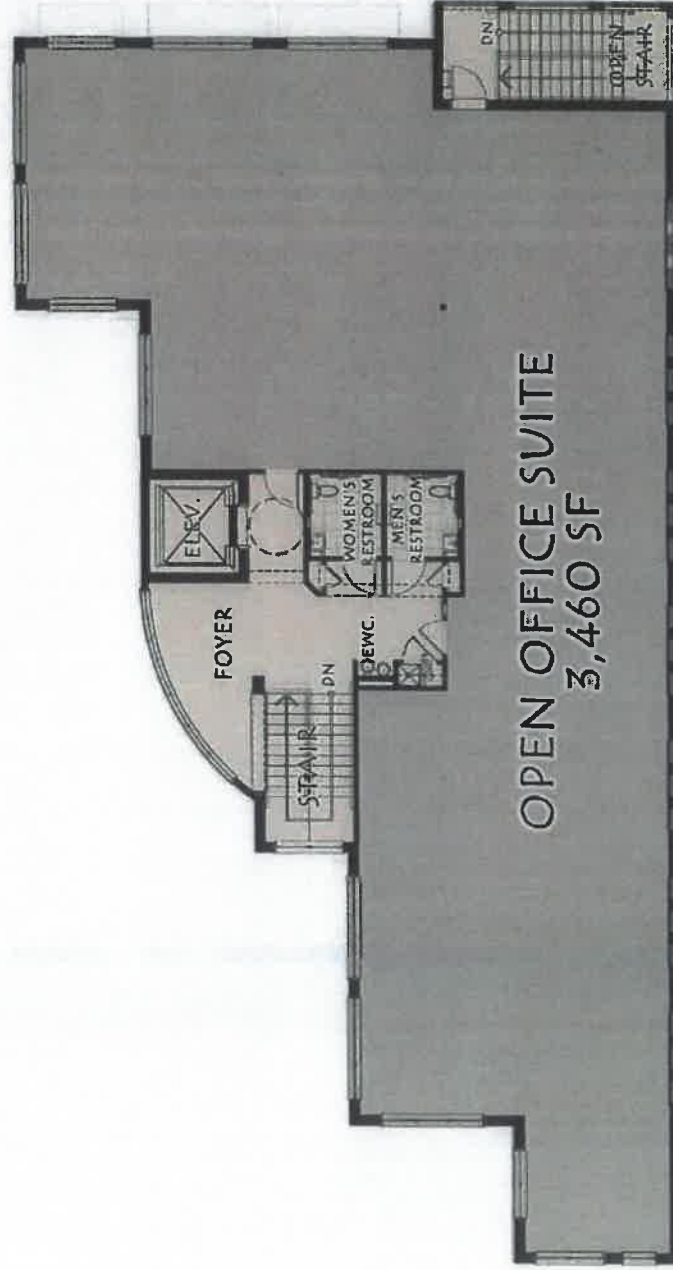
OPEN OFFICE SUITE  
3,460 SF

2017 COPYRIGHT, ALL RIGHTS RESERVED. SLOCUM PLATTS ARCHITECTS

**FIRST FLOOR PLAN**  
**PARK POINTE OFFICE BLDG.**  
 15-012 10.20.17





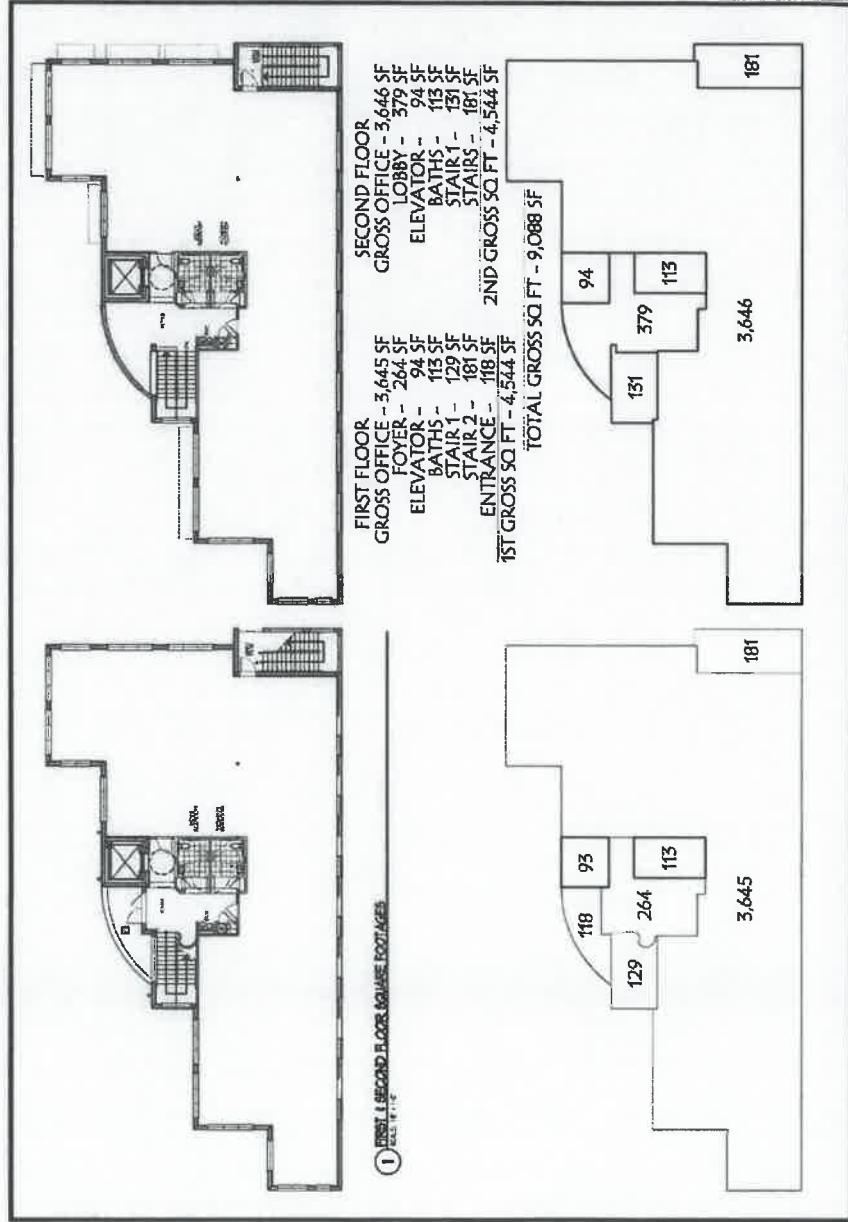


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**SECOND FLOOR PLAN**  
**PARK POINTE OFFICE BLDG.**  
 15-012 10.20.17



**Floor plans**



## Base building definition

### PARK POINTE WORK LETTER – BASE BUILDING/SHELL

#### Shell Building Specifications:

1. Window Blinds: specification to be provided for all windows (to insure consistency to building standard); not a part of base building.
2. Fire: fire sprinklers/suppression system is installed, per code (heads turned up).
3. HVAC: the entire HVAC system is installed; presume 4 separate package units on the roof that equate to 4 suites (if multi-tenant, that allows each potential tenant to control its own HVAC).
  - a. From the HVAC units, main duct to 4 logical entry points (2 on the first floor and 2 on the second floor).
  - b. Note: all secondary lines from the main ducts are at tenant's cost, expenses as a part of the TI allowance.
4. Restrooms: restrooms on each floor to be finished (presumes that if the building becomes a multi-tenant building, then both restrooms serve all tenants; or, if, for example, one tenant is on the second floor and two are on the first floor, then the restrooms on the second floor become dedicated to that tenant and the first-floor restrooms will become common area restrooms).
5. Lobbies: the Main lobby finishes on the first floor are complete, per the SP specifications, including the stairs to the second level. Second level common area will be left unfinished and completed once the tenant(s) is identified; the allocation of the expense to the LL or tenant would be negotiated. Note: Price the finish package for the second-floor common area.
6. Electrical: main panels to be installed and, similar to the HVAC; again, presume 4 panels that have a reasonable capacity for a standard office user. Presume code minimum outlets on exterior walls [confirm with SP, if needed].
7. Ceilings and Doors:
  - a. Ceiling tiles and grid not a part of base building, but subject to developer approval of specifications
  - b. Doors (to common areas/entrance doors) not a part of base building, but subject to developer approval of specifications (9' solid core minimal requirement).
8. Tenant Build out: All other materials (and labor) to be provided as a part of the Tenant's build-out work letter

## Timeline for construction

The schedule for construction: total of 255 days start to substantial completion

- o Shell: 210 days start to substantial completion
- o TI: 45 additional days, with concurrent construction to building shell