

ALFOND INN PHASE 2

E NEW ENGLAND AVE, WINTER PARK, FL 32789

CONDITIONAL USE PERMIT SUBMITTAL
12/06/2018

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NO.	DATE	REVISION/ SUBMISSION
	12.06.2018	CONDITIONAL USE PERMIT SUBMITTAL

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

NOT FOR
CONSTRUCTION



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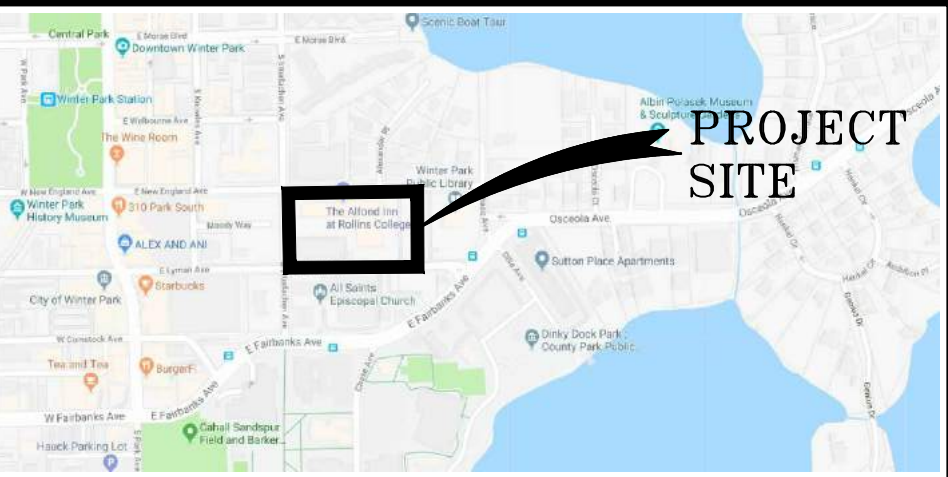
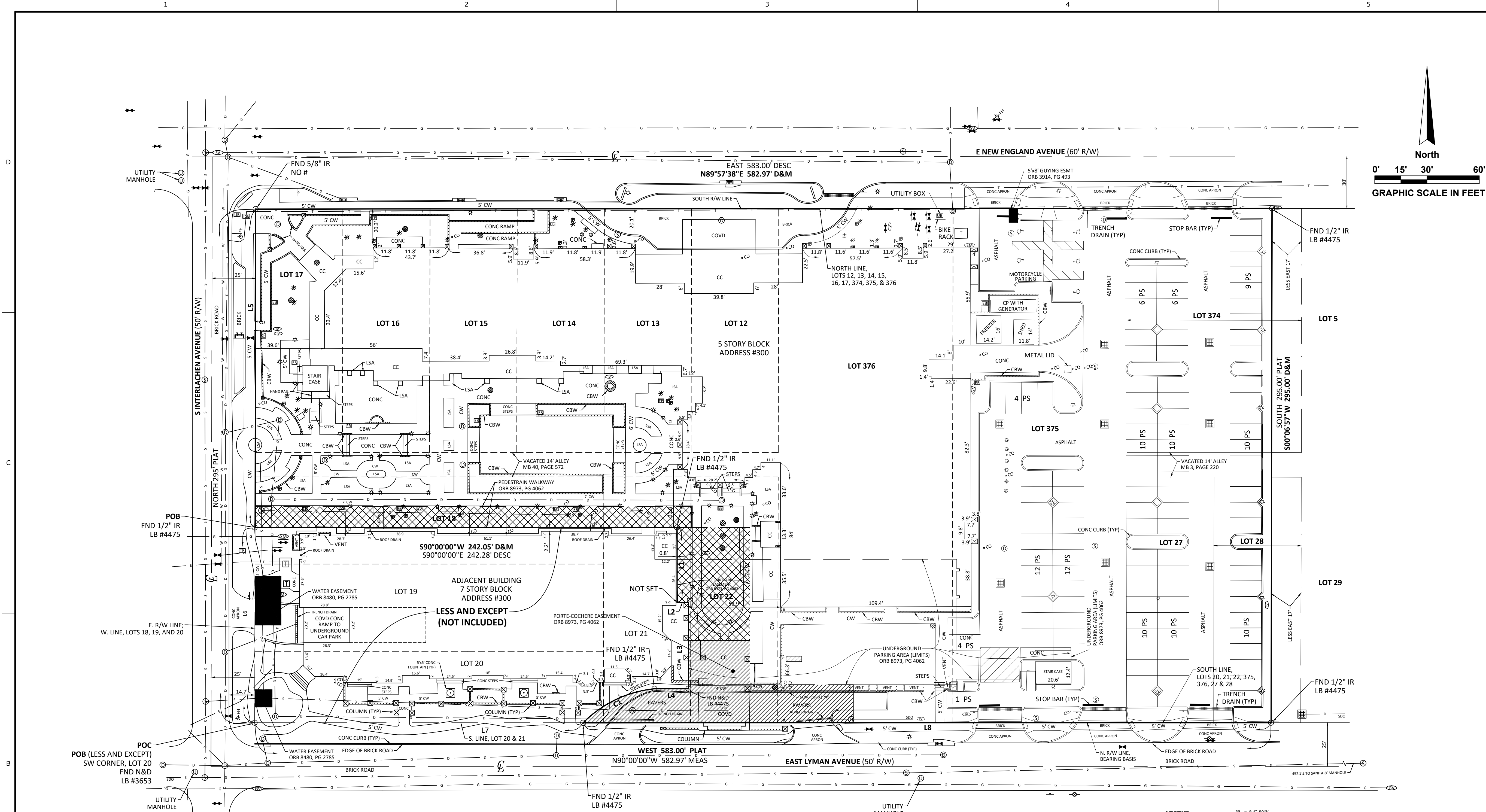
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ALFOND INN PHASE 2

WINTER PARK, FL

COVER SHEET & INDEX

PROJECT NO: 180118.00	SHEET NUMBER: G.000
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NO	DATE	REVISION/ SUBMISSION
1	12/6/2018	CONDITIONAL USE PERMIT SUBMITTAL

