



# Board of Adjustments regular meeting

September 17, 2019 at 5:00p.m.

City Hall | Commission Chambers  
401 S. Park Ave. | Winter Park, Florida

## Agenda Items

### Opening & public comments

### Approval

Minutes for the August 20, 2019 Meeting

### New business

1. Request of Z Properties, on behalf of Juan & Annette Diaz, for a variance to allow the construction of a detached garage, with an area of 741 square feet, located 5 feet from the NW side property line, in lieu of the required setback of 10 feet.

Located at: 2369 Forrest Road

Zoned: R-1AA

2. Request of Coreen Naugle for a variance to allow the construction of a second floor addition located 14.7 feet from the Fitzwalter street side property line, in lieu of the required setback of 20 feet.

Located at: 2572 Fifeshire Drive

Zoned: R-1A

### appeals & assistance

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“If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.” (F.S. 286.0105).

“Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office (407-599-3277) at least 48 hours in advance of the meeting.”



## Board of Adjustments

**To:** Board of Adjustment Members  
**From:** George Wiggins, Director of Bldg/Legislative Affairs  
**Date:** September 17, 2019  
**Subj:** Z Properties Variance Request, 2369 Forrest Road

The applicant is requesting a variance to allow the construction of a detached garage, with an area of 820 square feet to be located 5 feet from the northwest side property line, whereas the required setback is 10 feet.

Under the Zoning Code, a detached garage can be located 5 feet from the side property line if the maximum area of the garage is 600 square feet. Also, in order to qualify for the 5 foot side setback the garage must be located in the rear third of the lot depth.

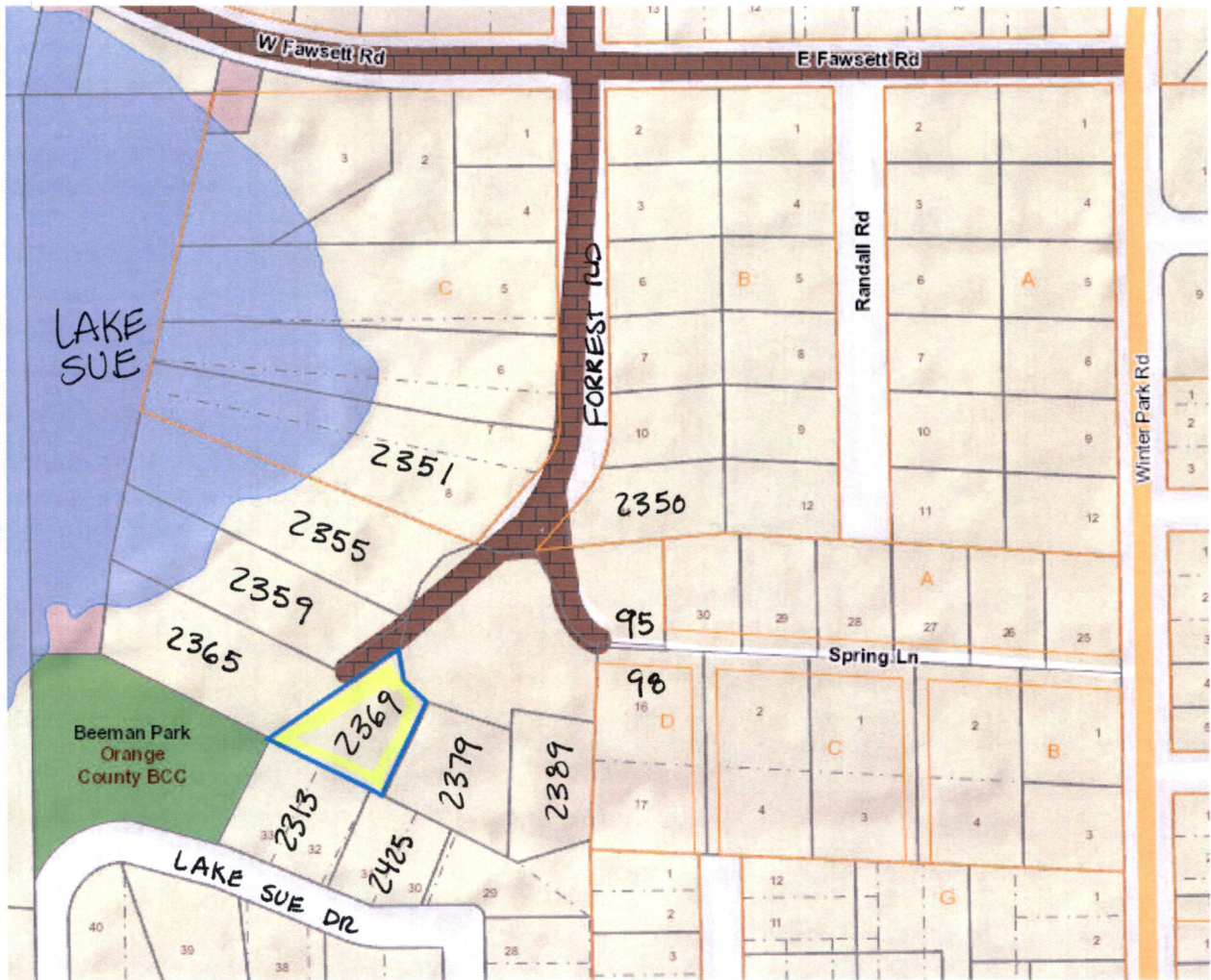
In this case, the subject lot has a somewhat trapezoidal shape with the southwest corner of the lot narrowing substantially toward the rear. In order to orient the garage in line with the proposed home and still accommodate backing out of the garage, the front right side corner of the garage projects into the required 10 foot side setback. This results in having this corner at the five foot setback while the remainder of the garage side wall angles further into the lot and has the required 10 foot side setback at the rear of the garage.

In addition, the design of the garage has a limited height profile, by keeping the side walls at a height of 10 feet which is another requirement for garages and accessory buildings to meet in order to have a 5 foot side setback and 10 foot rear setback. Taller structures must meet the required setbacks of the home.

This property also abuts unincorporated Orange County and Orange County's Beeman Park, a passive park on Lake Sue.

An email from the adjacent property owner expressing no objection to this request has been provided.

# 2369 Forrest Rd



**CITY OF WINTER PARK  
VARIANCE APPLICATION  
BUILDING and PERMITTING SERVICES DEPARTMENT**

Building & Permitting Department  
401 South Park Avenue  
Winter Park, FL 32789  
Ph: 407-599-3237

Date Received 8/22/2019  
# Assigned #1  
Date of Hearing SEPT 17

Applicant: Z Properties Group, Inc.

Owner: Juan Diaz & Annette Lopez Diaz

PO BOX 488

306 Lake Avenue, APT 231

(Address)

(Address)

Winter Park, Florida 32790

Maitland, Florida 32751

(City, State) (Zip)

(City, State) (Zip)

407-949-8639

407-741-3240

(Phone - Home)

(Phone - Home)

(Phone - Work or Cell)

(Phone - Work or Cell)

chanel@zpropertiesinc.com

annettediaz@live.com

(Email Address)

(Email Address)

If the applicant is not the owner, attach a copy of the purchase contract, or option on the property, or a letter signed by the owner of record authorizing the applicant to act as an agent for the owner.

\*This request is for a variance from requirements of Article III, Zoning of the Land Development Code of Winter Park, Section 58-71, Paragraph (i)(2), Zoning R-1AA.

State briefly (Clearly Printed or Word Processed) answers to all questions.

**Note: Submit E-Mail address to have application forwarded to you for word processing.**

Street address of

property 2369 Forrest Road, Winter Park, Florida 32789

Legal description of

property See attached property appraiser's page

Describe variance

request Requesting a 141 square foot variance for a 3 car garage to be 5 feet from the side setback. 600 square feet is allowed.

We are currently under the FAR of 5,957; we are not asking for a variance on FAR. We are needing a variance for the

3 car garage in the rear of the home.

\*This section may be left blank for completion by city staff\*  
Residential Fee-\$200.00 /Commercial, Multi-Family Fee-\$400.00 payable upon submission of application.(The fee is doubled for after-the-fact requests.) Applicants tabled at the request of the applicant, within 10 days of the Planning and Zoning meeting or Board of Adjustment meeting will be charged for addition advertising and notification costs, plus \$100.00.

**Variance Application**

**Page 2 of 2**

What are the special conditions and circumstances, peculiar to the land, structures or buildings involved?

The topography of the land has extreme drop off at the first 25 feet of the property; so to create a garage in the front

of the home is impossible. We had to put the garage in the back of the home. The property also has an irregular shape. We

are also trying to avoid the stream in the backyard with our rear garage.

How long have you owned the property? 3 mo.

How long have you occupied the property? 3 mo.

What rights or privileges commonly enjoyed by other properties in the same zoning district will the applicant be deprived of because of enforcement of the Zoning Ordinance?

The difficulty of the large dropoff is causing us to be creative on placement of the driveway,

motorcourt, and garage as to not impact the existing topography.

