



## Mix-Use Project

550 W Morse Blvd, Winter Park, FL 32789

Project No. Project Number

**Developer**  
 Name: Z PROPERTIES  
 Address: 219 W Comstock Ave, Winter Park, FL 32789  
 Tel: 407.929.3303  
 Email: Zane@zpropertiesinc.com

**Design:**  
 Name: Z PROPERTIES  
 Address: 219 W Comstock Ave, Winter Park, FL 32789  
 Tel: 407.929.3303  
 Email: Zane@zpropertiesinc.com

**Structure:**  
 Name:  
 Address:  
 Address:  
 Tel:  
 Email:

**Trusses:**  
 Name:  
 Address:  
 Address:  
 Tel:  
 Email:

**Landscape Architect:**  
 Name:  
 Address:  
 Address:  
 Tel:  
 Email:

**Civil:**  
 Name:  
 Address:  
 Address:  
 Tel:  
 Email:

**Pools: NOT PART OF PERMIT SET**  
 Name:  
 Address:  
 Address:  
 Tel:  
 Email:

**Interior Design: NOT PART OF PERMIT SET**  
 Name:  
 Address:  
 Address:  
 Tel:  
 Email:

Rev. Date

Date 9/ 2025

Scale 1" = 20'-0"

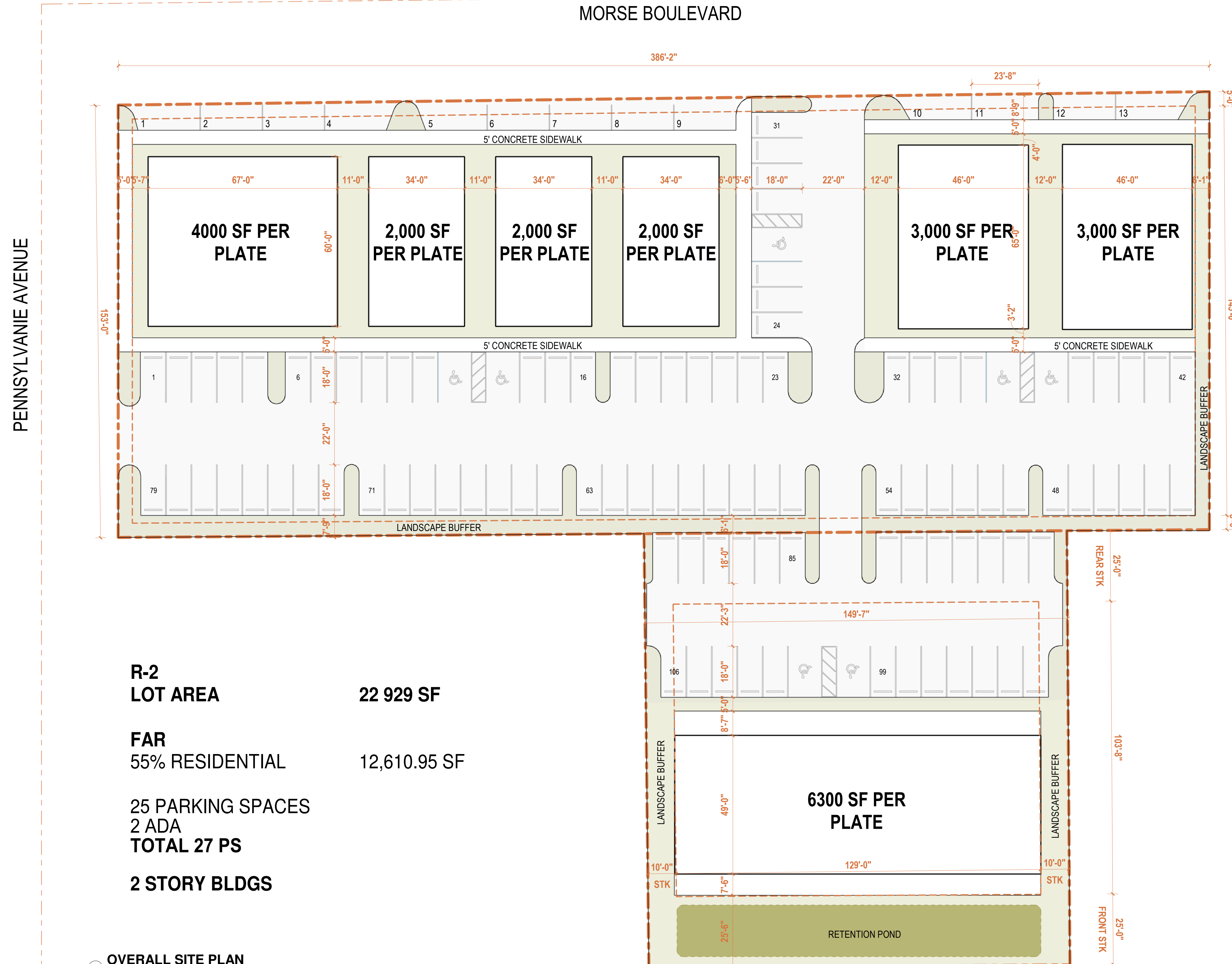
Site plan

# A101

Sheet No.

<b>O-1 LOT AREA</b>	<b>59 468 SF</b>	<b>PARKING</b>			
<b>FAR</b>	<b>ALLOWED</b>	<b>PROPOSED</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	
45% COMMERCIAL	26,760 SF	32,000 SF*	32,000 SF/ 333	8.5' X 19'	74
15% RESIDENTIAL	8,920 SF	3,680		ADA	5
				PARALLEL	13
85% IMPERVIOUS	50,547 SF			OFF-SITE EXTRA	4
			<b>96 PS</b>	<b>TOTAL</b>	<b>96</b>

**2 STORY BLDGS**  
 \* FAR PER VARIANCE



<b>R-2 LOT AREA</b>	<b>22 929 SF</b>
<b>FAR</b>	<b>55% RESIDENTIAL</b>
12,610.95 SF	
25 PARKING SPACES	
2 ADA	
<b>TOTAL 27 PS</b>	
<b>2 STORY BLDGS</b>	

1 OVERALL SITE PLAN  
 1" = 20'-0"