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

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Rollins College

ALFOND INN - PHASE II

300 E. NEW ENGLAND AVENUE
WINTER PARK, FLORIDA 32789

EXISTING CONDITIONS

PROJECT NO:
2018.049.01

SHEET NUMBER:
V-100

DESCRIPTION

LOTS 12 THROUGH 22 ALSO LOTS 27 AND 28 (LESS THE EAST 17.00 FEET OF LOT 28) AND THE VACATED ALLEY LYING NORTH OF LOTS 18, 21, 22, 27 AND 28 (LESS THE EAST 17.00 FEET OF LOT 28), BLOCK 60, AND SOUTH OF LOTS 12, 13, 14, 15, 16 & 17, BLOCK 60, TOWN OF WINTER PARK, AS RECORDED IN PLAT BOOK A, PAGES 67 THROUGH 72, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO LOTS 374, 375 AND 376 (LESS THE EAST 17.00 FEET OF LOT 374) AND THE VACATED ALLEY LYING SOUTH OF LOT 374, TOWN OF WINTER PARK, AS RECORDED IN MISCELLANEOUS BOOK 3, PAGE 220. OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT A PORTION OF LOTS 18, 19, 20, AND 21, BLOCK 60, TOWN OF WINTER PARK, AS RECORDED IN PLAT BOOK A, PAGES 67 THROUGH 72, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 20: THENCE N00°00'00"E, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH INTERLACHEN AVENUE, ALSO BEING THE WEST LINE OF SAID LOTS 15, 19, 20 FOR 111.20 FEET; THENCE S90°00'00"E FOR 42.28 FEET; THENCE S00°00'00"W FOR 42.95 FEET; THENCE S90°00'00"E FOR 6.50 FEET; THENCE S00°00'00"W FOR 49.55 FEET; THENCE N90°00'00"W FOR 19.44 FEET TO A POINT OF CONCAVE TO THE SOUTHEAST AND WHOSE RADIUS POINT BEARS S05°28'57"E; THENCE SOUTHWESTERLY ALONG A 66.90 FOOT RADIUS CURVE LEADING TO THE LEFT THROUGH A CENTRAL ANGLE OF 39°46'21" FIR AB ARC DISTANCE OF 46.44 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST LYMAN AVENUE, ALSO BEING THE SOUTH LINE OF SAID LOTS 20 AND 21; THENCE S89°59'59"W ALONG SAID NORTH RIGHT OD WAY LINE OF EAST LYMAN AVENUE AND SAID SOUTH LINE OF LOTS 20 AND 21 FOR 188.44 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

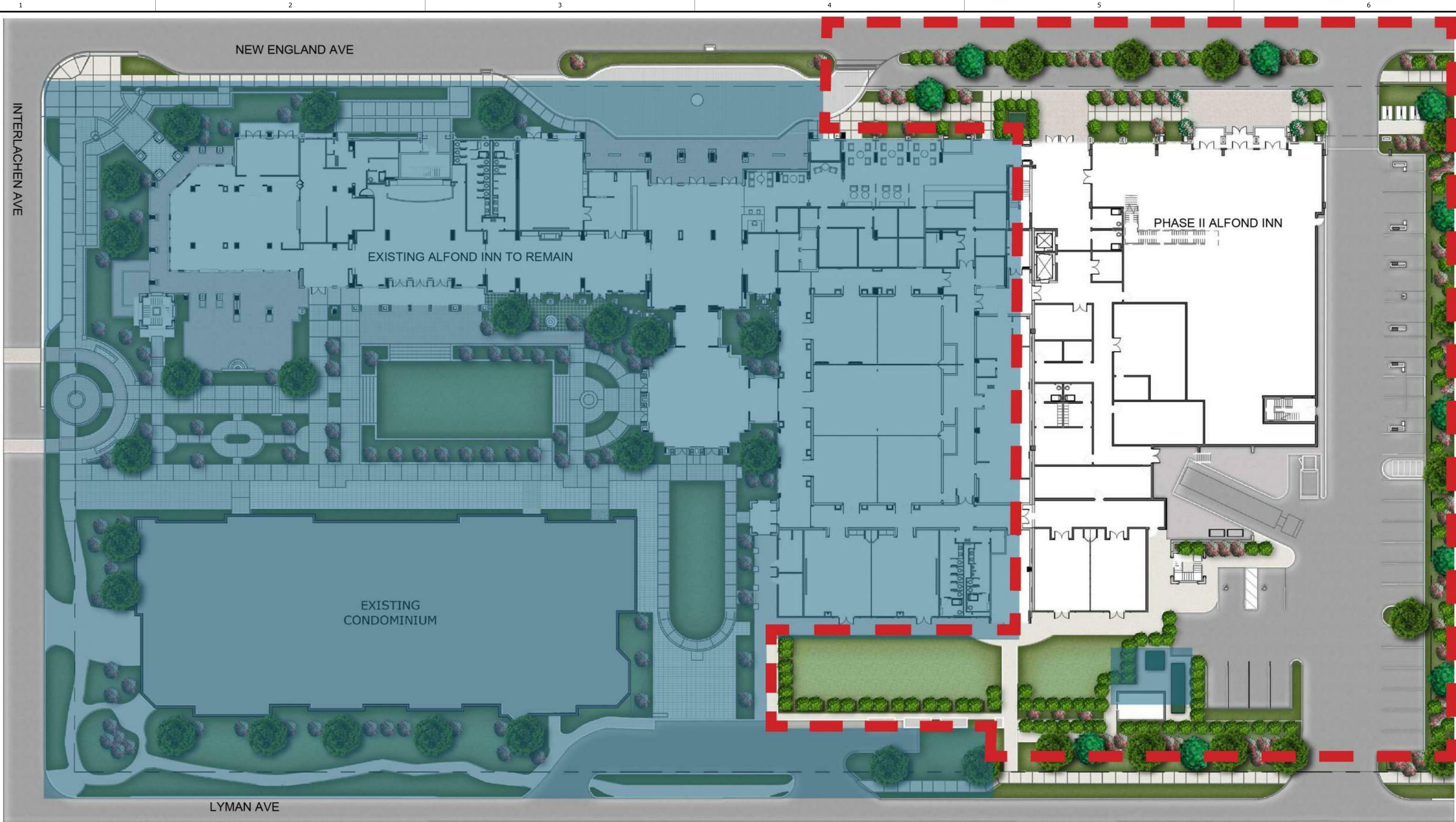
COMMENCE AT THE SOUTHWEST CORNER OF LOT 20, BLOCK 60, TOWN OF WINTER PARK, AS RECORDED IN PLAT BOOK A, PAGES 67 THROUGH 72, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°06'57"E ALONG THE EAST RIGHT OF WAY LINE OF SOUTH INTERLACHEN AVENUE, ALSO BEING THE WEST LINE OF LOTS 18, 19 AND 20 OF SAID BLOCK 60, FOR A DISTANCE OF 112.00 FEET AND FOR A POINT OF BEGINNING: THENCE CONTINUE N00°06'57"E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 182.60 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST NEW ENGLAND AVENUE; THENCE N89°57'38"E ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF LOTS 12, 13, 14, 15, 16, 17, 374, 375 AND 376 OF SID BLOCK 60 A DISTANCE OF 582.97 FEET; S 00°06'57"W A DISTANCE OF 295.00 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST LYMAN AVENUE; THENCE S90°00'00"W ALONG SAID NORTH RIGHT OF WAY LINE AND THE SOUTH LINE OF LOTS 20, 21, 22, 375, 376, 27 AND 28 A DISTANCE OF 394.53 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 66.90 FEET, A CHORD BEARING OF N64°30'34"E, A CHORD DISTANCE OF 45.31 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°35'18", A DISTANCE OF 46.22 FEET; THENCE S90°00'00"E A DISTANCE OF 19.44 FEET; THENCE N00°00'00"E A DISTANCE OF 49.55 FEET; THENCE N 90°00'00"W A DISTANCE OF 6.50 FEET; THENCE N00°00'00"E A DISTANCE OF 42.95 FEET; THENCE S90°00'00"W A DISTANCE OF 242.05 FEET TO THE POINT OF BEGINNING.