Describe fully the hardship (from zoning requirements) upon which this request is based, be specific in describing the hardship and give all reasons explaining why you need to vary from the Zoning Code requirements. Note: Financial reasons are not considered a hardship.

The hardship is the topography dropoff & extreme slope at the entrance of the property. Also the irregular shape

of the property. The variance needed is to place a 3 car garage in the rear of the property because the front of

the property will not hold the garage due to the land shape and topography.

Will applicant accept a limited variance? For example: Height, lengths, position, etc. of signs, fences, shrubbery, enclosures of structures or carports, parking spaces, etc? If so, to what extent?

**No the applicant will not accept a limited variance**



Signature of Applicant

8/20/19

Date

Zane Williams

Name of Applicant (PRINT)

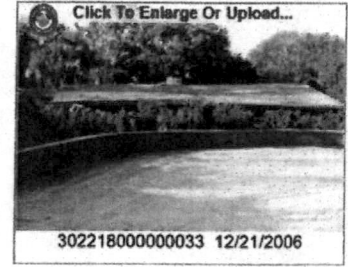


- [🔍 Searches](#)
- [🔍 Sales Search](#)
- [📄 Results](#)
- [📄 Property Record Card](#)
- [🔖 My Favorites](#)

[Sign up for e-Notify...](#)

**2369 Forrest Rd** < 18-22-30-0000-00-033 >

Name(s)	Physical Street Address
Diaz Juan D	2369 Forrest Rd
Lopez-Diaz Annette	Postal City and Zipcode
Mailing Address On File	Winter Park, FL 32789
2200 Soaring Eagle Pl	Property Use
Lake Mary, FL 32746-4620	0100 - Single Family
Incorrect Mailing Address?	Municipality
	Winter Park



- [Property Features](#)
- [Values, Exemptions and Taxes](#)
- [Sales Analysis](#)
- [Location Info](#)
- [Market Stats](#)
- [Update Information](#)

**Property Description**

FROM NW CORNER OF NE1/4 OF SE1/4 OF SEC 18-22-30 W 30 FT TH SOUTH 421.73 FT TH S41-40-0W 153.16 TH S72-57-0W 41.15 FT TH S40-19-0W 41.15 FT TH S21-47-0W 44.88 FT TH S13-52-0W 37.4 FT TO POB TH S9-32-0E 37.4 FT TH S48-31-0E 37.4 FT TH S25-58-0W 126.2 FT TH N62-35-0W 151.35 FT TH N55-47-0E 188 FT TO POB

**Total Land Area** 15,531 sqft (+/-) | 0.36 acres (+/-) GIS Calculated Notice

**Land**

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1AA	1 LOT(S)	\$450,000.00	\$450,000	\$0.00	\$450,000

Page 1 of 1 (1 total records)

**Buildings**

Important Information		Structure				
	<b>Model Code:</b>	01 - Single Fam Residence	<b>Actual Year Built:</b>	1959	<b>Gross Area:</b>	3560 sqft
	<b>Type Code:</b>	0102 - Single Fam Class II	<b>Beds:</b>	2	<b>Living Area:</b>	2062 sqft
	<b>Building Value:</b>	\$82,689	<b>Baths:</b>	2.0	<b>Exterior Wall:</b>	Concrete/Cinder Block
	<b>Estimated New Cost:</b>	\$124,532	<b>Floors:</b>	1	<b>Interior Wall:</b>	Drywall

Page 1 of 1 (1 total records)

**Extra Features**

Description	Date Built	Units	XFOB Value
FPL2 - Average Fireplace	01/01/1959	1 Unit(s)	\$2,500
PT2 - Patio 2	01/01/1959	1 Unit(s)	\$2,000
SHED - Shed	01/01/1959	1 Unit(s)	\$500

Page 1 of 1 (3 total records)

This Data Printed on 08/20/2019 and System Data Last Refreshed on 08/19/2019

# Parcel Photos - 2369 Forrest Rd



Courtesy Rick Singh, Orange County Property Appraiser



302218000000033 12/21/2006

August 20, 2019

City of Winter

Attn: Board of Adjustments

401 Park Avenue South

Winter Park, Florida 32789

RE: Board of Adjustments / 2369 Forrest Road, Winter Park, Florida 32789

To whom it may concern,

As owner of 2369 Forrest Road, Winter Park, Florida 32789, I give Zane Williams of Z Properties Group, Inc. the authority to act as my agent/applicant in the application process for the variance on the property. Please let me know if you have any questions, 407 -741-3240 or [annettediaz@live.com](mailto:annettediaz@live.com).

Best,

A handwritten signature in black ink that reads "Annette Lopez-Diaz". The signature is written in a cursive, flowing style.

Annette Lopez-Diaz

Owner





# SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)<sup>1</sup>

Address: 2369 Forrest Road

Submitted by: Z Properties Group, Inc.

lot width @ front 72'-0"

Lot width<sup>2</sup>: lot width @ F.S.B 85'-0"

Lot area<sup>3</sup>: 15,676 SF

	Maximum % Allowed <sup>4</sup>	Existing Area <sup>10</sup>	Additional Proposed Area <sup>10</sup>	New Total Area	Maximum Allowed Area
<b>IMPERVIOUS LOT COVERAGE</b> Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, etc.	2 story - 50%			7838	7838
	1 story - 60%				
<b>FLOOR AREA RATIO (F.A.R.)<sup>5,6</sup></b> For one and two story bldgs (include 1st & 2nd floors, garages/carpools, stair areas on both floors, areas on 2nd floors which are open to the 1st floor <sup>7</sup> , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front, side & rear porches <sup>8</sup> .)	Lots < 11,600 sf: Use <u>38%</u> Base FAR or w/ increased side setbacks: <u>43%</u> Max FAR				
	Lots 11,600 sf to 13,600 sf Use <u>4,500 sf</u> Base area & <u>5,200 sf</u> Maximum area				
	Lots > 13,600 sf Use <u>33%</u> Base FAR or w/ increased side setbacks: <u>38%</u> Max FAR			5877 37.5:1.	5957 38:1.
<b>SCREEN POOL ENCLOSURE</b>	8% <sup>9</sup>				

	Minimum % Required	Existing Area <sup>10</sup>	Landscape Area Reduced <sup>10</sup>	New Total Area	Minimum Required Area
<b>FRONT YARD LANDSCAPE COVERAGE</b> Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious & impervious). <b>Front Lot Area:</b>	50%			2105	1166

- NOTES:**
1. Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong. Provisions on side articulations & accessory bldgs are mandatory.
  2. Lot width measured at the front bldg line across lot. The bldg line is located at the required front setback for vacant lots or front bldg wall closest to the street of existing homes. For unusual (pie) shaped lots, an average lot width may be utilized as measured between the front setback line and the required rear setback line or shall be determined by the Building Director. For a proposed home, determine the front setbacks described on page 2.
  3. Submerged lands or land across the street shall not be included.
  4. Percentage based on the lot area.
  5. One story homes with a sloping roof, 12:12 or less, may utilize the maximum F.A.R. and may provide roof dormers, 8 ft maximum width and 2.5 ft back from the required setback, occupying 45% of roof area within the same roof plane.
  6. See page 3 on how to achieve maximum F.A.R.
  7. Vaulted and cathedral ceiling areas count twice if the height from the floor to the ceiling is 17.5 feet or greater.
  8. The area of open front porches and entries may be excluded from the gross floor area subject to a maximum area of 400 square feet. The area within an open or screened rear and/or side porches, lanai, porte cochere or other covered areas may be excluded from the gross floor area up to 500 sf of floor area. On 2nd floor, rear and/or side porches shall have an exterior sides that are 75% open in order to utilized up to 300 sf of the total 500 sf excludable gross floor area. Utilizing this exemption requires a deed covenant to be recorded, outlining the restrictions precluding the enclosing of side and/or rear porches; and enclosing and screening of front porches.
  9. Any area not already used in the permitted floor area ratio (FAR) may be added to this 8% for additional screened pool enclosure area.
  10. These columns only apply to existing homes.