TOTAL ACREAGE: 3.33 AC

NOTES:

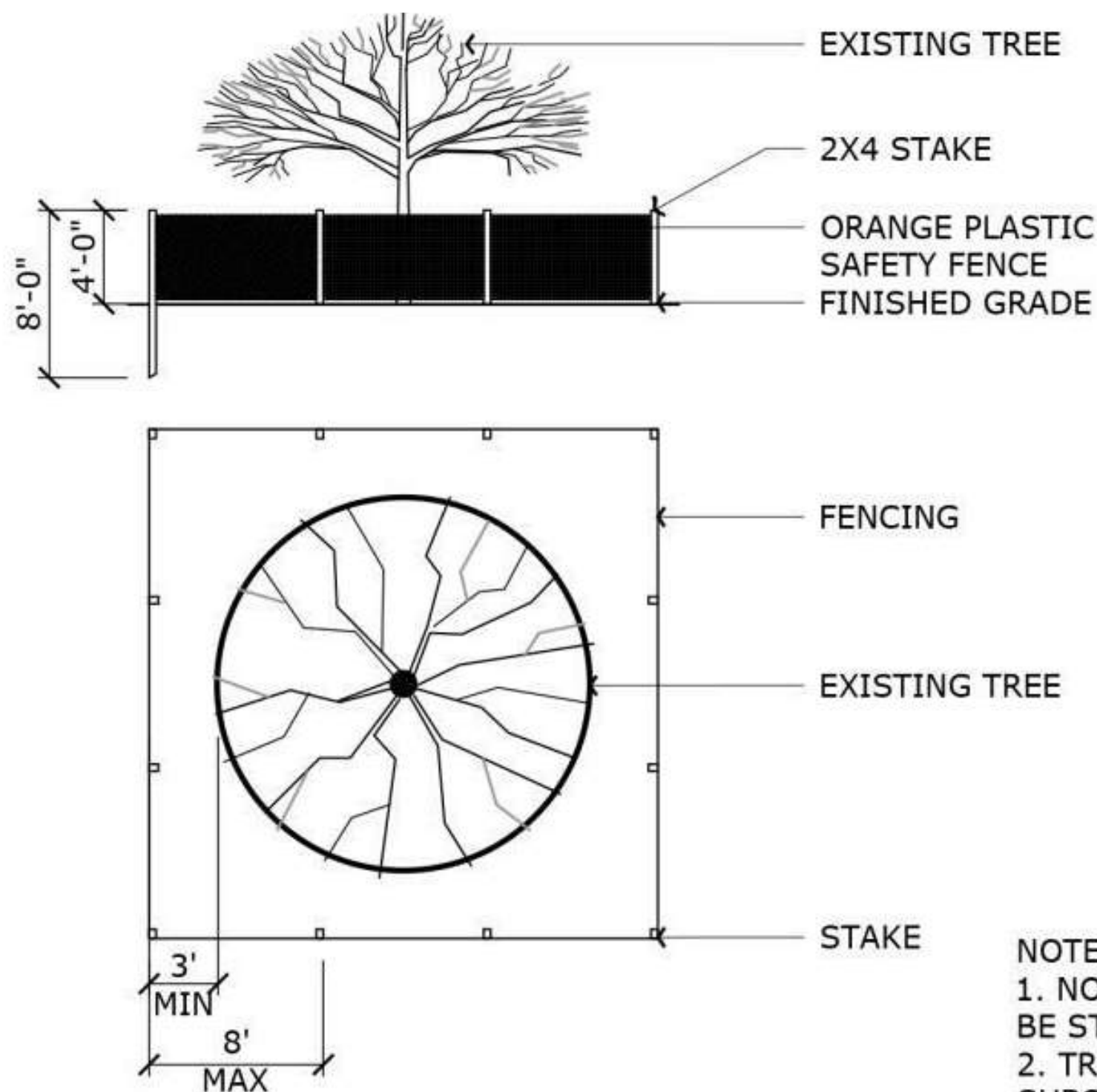
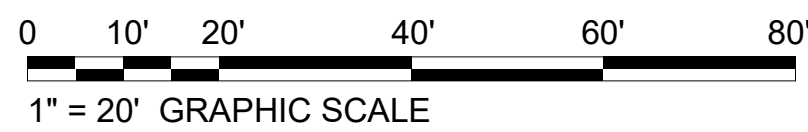
1. BEARING STRUCTURE IS ASSUMED BASED ON NORTH R/W LINE E. LYMAN AVENUE BEING S90°00'00"W.
2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENT REPRESENTATIVE.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DIES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THIS SITE IS NOT IN A FLOOD PRONE AREA. IT IS IN ZONE Z, AN AREA OF MINIMAL FLOODING BASED ON FLOOD INSURANCE RATE MAP, PANEL NO. 120188 0255 E, CITY OF WINTER PARK FLORIDA.
5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH E IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
6. THIS SURVEY MADE WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE, (AGENT FILE REFERENCE: 0966765), EFFECTIVE: JANUARY 21, 2009.

- LEGEND
- PA - PLAT BOOK
 - PC - POINT OF CURVATURE
 - PI - POINT OF INTERSECTION
 - PL - PLAT OF INTERSECTION
 - POB - POINT OF BEGINNING
 - POC - POINT OF CONCAVE
 - POE - POINT OF EXCESS
 - POI - POINT OF INTERSECTION
 - POJ - POINT OF JUNCTION
 - POK - POINT OF KINK
 - POL - POINT OF LANE
 - POM - POINT OF MILE
 - PON - POINT OF NORTH
 - POO - POINT OF OFFICE
 - POP - POINT OF PLOT
 - POQ - POINT OF QUARTER
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 - POV - POINT OF VIEW
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- LEGEND:**
- SHADE TREE
 - UNDERSTORY TREE
 - SHRUB/GROUNDCOVER
 - SHRUB/GROUNDCOVER
 - EXISTING TO REMAIN
 - PHASE II ALFOND INN

- 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.
 - AIR CONDITIONING UNITS, POOL EQUIPMENT, ELECTRICAL EQUIPMENT, UTILITY BOXES, GENERATORS, ABOVE-GROUND FUEL TANKS, AND STORED TRASH CONTAINERS ON PRIVATE PROPERTY SHALL NOT BE EASILY VISIBLE FROM A PUBLIC RIGHT-OF-WAY. THEY SHALL BE SCREENED BY STRUCTURES, SOLID FENCES, TRELLISES, AND/OR LANDSCAPING.