## SETBACKS (complete boxes A and B first)

		Minimum Allowable Dimensions		Existing	Proposed
<b>FRONT</b>		Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.			
<b>SIDES</b> <sup>1,2</sup> (see other side setback options on pg 4)	1st Floor	See pages 3&4	A	Left Right	13'-0" 17'-0"
	2nd Floor		B		Left Right
<b>REAR</b> <sup>1,3,4</sup>	1st Floor	25 ft			30'-0"
	2nd Floor	35 ft <sup>5</sup>			68'-0"
	Lakefront	see note 6			
<b>CORNER LOT</b>	1st Floor	Lot width ≤ 65 ft	15 ft		
		Lot width > 65 ft <sup>7</sup>	20 ft		
	2nd Floor	Lot width ≤ 65 ft	15 ft		
		Lot width > 65 ft <sup>7</sup>	22.5 ft		
<b>BUILDING HEIGHT</b> <sup>8,9,10,11,12</sup>		30 ft - 35 ft plus 2 ft or 40 ft (see notes 11 & 12)			30'-0"

**Notes:**

1. Any building wall that exceeds 12 ft in height measured from natural grade to top of wall plate or truss kneewall must meet the setbacks for the 2nd floor.
2. Accessory buildings' maximum side wall height (natural grade to roof sheathing) shall not exceed 10.5 ft and interior side setback is 5 ft minimum (no gable end allowed) for garages up to 600 sf, pool cabana up to 500 sf and all other accessory buildings up to 320 sf. Other accessory buildings used for habitation shall meet setbacks of the main residence.
3. Rear setbacks for properties abutting non-residential zoned, R-3/R-4, or a permanent stormwater retention area over 25 ft in width may be 10 ft.
4. Accessory buildings: garage/carport up to 820 sf, pool cabana up to 500 sf and storage bldg up to 320 sf - minimum rear setback shall be 10 ft. Other accessory buildings used for habitation shall meet setbacks of the main residence.
5. The rear setback may be reduced to 25 ft for two-story components when those consist of a second story loft or mezzanine that is within the normal scale and 18-ft max height of a typical one-story structure.
6. Require Planning & Zoning commission approval. Lakefront setback is based on the average setback establish by the adjacent residences within 200 ft or 50 ft, whichever is greater, measured from ordinary high water line.
7. Setbacks given are measured on the side yard adjacent to the street & lots over 75 ft with 1st and 2nd floor setbacks of 25 ft may reduce the rear setback by 5 ft on each floor.
8. Building height is the vertical distance measured from the average elevation of the existing lot grade measured directly adjacent to the front of the building or proposed building.
9. No building or portion thereof shall exceed 30 ft in height except for homes with a roof slope of 8:12 or greater may be permitted to have 2 ft additional building height.
10. Accessory building that exceeds 18 ft in height shall meet the same setbacks as the principal building on the property.
11. Properties or lots with at least 80 ft of width at the building line are permitted to have a building height of 35 ft if the side setbacks are increased to 20 ft at 30 ft above the side lot line. Exception: homes with a roof slope of 8:12 or greater are permitted 2 ft of additional building height.
12. Properties or lots exceeding 50,000 sq.ft. in size with at least 100ft width at the building line may be permitted building heights of 40 ft if side setbacks are increased to 35 ft to the portion of the roof over 30 ft in height.

# Parcel Photos - 2369 Forrest Rd



Courtesy Rick Singh, Orange County Property Appraiser



302218000000033 12/21/2006

## George Wiggins

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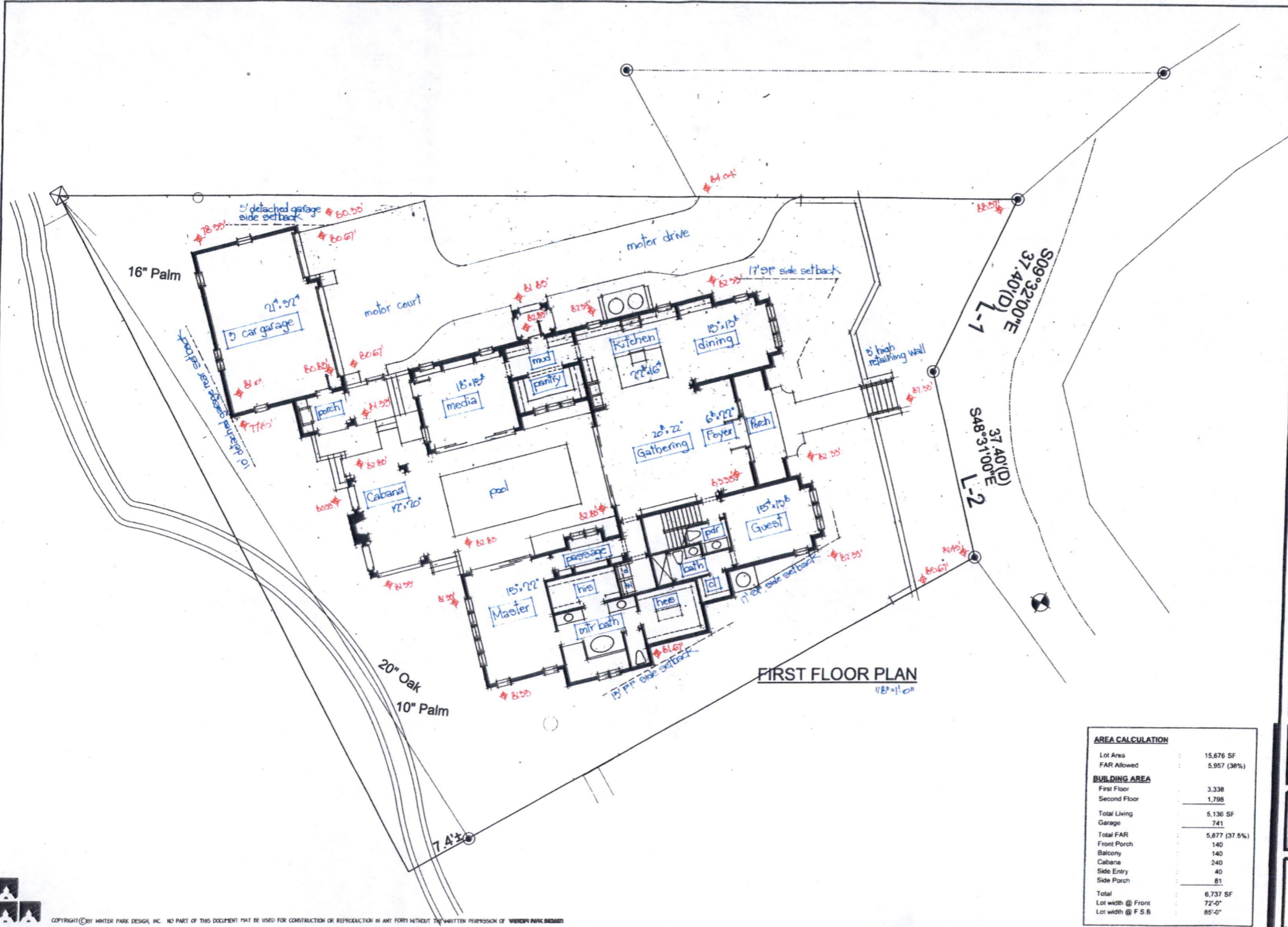
**From:** leonardo cisneros <lencisneros@yahoo.com>  
**Sent:** Monday, September 9, 2019 8:32 AM  
**To:** George Wiggins  
**Cc:** zane@ZPropertiesinc.com; Christy -email  
**Subject:** [External] Diaz Garage

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks contained in the email, verify the real address by hovering over the link with your mouse. Do not open attachments from unknown or unverified sources.]

My name is Leonardo Cisneros I live on 2365 Forrest road, winter Park ,FL 32789 and am the neighbor to the property with the variance request on Forrest road . I am agreeable to the variance request.  
If you have any questions don't hesitate to contact me at 4077900439 Lenny



FORREST RESIDENCE  
 WINTER PARK, FLORIDA



FIRST FLOOR PLAN  
 1/8" = 1' - 0"

AREA CALCULATION	
Lot Area	15,676 SF
FAR Allowed	5,957 (38%)
BUILDING AREA	
First Floor	3,338
Second Floor	1,798
Total Living	5,136 SF
Garage	741
Total FAR	5,877 (37.5%)
Front Porch	140
Balcony	140
Cabana	240
Side Entry	40
Side Porch	81
Total	6,737 SF
Lot width @ Front	72'-0"
Lot width @ F.S.B.	85'-0"

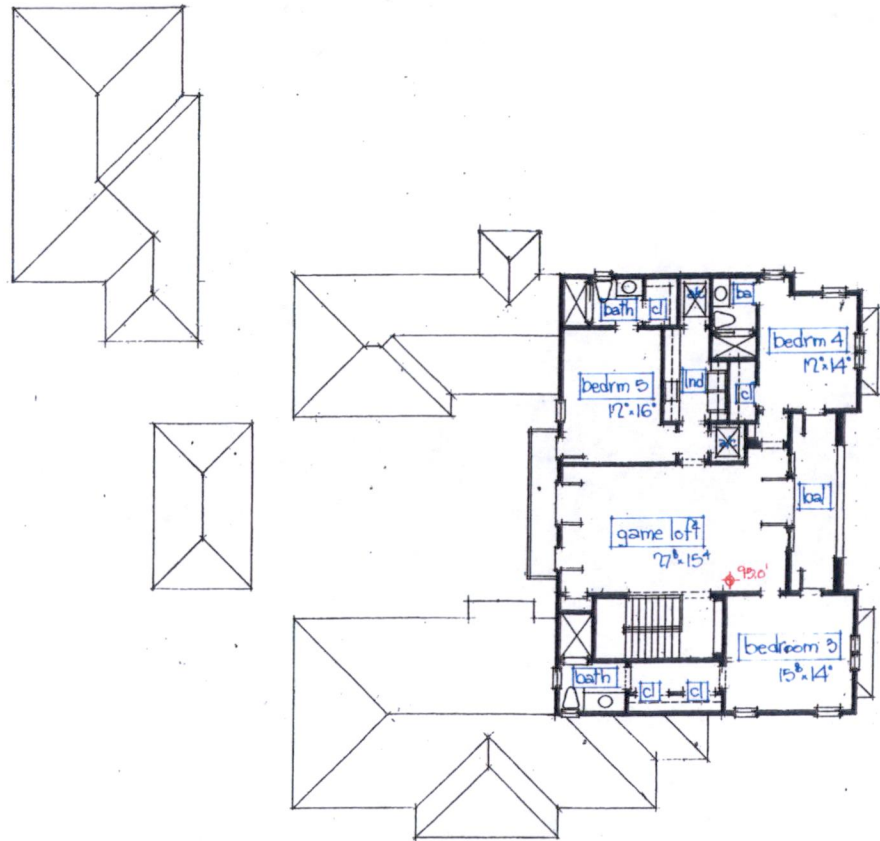
DATE: 07/17  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

DATE: Aug 12, 2019  
 REVISIONS: [None]

**A1**



2369 FORREST ROAD  
WINTER PARK, FLORIDA



SECOND FLOOR PLAN

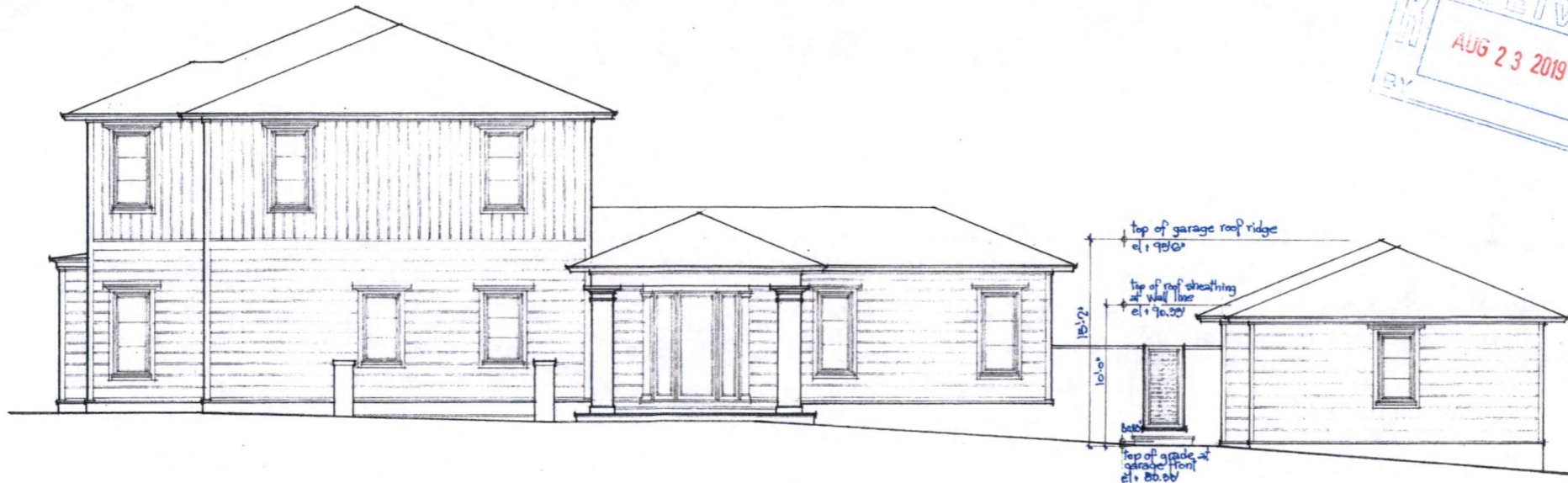
488-1101

DATE 07/14  
DESIGNER RGH

DATE 12-20-19  
DESIGNER

2





RIGHT SIDE ELEVATION

DETACHED GARAGE

RECEIVED  
AUG 23 2019



CABANA FRONT ELEVATION

DETACHED GARAGE FRONT ELEVATION

WINTER PARK DESIGN  
 1111 WINTER PARK AVENUE  
 WINTER PARK, FLORIDA 32789  
 407-839-1111

2369 FORREST ROAD  
 WINTER PARK, FLORIDA

DATE	DESCRIPTION





**Legal Description:**

FROM THE NW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 30 EAST, RUN WEST 30 FEET, THENCE SOUTH 421.73 FEET, THENCE SOUTH 41°40' WEST 153.16 FEET TO THE SE CORNER OF LOT 8, BLOCK C, OF THE RIPPLES SUBDIVISION, AS RECORDED IN PLAT BOOK 'S', PAGE 26, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE SOUTH 72°57' WEST 41.15 FEET, THENCE SOUTH 40°19' WEST 1.15 FEET, THENCE SOUTH 21°47' WEST 44.38 FEET, THENCE SOUTH 13°52' WEST 37.40 FEET, THENCE SOUTH 9°32' EAST 37.40 FEET, THENCE SOUTH 48°31' EAST 37.40 FEET, THENCE SOUTH 25°58' WEST 126.20 FEET, THENCE NORTH 62°35' WEST 151.35 FEET, THENCE NORTH 55°47' EAST 188 FEET TO THE POINT OF BEGINNING

TOGETHER WITH EASEMENTS FOR INGRESS AND EGRESS AS DESCRIBED BELOW FROM THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 30 EAST RUN WEST 30.00 FEET, THENCE SOUTH 421.73 FEET, THENCE SOUTH 41°40' WEST 153.16 FEET TO THE SOUTHEAST CORNER OF LOT 8, BLOCK C, OF THE RIPPLES SUBDIVISION, AS RECORDED IN PLAT BOOK 'S', PAGE 26, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FOR THE POINT OF BEGINNING, RUN SOUTH 72°57' WEST 41.15 FEET, THENCE SOUTH 40°19' WEST 1.15 FEET, THENCE SOUTH 21°47' WEST 44.38 FEET, THENCE SOUTH 13°52' WEST 37.40 FEET, THENCE SOUTH 9°32' EAST 37.40 FEET, THENCE SOUTH 48°31' EAST 37.40 FEET, THENCE SOUTH 25°58' WEST 126.20 FEET, THENCE NORTH 62°35' WEST 151.35 FEET, THENCE NORTH 55°47' EAST 188 FEET, THENCE NORTH 2°58' EAST 25.00 FEET, THENCE NORTH 71°33' WEST 90.50 FEET, THENCE NORTH 48°31' WEST 24.10 FEET, THENCE NORTH 9°32' WEST 24.00 FEET, THENCE NORTH 13°52' WEST 30.62 FEET, THENCE SOUTH 21°47' WEST 39.16 FEET, THENCE NORTH 40°19' EAST 30.13 FEET, THENCE NORTH 72°57' EAST 32.00 FEET, THENCE NORTH 77°54' EAST 67.29 FEET, THENCE NORTH 41°40' EAST 2.49 FEET TO THE SOUTHWEST CORNER OF LOT 11, BLOCK B OF THE SAID THE RIPPLES SUBDIVISION THENCE SOUTH 85°21' WEST 43.43 FEET, THENCE NORTH 67°45' WEST 31.31 FEET TO THE POINT OF BEGINNING

ALSO AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED STRIP OF LAND: THAT PART OF LOT 11, BLOCK B OF THE RIPPLES SUBDIVISION, AS RECORDED IN PLAT BOOK 'S', PAGE 26, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 11, BLOCK B, RUN NORTH 41°40' EAST ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 11 A DISTANCE OF 53.12 FEET, THENCE SOUTH 6°22' EAST 36.35 FEET, THENCE SOUTH 85°21' WEST 39.34 FEET TO THE POINT OF BEGINNING; AND AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED STRIP OF LAND: FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 30 EAST RUN WEST 30.00 FEET, THENCE SOUTH 421.73 FEET, THENCE SOUTH 41°40' WEST 153.16 FEET TO THE SOUTHEAST CORNER OF LOT 8, BLOCK C, OF THE RIPPLES SUBDIVISION, AS RECORDED IN PLAT BOOK 'S', PAGE 26, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE SOUTH 67°45' EAST 31.31 FEET, THENCE NORTH 85°21' EAST 43.43 FEET TO THE SOUTHWEST CORNER OF LOT 11, BLOCK B, THE RIPPLES FOR THE POINT OF BEGINNING, RUN THENCE NORTH 85°21' EAST 30.34 FEET, THENCE SOUTH 6°22' EAST 51.94 FEET, THENCE SOUTH 86°05' EAST 54.67 FEET, THENCE SOUTH 86°05' EAST 54.67 FEET, THENCE SOUTH 00°09' EAST 10.03 FEET, THENCE NORTH 86°05' WEST 80.00 FEET, THENCE SOUTH 3°11' WEST 5.94 FEET TO THE BEGINNING OF A CURVE, THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 75.99 FEET AND A CENTRAL ANGLE OF 60°52' A DISTANCE OF 80.73 FEET, THENCE NORTH 29°14' WEST 55.88 FEET, THENCE NORTH 41°40' EAST 2.49 FEET TO THE POINT OF BEGINNING