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

1 EXISTING TREE PROTECTION
NTS

NO	DATE	REVISION/ SUBMITTAL
1	12.06.2018	CONDITIONAL USE PERMIT SUBMITTAL

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

NOT FOR CONSTRUCTION

Baker Barrios

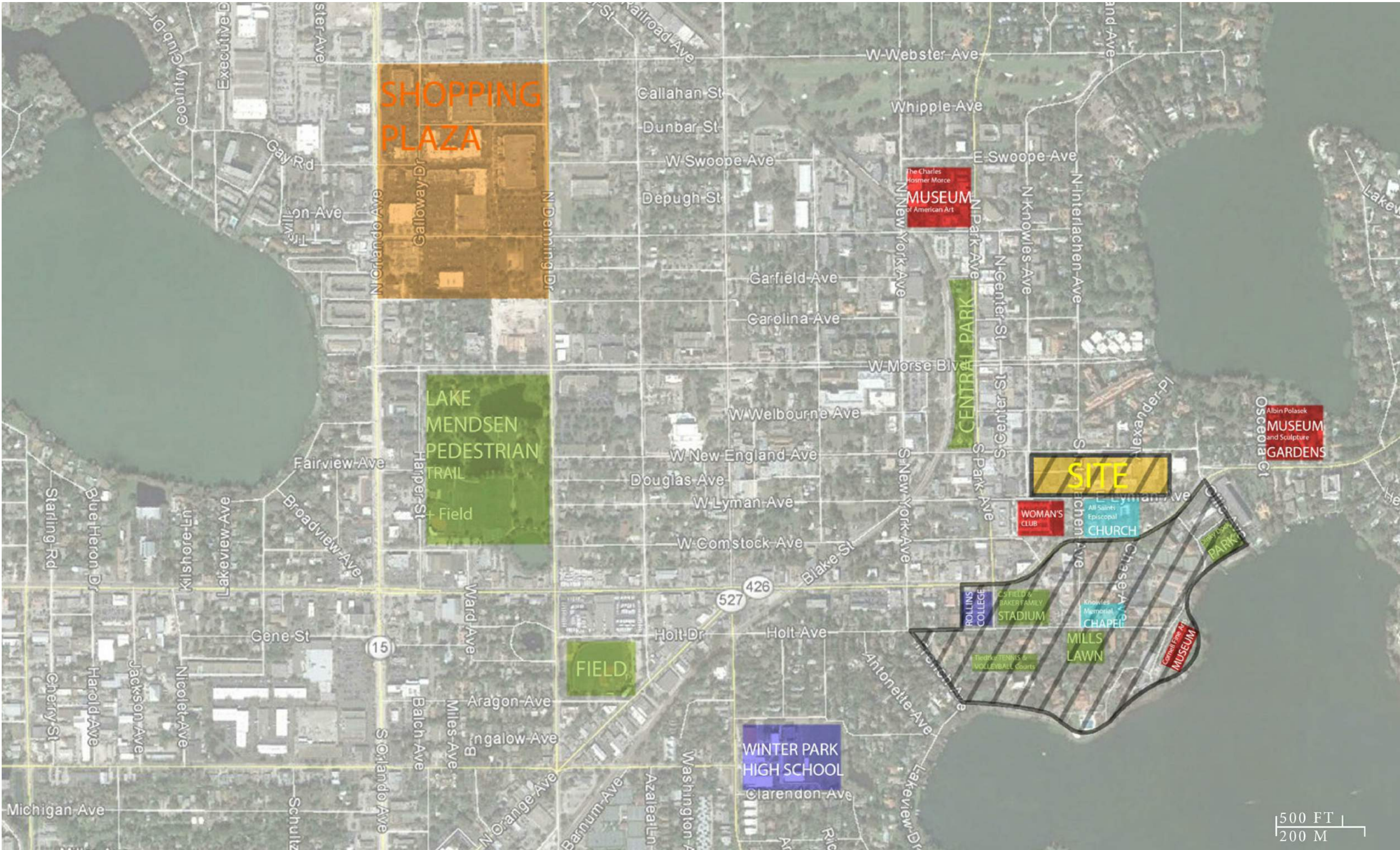
ORLANDO
189 S. ORANGE AVE., SUITE 1700
ORLANDO, FLORIDA 32801
407 926 3000
INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM
AA0002981 | LC26000427 | COA36020