**Benchmark Information-**

City of Orlando Survey Datum Elevation: 107.90'

City of Orlando Survey Department  
 Benchmark: 574  
 Elevation: 107.90'  
 3" Brass Control Disc  
 Stamped: Tracey L. Daynes  
 Description: Northwest Corner Of Corrine Drive & Winter Park Road  
 (Elevations are based upon North American Vertical Datum 1988)

**Site Benchmark Information-**

BM #1  
 Set Nail & Disk (LB 7623) in Edge of Pavement  
 Elevation: 88.85'  
 BM #2  
 Set Nail & Disk (LB 7623) in Edge of Pavement  
 Elevation: 87.11'

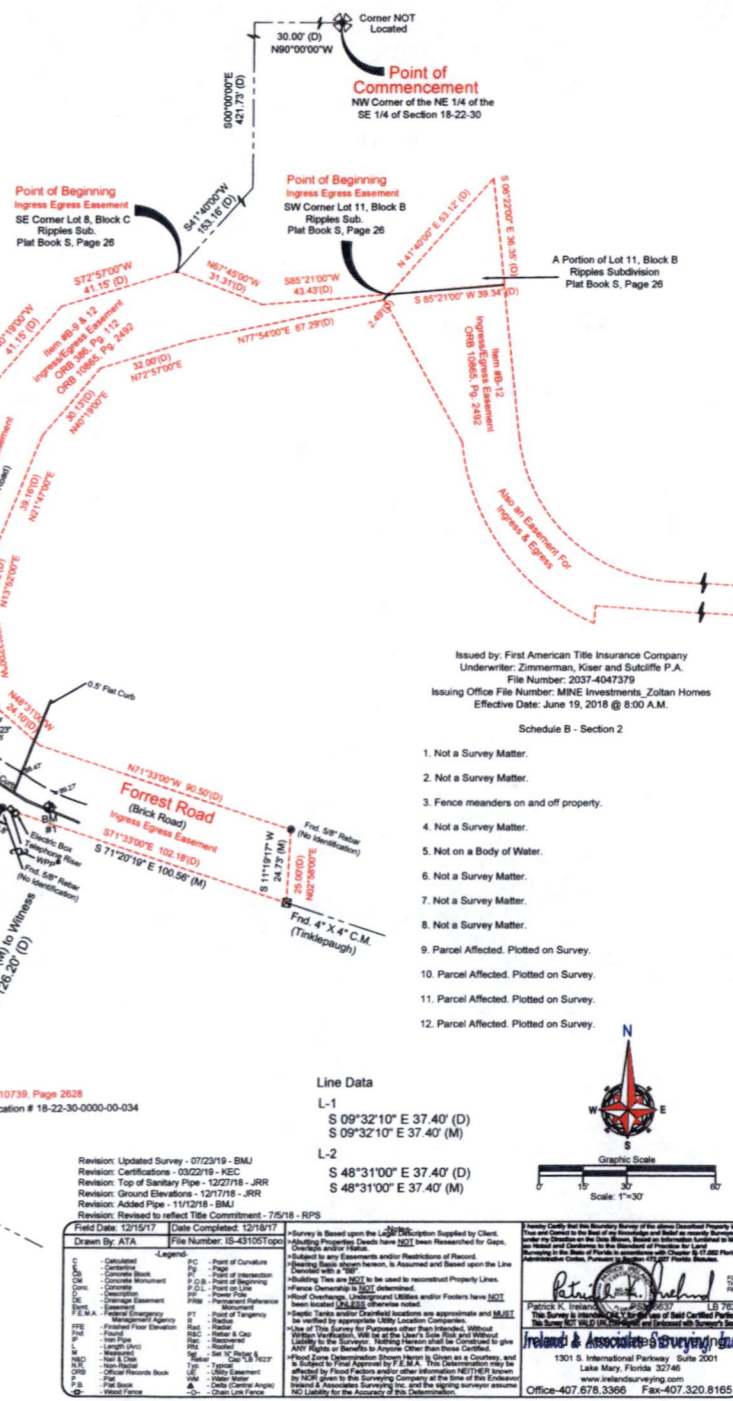
= Existing Elevations (Typical)

S.C.L. - Survey Control Line

**Boundary & Topographic Survey**

**Flood Disclaimer**  
 By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X. This Property was found in City of Winter Park, community number 120188, dated 09/25/2009.

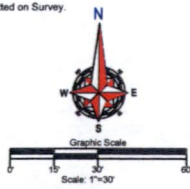
CERTIFIED TO:  
 JUAN D. DIAZ, ANNETTE LOPEZ-DIAZ, FASSETT, ANTHONY & TAYLOR, P.A.; CHICAGO TITLE INSURANCE COMPANY



Issued by: First American Title Insurance Company  
 Underwriter: Zimmerman, Kiser and Sutcliffe P.A.  
 File Number: 2037-4047379  
 Issuing Office File Number: MINE Investments\_Zoltan Horn  
 Effective Date: June 19, 2018 @ 8:00 A.M.  
 Schedule B - Section 2

1. Not a Survey Matter.
2. Not a Survey Matter.
3. Fence meanders on and off property.
4. Not a Survey Matter.
5. Not on a Body of Water.
6. Not a Survey Matter.
7. Not a Survey Matter.
8. Not a Survey Matter.
9. Parcel Affected. Plotted on Survey.
10. Parcel Affected. Plotted on Survey.
11. Parcel Affected. Plotted on Survey.
12. Parcel Affected. Plotted on Survey.

**Line Data**  
 L-1  
 S 09°32'10" E 37.40' (D)  
 S 09°32'10" E 37.40' (M)  
 L-2  
 S 48°31'00" E 37.40' (D)  
 S 48°31'00" E 37.40' (M)



Revision: Updated Survey - 07/23/19 - BMJ  
 Revision: Certifications - 03/22/19 - KEC  
 Revision: Top of Sanitary Pipe - 12/27/18 - JRR  
 Revision: Ground Elevations - 12/17/18 - JRR  
 Revision: Added Pipe - 11/12/18 - BMJ  
 Revision: Revised to reflect Title Commitment - 7/2/18 - RPS

Field Date: 12/15/17 Date Completed: 12/18/17  
 Drawn By: ATA File Number: IS-431057-001

Symbol	Description	Symbol	Description
CL	Control	PC	Point of Curvature
CM	Concrete Monument	PP	Point of Intersection
CP	Concrete Monument	P.C.B.	Point of Beginning
CS	Concrete Monument	P.L.	Point of Line
DC	Change Easement	PP	Point of Beginning
DE	Change Easement	PP	Point of Beginning
FE.M.A.	Federal Emergency Management Agency	PT	Point of Tangency
FG	Flood Hazard	R	Radius
FL	Flood Hazard	RAC	Radius & Chord
GL	Grade	RS	Radius of Station
L	Length (ft)	RS	Radius of Station
M	Mileage	RS	Radius of Station
NSP	Non-Survey Point	T	Tangent
OS	Old Survey	UM	Water Meter
P	Point	W	Well
PL	Point of Line	W	Well
W	Well	W	Well

**Irland & Associates Surveyors, Inc.**  
 1301 S. International Parkway, Suite 2001  
 Lake Mary, Florida 32746  
 www.irlandsurveying.com  
 Office-407.678.3366 Fax-407.320.8165



## Board of Adjustments

**To:** Board of Adjustment Members  
**From:** George Wiggins, Director of Bldg/Legislative Affairs  
**Date:** September 17, 2019  
**Subj:** Naugle Variance Request, 2572 Fifeshire Drive

The applicant is requesting a variance to allow the construction of a second floor addition located 14.7 feet from the Fitzwalter Drive street side property line, whereas the required setback is 20 feet.

This corner lot property has a lot width of 84.5 feet and length of 110 feet along the side street, Fitzwalter Drive. Under the current Zoning Code the required street side setback is 20 feet, whereas previously (approximately 20 years ago) the required setback was 15 feet. The home was built in 1962.