ALFOND INN PHASE 2

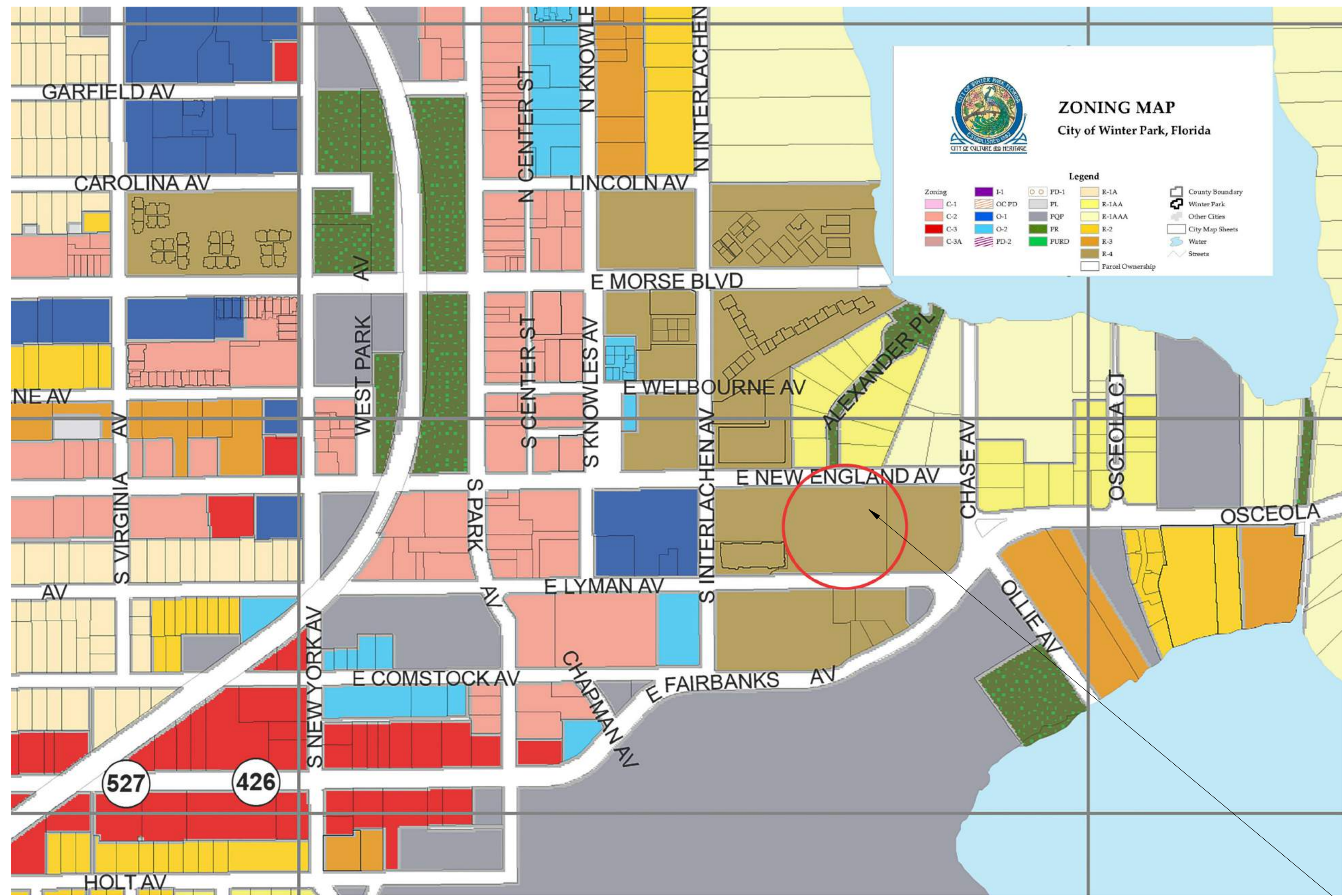
WINTER PARK, FL

LANDSCAPE PLAN

PROJECT NO: 180118.00 SHEET NUMBER: L.100



VICINITY MAP



ZONING MAP

National Flood Hazard Layer FIRMette



FEMA FLOOD MAP

ALL LOGOS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF BAKER BARRIOS ARCHITECTS, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF THE LOGOS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BAKER BARRIOS ARCHITECTS, INC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 505 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF 18 U.S.C. SEC. 1839 AND OTHER LAWS. THE LOGOS, ARRANGEMENTS AND DESIGNS DISCLOSED HEREIN MAY BE PATENTED OR BE THE SUBJECT OF PENDING PATENT APPLICATION.

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ALFOND INN PHASE 2

WINTER PARK, FL

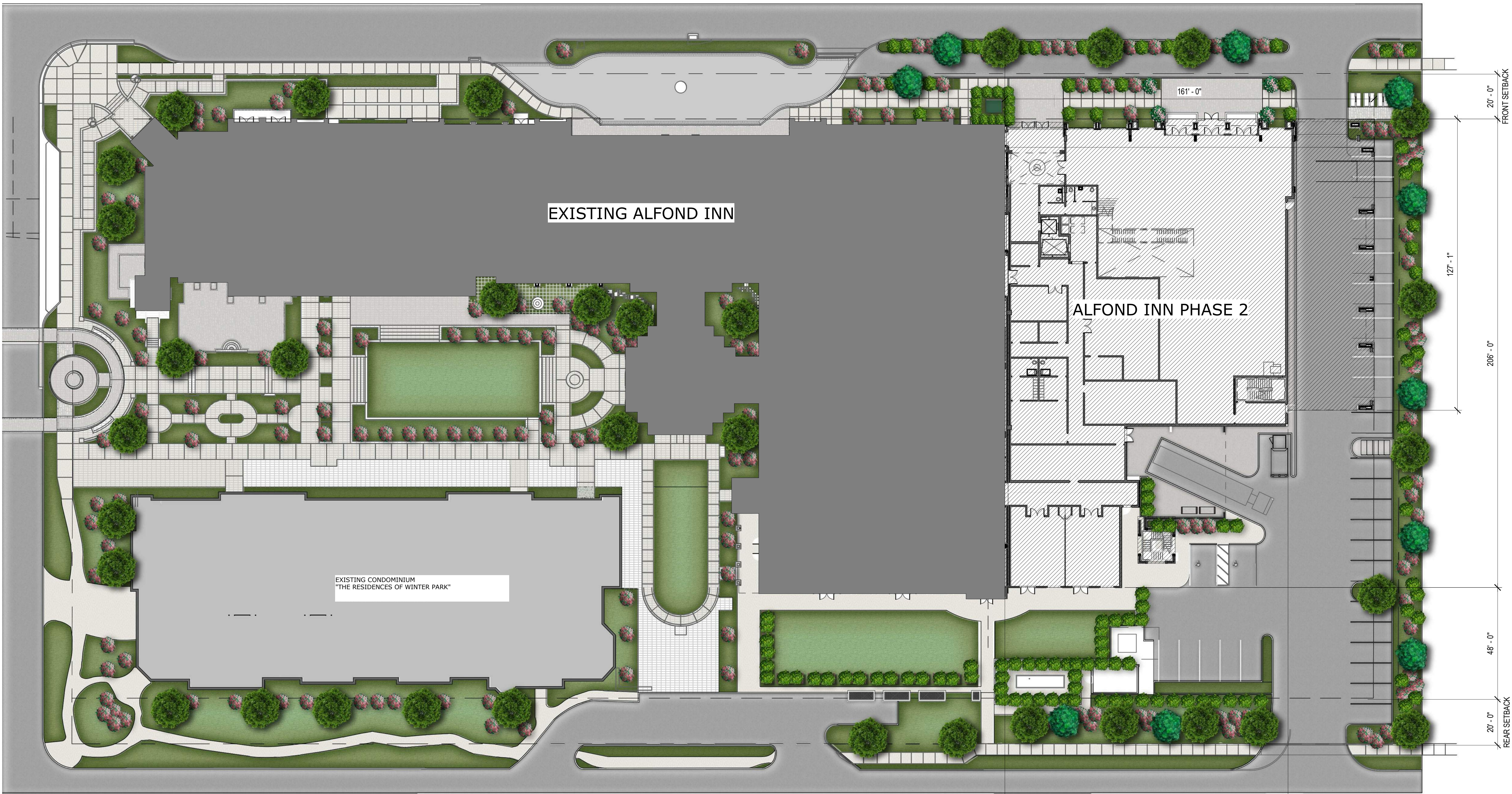
SITE DETAILS & DESCRIPTION

PROJECT NO:

180118.00

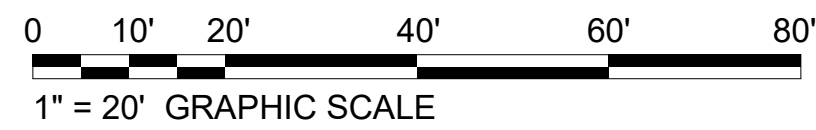
SHEET NUMBER:

A1.100



1 SITE PLAN

1" = 20'-0"



1" = 20' GRAPHIC SCALE

ALFOND INN PHASE 2

	PROPOSED
MEETING / BOARDROOM	2,140 SF
SPA/ HEALTH CLUB	12,000 SF
HOTEL & SUPPORT	9,164 SF
EXISTING/RENOVATED HOTEL & SUPPORT	5,468 SF
TOTAL	28,772 SF

ALFOND INN PHASE 2

SURFACE PARKING	28
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ALFOND INN PHASE 2 / HOTEL UNITS

KING SUITE:	8 KEYS
KING:	51 KEYS
QUEEN / QUEEN:	14 KEYS
TOTAL:	73 KEYS

KING: 81%
QUEEN: 19%

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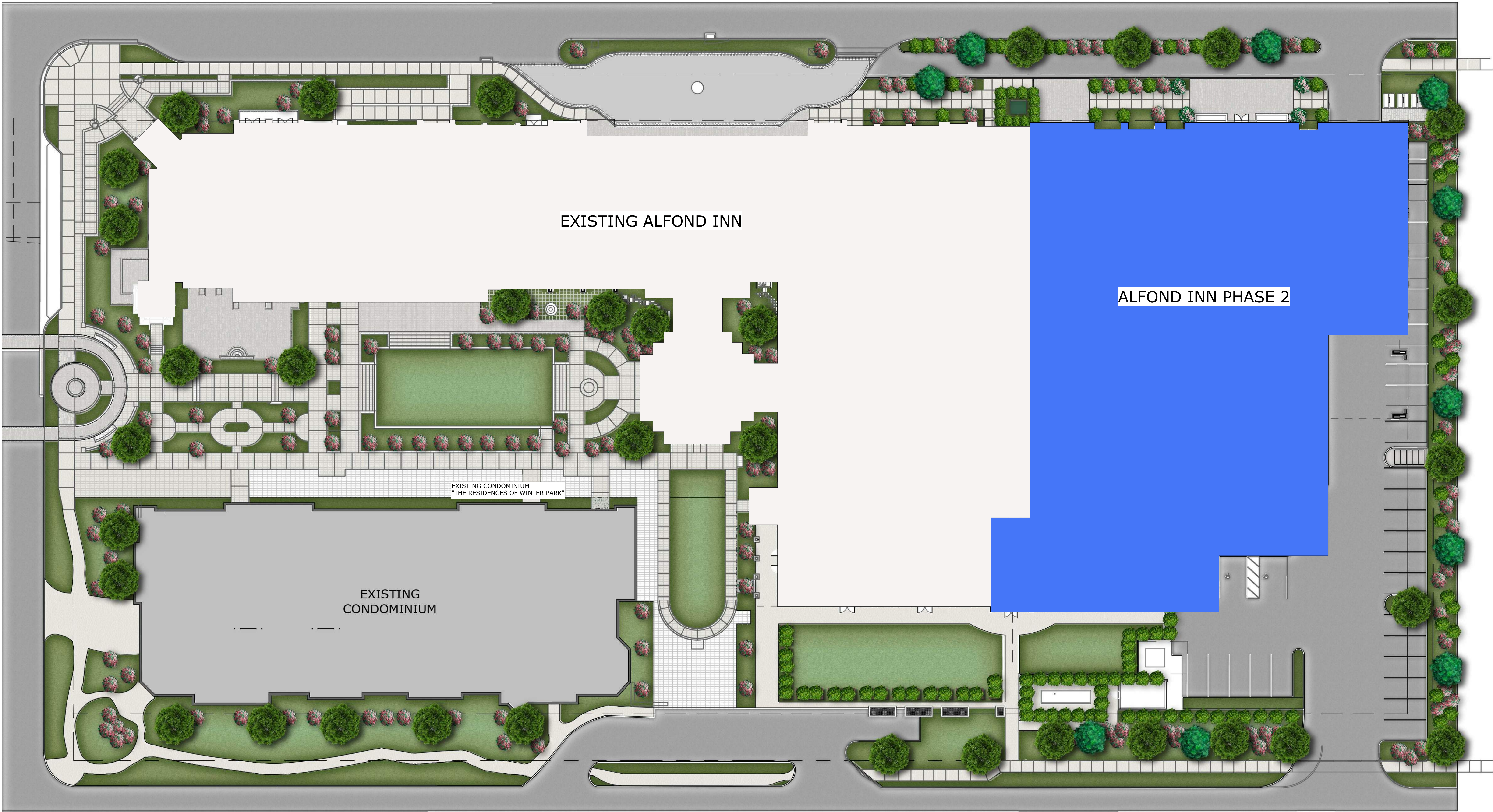
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ALFOND INN PHASE 2

WINTER PARK, FL

**ARCHITECTURAL SITE
PLAN**

PROJECT NO: 180118.00	SHEET NUMBER: A1.101
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1 SITE PLAN
1" = 30'-0"