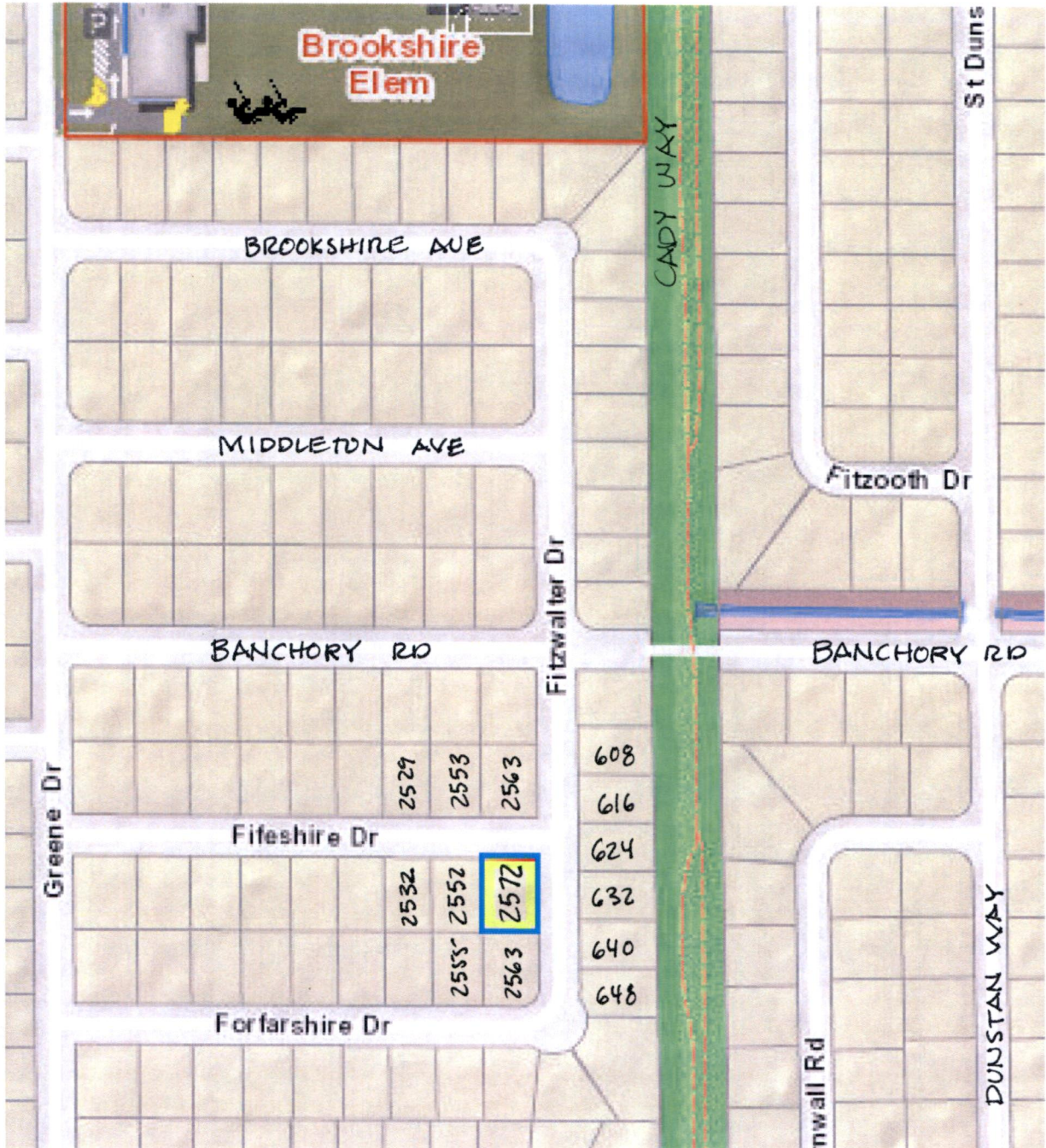
The owner wishes to expand the second floor master bedroom for additional living area along with a walk-in closet and an open covered balcony area. This expanded area will occur directly over the existing garage and utility room. The roof covered addition projects 9 feet from the existing second floor east side wall and extends 26 feet in length.

One unique feature for this lot and other properties in this area is that both Fitzwalter and Fifeshire Drives have right of way widths of 60 feet versus the normal residential right of way width of 50 feet. This has the visual and actual impact having of 5 feet of additional yard area on each street front. Adding this extra distance (5 feet) to the Fitzwalter Drive side of the home gives the appearance of having a 19.7 foot setback instead of 14.7 feet.

The proposed addition is well under the allowable maximum floor area and well under the maximum allowable impervious coverage for this lot which has an area of 9,288 square feet.

The applicant has provided letters of non-objection for this request.

# 2572 Fifeshire Dr



**CITY OF WINTER PARK  
VARIANCE APPLICATION  
BUILDING and PERMITTING SERVICES DEPARTMENT**

Building & Permitting Department  
401 South Park Avenue  
Winter Park, FL 32789  
Ph: 407-599-3237

Date Received 8/26/2019  
# Assigned #2  
Date of Hearing SEPT 17

Applicant: COREEN C. NAUGLE

Owner: COREEN C. NAUGLE

2572 FIFESHIRE DR  
(Address)  
WINTER PARK, FL 32792  
(City, State) (Zip)  
321-363-6804  
(Phone – Home)  
SAME  
(Phone – Work or Cell)  
COREENNAUGLE@GMAIL.COM  
(Email Address)

2572 FIFESHIRE DR  
(Address)  
WINTER PARK, FL 32792  
(City, State) (Zip)  
321-363-6804  
(Phone – Home)  
SAME  
(Phone – Work or Cell)  
COREENNAUGLE@GMAIL.COM  
(Email Address)

If the applicant is not the owner, attach a copy of the purchase contract, or option on the property, or a letter signed by the owner of record authorizing the applicant to act as an agent for the owner.

\*This request is for a variance from requirements of Article III, Zoning of the Land Development Code of Winter Park, Section 58-66, Paragraph 6, Zoning R1-A.  
58-71 (h)(2)

State briefly (Clearly Printed or Word Processed) answers to all questions.

**Note: Submit E-Mail address to have application forwarded to you for word processing.**

Street address of property 2572 FIFESHIRE DR WINTER PARK, FL 32792

Legal description of property BROOKSHIRE HEIGHTS 2ND ADDITION Y/85 LOT 9 BLK B, OF THE PUBLIC RECORDS

OF ORANGE COUNTY FL,

Describe variance request SEEKING A VARIANCE TO ALLOW A 7'-8" ENCROACHMENT INTO THE EAST SIDE SETBACK

OF THE PROPERTY FOR AN ADDITION TO THE EXISTING MASTER BEDROOM ON THE SECOND FLOOR INTO

THE EXISTING BALCONY FACING EAST OF THE PROPERTY

\*This section may be left blank for completion by city staff\*

Residential Fee-\$200.00 /Commercial, Multi-Family Fee-\$400.00 payable upon submission of application.(The fee is doubled for after-the-fact requests.) Applicants tabled at the request of the applicant, within 10 days of the Planning and Zoning meeting or Board of Adjustment meeting will be charged for addition advertising and notification costs, plus \$100.00.

**Variance Application**  
**Page 2 of 2**

What are the special conditions and circumstances, peculiar to the land, structures or buildings involved?

EXTENDING THE MASTER BEDROOM TO THE EAST SIDE OF THE PROPERTY IS THE ONLY VIABLE

OPTION FOR DESIRED ADDITION, SINCE IT WOULD TAKE OVER THE EXISTING BALCONY

AND WOULD NOT INCREASE THE EXISTING FOOTPRINT OF THE HOME ON THE LOWER LEVEL, AND

IT WOULD KEEP THE ADDITIONAL SQUARE FOOTAGE WITHIN THE ALLOWABLE FAR.

How long have you owned the property? SINCE JULY 2019

How long have you occupied the property? SINCE JULY 2019

What rights or privileges commonly enjoyed by other properties in the same zoning district will the applicant be deprived of because of enforcement of the Zoning Ordinance?

SINCE THE PROPERTY IS ON A CORNER LOT THE SIDE SETBACKS ARE MORE RESTRICTIVE

Describe fully the hardship (from zoning requirements) upon which this request is based, be specific in describing the hardship and give all reasons explaining why you need to vary from the Zoning Code requirements. Note: Financial reasons are not considered a hardship.

THE EXISTING GARAGE IS ALREADY IN THE SIDE SETBACK WHERE THE 2ND FLOOR ADDITION

WILL BE CONSTRUCTED. IN ADDITION, THE STREET RIGHT OF WAY IS LARGER THAN THE TYPICAL

WINTER PARK STREET RIGHT OF WAY

Will applicant accept a limited variance? For example: Height, lengths, position, etc. of signs, fences, shrubbery, enclosures of structures or carports, parking spaces, etc? If so, to what extent?

YES, WE CAN REMOVE THE ROOF PORTION GOING OVER THE NEW BALCONY, AND KEEP IT AS A DECK

  
**Signature of Applicant**

08/22/19  
**Date**

COREEN C. NAUGLE  
**Name of Applicant (PRINT)**



## SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)<sup>1</sup>

**Address:** 2572 FIFESHIRE DR WINTER PARK, FL 32792

**Lot width<sup>2</sup>:** 84.5 FT

**Submitted by:** COREEN C. NAUGLE

**Lot area<sup>3</sup>:** 9288 SQFT

	Maximum % Allowed <sup>4</sup>	Existing Area <sup>11</sup>	Additional Proposed Area <sup>11</sup>	New Total Area	Maximum Allowed Area
<b>IMPERVIOUS LOT COVERAGE</b> Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.	<b>2 story - 50%</b>	3380.5 SQFT	-	-	4644 SQFT
	<b>1 story - 60%</b>	-	-	-	-
<b>FLOOR AREA RATIO (F.A.R.)<sup>5,6,7</sup></b> For one and two story bldgs (include 1st & 2nd floors, garages/carports, stair areas on both floors, areas on 2nd floors which are open to the 1st floor <sup>8</sup> , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front, side & rear porches <sup>9</sup> .	<b>Lots &lt; 11,600 sf:</b> Use <b>38%</b> Base FAR or w/ increased side setbacks: <b>43%</b> Max FAR	3015 SQFT	200 SQFT (SECOND FLOOR)	3215 SQFT	3994 SQFT
	<b>Lots 11,600 sf to 13,600 sf</b> Use <b>4,500 sf</b> Base area & <b>5,200 sf</b> Maximum area		<div style="background-color: yellow; padding: 5px; border: 1px solid black;">           ↑            234            incl. covered balcony         </div>		
	<b>Lots &gt; 13,600 sf</b> Use <b>33%</b> Base FAR or w/ increased side setbacks: <b>38%</b> Max FAR				
<b>SCREEN POOL ENCLOSURE</b>	<b>8%</b> <sup>10</sup>				

	Minimum % Required	Existing Area <sup>11</sup>	Landscape Area Reduced <sup>11</sup>	New Total Area	Minimum Required Area
<b>FRONT YARD LANDSCAPE COVERAGE</b> Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious & impervious). <b>Front Lot Area:</b>	<b>50%</b>				

**NOTES:**

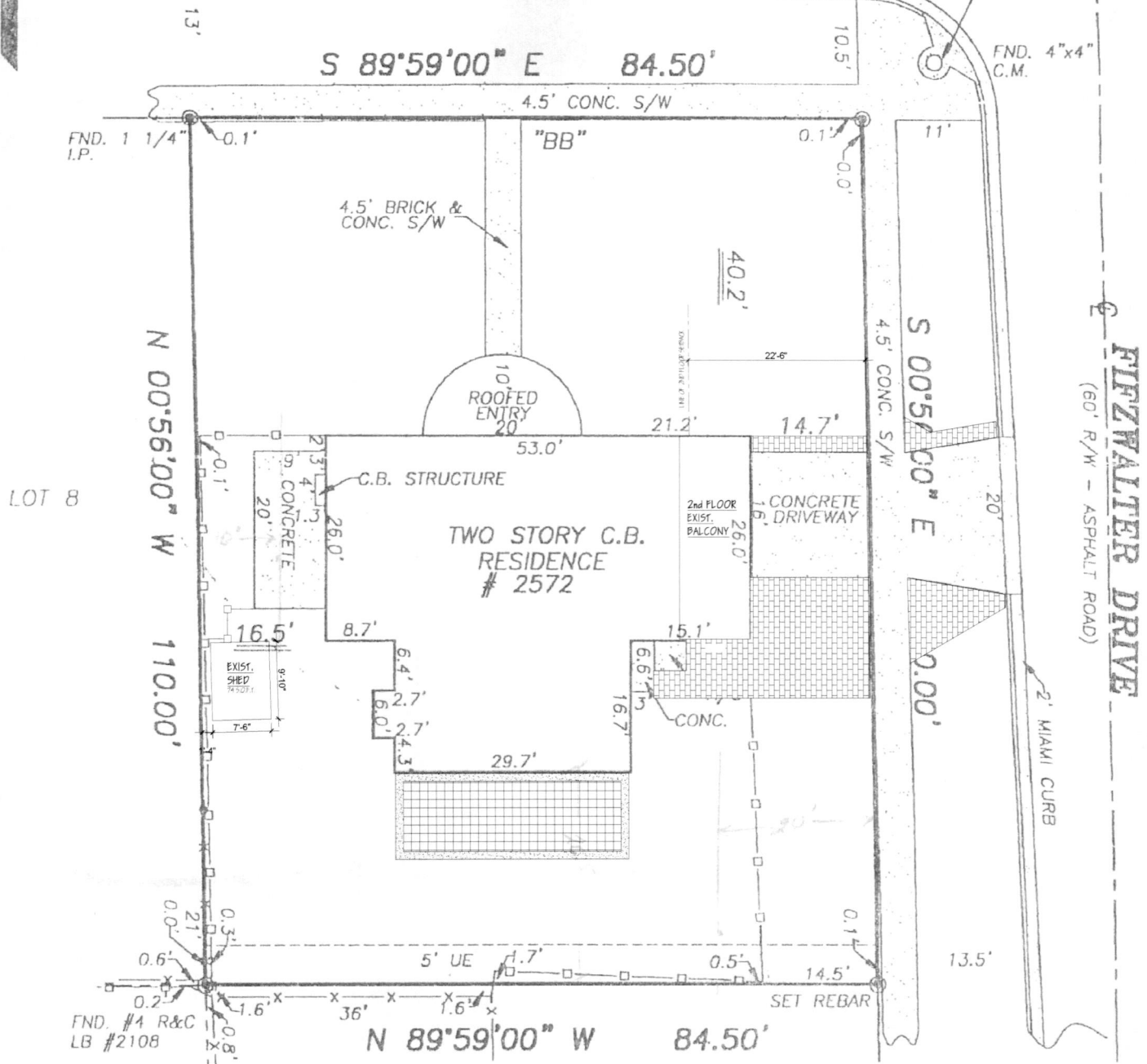
1. Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong. Provisions on side articulations & accessory bldgs are mandatory.
2. Lot width measured at the front bldg line across lot. The bldg line is located at the required front setback for vacant lots or front bldg wall closest to the street of existing homes. For unusual (pie) shaped lots, an average lot width may be utilized as measured between the front setback line and the required rear setback line or shall be determined by the Building Director. For a proposed home, determine the front setback as described on page 2.
3. Submerged lands or land across the street shall not be included.
4. Percentage based on the lot area.
5. One story homes with a sloping roof, 12:12 or less, may utilize the maximum F.A.R. and may provide roof dormers, 8 ft. maximum width and 2.5 ft. back from the required setback, occupying 45% of roof area within the same roof plane.
6. Area forming a room behind 2nd floor walls shall be included in the gross floor area.
7. See page 3 on how to achieve maximum F.A.R.
8. Vaulted and cathedral ceiling areas count twice if the height from the floor to the ceiling is 17.5 feet or greater.
9. The area of open front porches and entries may be excluded from the gross floor area subject to a maximum area of 400 square feet. The area within an open or screened rear and/or side porches, lanai, porte cochere or other covered areas may be excluded from the gross floor area up to 500 sf of floor area. On 2nd floor, rear and/or side porches shall have an exterior sides that are 75% open in order to utilized up to 300 sf of the total 500 sf excludable gross floor area.
10. Any area not already used in the permitted floor area ratio (FAR) may be added to this 8% for additional screened pool enclosure area.
11. **These columns only apply to existing homes.**

## SETBACKS (complete boxes A and B first)

	Minimum Allowable Dimensions			Existing <sup>13</sup>	Proposed
<b>FRONT</b>	Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.			<b>28'</b>	
<b>SIDES</b> <sup>1,2</sup> (see other side setback options on pg 4)	1st Floor	See pages 3&4	A	Right	Left   Right
	2nd Floor		B		
<b>REAR</b> <sup>1,3,4</sup>	1st Floor	25 ft.			
	2nd Floor	35 ft <sup>5</sup>			
	Lakefront	see note 6			
<b>CORNER LOT</b>	1st Floor	Lot width ≤ 65 ft.	15 ft.		
		Lot width > 65 ft <sup>7</sup>	20 ft.		
	2nd Floor	Lot width ≤ 65 ft.	15 ft.		
		Lot width > 65 ft <sup>7</sup>	22.5 ft.	22'-6"	14'-10"
<b>BUILDING HEIGHT</b> <sup>8,9,10,11,12</sup>	<b>30 ft. - 35 ft. plus 2 ft. or 40 ft.</b> (see notes 11 & 12)				

**Notes:**

1. Any building wall that exceeds 12 ft. in height measured from natural grade to top of wall plate or truss kneewall must meet the setbacks for the 2nd floor.
2. Accessory buildings' maximum side wall height (natural grade to roof sheathing) shall not exceed 10.5 ft. and interior side setback is 5 ft. minimum (no gable end allowed) for garages up to 600 sf, pool cabana up to 500 sf and all other accessory buildings up to 320 sf. Other accessory buildings used for habitation shall meet setbacks of the main residence.
3. Rear setbacks for properties abutting non-residential zoned, R-3/R-4, or a permanent stormwater retention area over 25 ft. in width may be 10 ft. For lots that are 75ft deep or less a first floor setback of 10ft and a second floor setback of 25ft is allowed. For lots which are 105ft deep or less a first floor setback of 15ft and a second floor setback of 30ft is allowed.
4. Accessory buildings: garage/carport up to 820 sf, pool cabana up to 500 sf and storage bldg up to 320 sf - minimum rear setback shall be 10 ft. . Other accessory buildings used for habitation shall meet setbacks of the main residence.
5. The rear setback may be reduced to 25 ft. for two-story components when those consist of a second story loft or mezzanine that is within the normal scale and 18-ft max height of a typical one-story structure.
6. Require Planning & Zoning commission approval. Lakefront setback is based on the average setback establish by the adjacent residences within 200 ft. or 50 ft., whichever is greater, measured from ordinary high water line.
7. Setbacks given are measured on the side yard adjacent to the street & lots over 75 ft. with 1st and 2nd floor setbacks of 25 ft. may reduce the rear setback by 5 ft. on each floor.
8. Building height is the vertical distance measured from the average elevation of the existing lot grade measured directly adjacent to the front of the building or proposed building.
9. No building or portion thereof shall exceed 30 ft. in height except for homes with a roof slope of 8:12 or greater may be permitted to have 2 ft. additional building height.
10. Accessory building that exceeds 18 ft. in height shall meet the same setbacks as the principal building on the property.
11. Properties or lots with at least 80 ft. of width at the building line are permitted to have a building height of 35 ft. if the side setbacks are increased to 20 ft. at 30 ft. above the side lot line. Exception: homes with a roof slope of 8:12 or greater are permitted 2 ft. of additional building height.
12. Properties or lots exceeding 50,000 sq.ft. in size with at least 100ft width at the building line may be permitted building heights of 40 ft. if side setbacks are increased to 35 ft. to the portion of the roof over 30 ft. in height.
13. This column only applies to existing homes.