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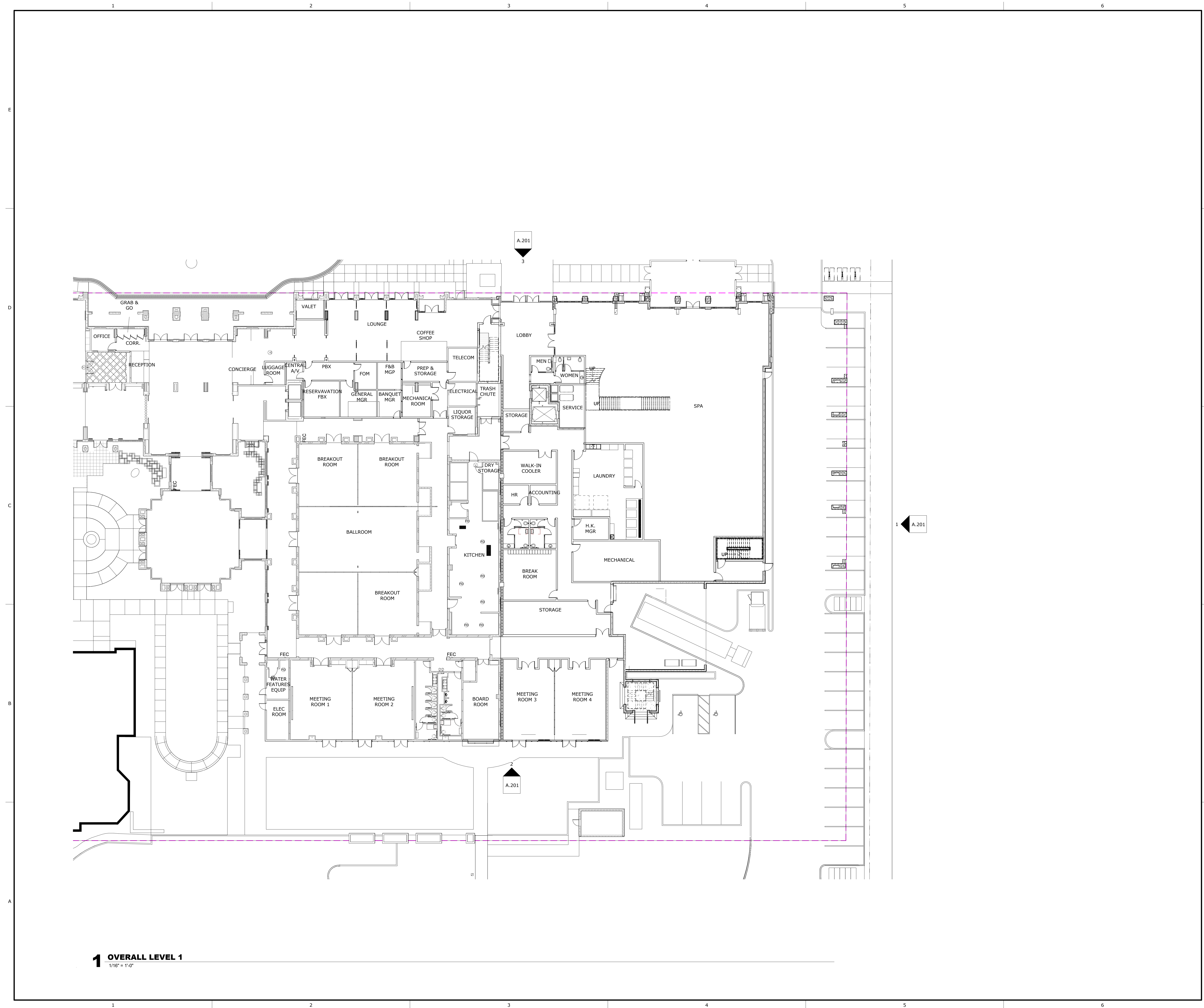
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ALFOND INN PHASE 2

WINTER PARK, FL

PUBLIC NOTICE SITE PLAN

PROJECT NO: 180118.00 SHEET NUMBER: **A1.102**



ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF BAKER BROSIDS ARCHITECTS, INC. AND WERE CREATED, DEVELOPED, AND DEVELOPED BY AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BAKER BROSIDS ARCHITECTS, INC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF 15 C.F.R. 31.1 ET. SEQ. AND OTHER LAWS. THE IDEAS, ARRANGEMENTS AND DESIGNS DISCLOSED HEREIN MAY BE PATENTED OR BE THE SUBJECT OF PENDING PATENT APPLICATION.

[illegible]

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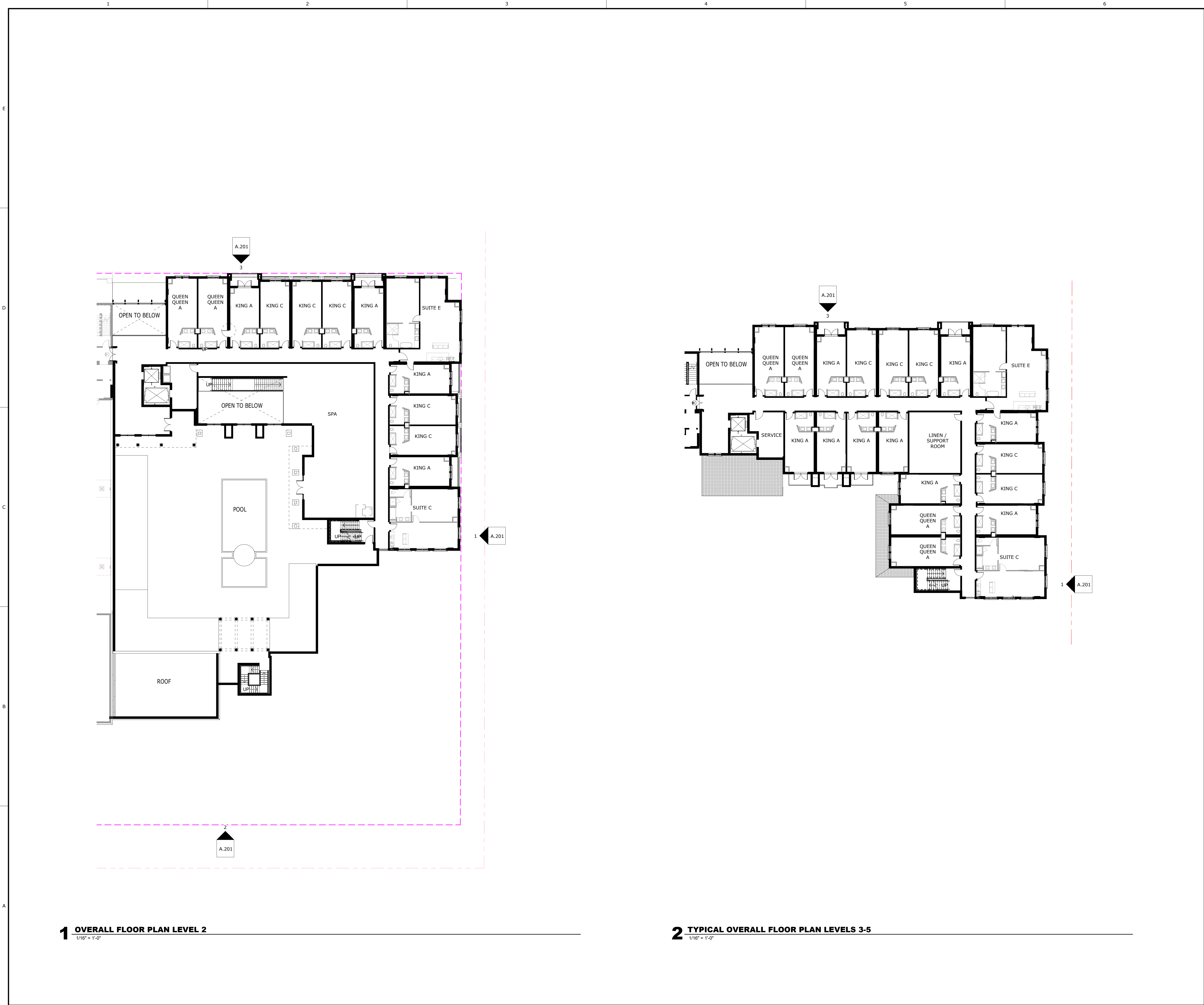


ALFOND INN PHASE 2

WINTER PARK, FL

OVERALL FLOOR PLAN LEVEL 1

PROJECT NO: 180118.00	SHEET NUMBER: A.101
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NO	DATE	REVISION/ SUBMISSION
	12.06.2018	CONDITIONAL USE PERMIT SUBMITTAL

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

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Baker Barrios

ALFOND INN PHASE 2

WINTER PARK, FL

OVERALL FLOOR PLANS LEVELS 2-5

PROJECT NO:	SHEET NUMBER:
180118.00	A.102



1 BUILDING ELEVATION - EAST
1/16" = 1'-0"



2 BUILDING ELEVATIONS - SOUTH
1/16" = 1'-0"



3 BUILDING ELEVATIONS - NORTH
1/16" = 1'-0"

LEGEND

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

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ALFOND INN PHASE 2

WINTER PARK, FL

BUILDING ELEVATIONS

PROJECT NO: 180118.00 SHEET NUMBER: **A.201**



NEW ENGLAND AVENUE PERSPECTIVE

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF BAKER-BARRIOS ARCHITECTS, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BAKER-BARRIOS ARCHITECTS, INC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 505 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF 18 U.S.C. SEC. 1832 AND OTHER LAWS. THE IDEAS, ARRANGEMENTS AND DESIGNS DISCLOSED HEREIN MAY BE PATENTED OR BE THE SUBJECT OF PENDING PATENT APPLICATION.

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ALFOND INN PHASE 2	
WINTER PARK, FL	
3D VIEWS	
PROJECT NO: 180118.00	SHEET NUMBER: A.202



NEW ENGLAND AVENUE PERSPECTIVE LOOKING WEST

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ALFOND INN PHASE 2

WINTER PARK, FL

3D VIEWS

PROJECT NO:
180118.00

SHEET NUMBER:
A.203

Parking Plan for Garage Addition (2018)

The Parking Plan presented will detail the operational process that we will go into when our current parking lot is under construction. Alternate parking locations, procedures for parking, retrieving guests vehicles, and contingencies will be discussed.

We currently have the following alternate parking locations available:

- The Winter Park Library, Friday - Sunday after 5pm. Approximately 75 - 80 parking spaces.
- All Saints Church, Monday - Friday (7am - 4pm) - 15 spaces; 7 days a weeks all spaces after 5pm. Approximately 80 spaces.
- The Lawrence Center, 8am - 5pm: 15 spaces, after 5pm approximately 75 spaces.
- Suntrust Parking garage, 4th floor approximately 20-25 spaces (depending on student usage).

These two additional locations are proposed **after construction starts**:

- Parking location off Welbourne Avenue (spaces available is unknown for now). This is about a brisk 4-5 minutes walk or 2-3 minutes running/jogging.
- The “Ollie” location on campus across from the Sutton Dorms. (spaces available is unknown at this time) Pros: ample parking during the summer months. Cons: distance from The Alford (6-10 minutes brisk walk) or 5-7 minutes running/jogging; safety concerns in crossing Fairbanks and the long stop light sequence.

Parking Procedures

Overnight guests vehicles:

Sunday - Thursday nights we average approximately 35 - 45 vehicles on property.

Friday - Saturday nights we can average between 70 - 80 vehicles depending on what events our overnight guests are attending: (weddings/various Rollins parent/Alumni gatherings/reunions/etc.)

It is proposed that The Lawrence Center be used to park the vehicles for our overnight guests.

These vehicles will undoubtedly garner a large percentage of the spaces available but from a safety and security standpoint, it is the most feasible. On Sunday mornings when we average approximately 90 departures and have to retrieve approximately 45-50 vehicles, this location will allow us to expediently retrieve vehicles in about 4-5 minutes.

The contingency plan in case this location is full would be the Suntrust garage, a more secure location (this would have to be worked out with campus security). Parking overnight vehicles at the library or All Saints parking lot would be too much of a liability issue. Also, they would have to be moved early the next morning.

Day usage

Monday - Thursday, 8am - 4pm, we average approximately 20 -30 vehicles.

(Breakfast/lunch/miscellaneous business meeting)

Between 4p - 9pm, 35-40 vehicles (Lounge/dinners/social events)

Friday - Saturday, while the vehicle usage varies depending on events, we can approximate 40 vehicles between 8am -3pm and 50-60 for the evenings.

Limited parking will be available at All Saints during the week until 4pm, but during weekends this will be our “go to” location for day usage. The same applies to the Winter Park Library location after 5 pm, Friday - Sunday.

Events of 200+ guests

For weekend evening events our team will be able to accommodate approximately 100 -150 vehicles. The Library/All Saints/”Ollie” campus parking will be utilized. Last resort would be parking on Welbourne as weekend evenings are busy on and off Park Avenue.

External Factors:

- With the proliferation of ride sharing services (Uber and Lyft), we have noticed more overnight and day use/social event guests are using this method of transportation.
- Weather conditions during the summer months have to be taken into consideration. The traditional “times” of thunderstorms are seemingly more difficult to predict. A team member running 2-3 minutes in a lighting storm to retrieve a vehicle is cause for some safety or health concerns. Perhaps a golf cart could mitigate these concerns.
- Vehicles parked several blocks away from the Alford pose new security and liability issues.

- Guests attending our restaurant or an event might be more inclined to hunt for alternate “street” parking.

January 28, 2019

To: Members of the City of Winter Park
Planning and Zoning Board
Mr. Owen Beitsch
Ms. Sheila DeCicio
Mr. Robert Hahn
Mr. Ross Johnson
Ms. Laura Turner
Ms. Laura Walda
Mr. Roy Waugh
Mr. Jeff Briggs/ City Manager (Please Distribute)
From: Scott Peelen
Winter Park Resident & Business Owner

Ladies/Gentlemen:

Kindly forgive this late pleading but my purpose at this time is to add a strong endorsement for supporting the expansion of the Alford Inn. In the brief time The Alford has been welcoming guests, it has engrained itself so effectively, it is hard to imagine what we did before its existence.

Yes it well serves governors, senators, and business notables but mostly does what Winter Park was designed to do, be a welcoming place for kids, moms, dads, and families of all shapes and sizes. My firm has had a number of events at the Alford in the last few years, and all have been grand.

My only complaint is that it that it needs to be bigger, and my request is to encourage you to vote to allow that to happen!

As a resident of the city for more than three decades, I know good things when I see them. My ask is that you see the Alford's expansion with me.

Warm Regards


Scott B. Peelen
Partner

SBP/personal