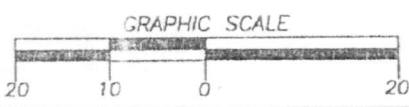


LOT 8

LOT 11

LOT 10

EXIST. SITE SURVEY  
1" = 20'-0"



RECERTIFICATION: 11-19-2000

BOUNDARY SURVEY PREPARED FOR: KERRY W. AND JANE WAMSLAY		NOTES:
BOUNDARY SURVEY CERTIFIED TO: SOUTHERN TITLE & ABSTRACT, INC. COMMONWEALTH LAND TITLE INSURANCE COMPANY, UNITED GENERAL TITLE INSURANCE COMPANY KERRY W. AND JANE WAMSLAY		FLOOD ZONE DETERMINATION SHOWN HEREON IS SUBJECT TO FINAL APPROVAL BY F.E.M.A.
FIELD DATE: 7-17-2000	THIS BUILDING/LOT IS NOT IN A FLOOD PRONE AREA, ZONE 'C', BASED ON FLOOD INSURANCE RATE MAP 120188 PANEL NO. 0005 C DATED 2-4-1983.	SURVEY IS BASED ON THE LEGAL DESCRIPTION SUPPLIED BY CLIENT.
SCALE: 1" = 20'	BEARING STRUCTURE IS BASED UPON THE LINE DENOTED WITH "BB".	UNDERGROUND UTILITIES AND FOOTERS HAVE NOT BEEN LOCATED UNLESS OTHERWISE NOTED.
DRAWN BY: N.A.		SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD.

**IRELAND SURVEYING, INC.**  
6001 BRICK COURT  
SUITE 117  
WINTER PARK, FLORIDA  
32792  
PH# (407) 678-3366  
FAX# (407) 671-6678

**LEGEND**

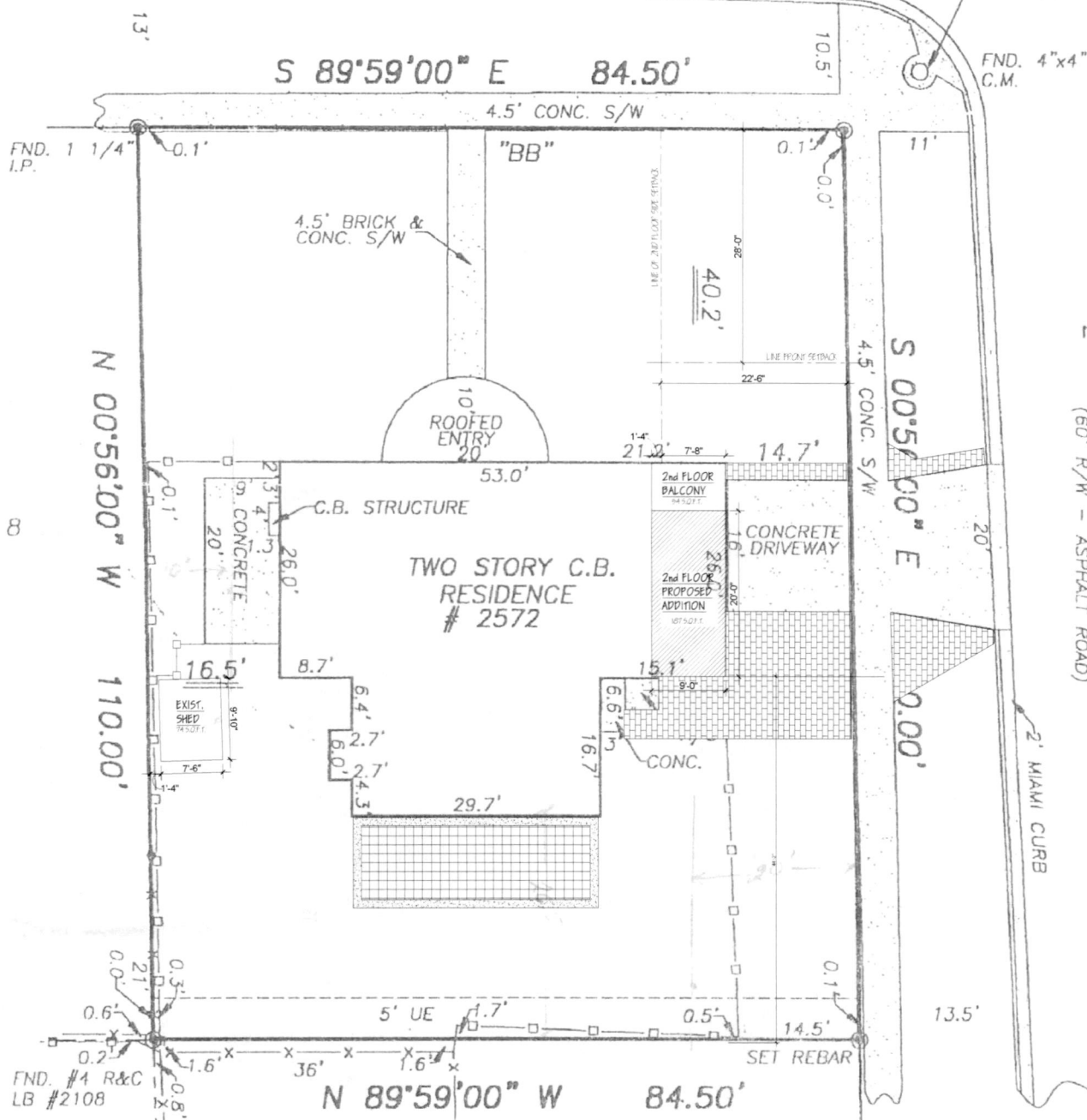
C	- CALCULATED	PC	- POINT OF CURVATURE
E	- CENTERLINE	PG	- PAGE
CB	- CONCRETE BLOCK	PI	- POINT OF INTERSECTION
CM	- CONCRETE MONUMENT	P.O.B.	- POINT OF BEGINNING
COMC	- CONCRETE	P.O.L	- POINT ON LINE
D	- DESCRIPTION	PP	- POWER POLE
DE	- DRAINAGE EASEMENT	PRM	- PERMANENT REFERENCE MONUMENT
ESMT	- EASEMENT	PT	- POINT OF TANGENCY
FTE	- FINISHED FLOOR ELEVATION	R	- RADIAL
FND	- FOUND	RAD	- RADIAL
IP	- IRON PIPE	R&C	- REBAR & CAP
L	- LENGTH (ARC)	RC	- RECOVERED
M	- MEASURED	RTL	- ROOFED
N&D	- NAIL & DISK	R/W	- RIGHT-OF-WAY
N.R.	- NON RADIAL	SET REBAR	- SET 5/8" REBAR & CAP PLS 4200"
O.R.B.	- OFFICIAL RECORDS BOOK	TYP	- TYPICAL
P	- PLAT		
P.O.	- PLAT		

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION ON THE DATE SHOWN, BASED ON INFORMATION FURNISHED TO ME AS NOTED AND CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA IN ACCORDANCE WITH CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE.

*James P. Ireland*  
JAMES P. IRELAND PLS 4200 LB-5687

THIS SURVEY IS INTENDED ONLY FOR THE USE OF SAID CERTIFIED PARTIES. THE CLIENT WILL BE RESPONSIBLE AND EMPLOYED WITH THESE AND ALL OTHER





LOT 8

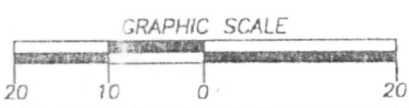
FITZWALTER DRIVE  
(60' R/W - ASPHALT ROAD)  
2' MIAMI CURB

LOT 11

LOT 10

EXIST. SITE SURVEY WITH 2ND FLOOR  
PROPOSED ADDITION

1" = 20'-0"



RECERTIFICATION: 11-19-2000

BOUNDARY SURVEY PREPARED FOR: KERRY W. AND JANE WAMSLAY		NOTES:
BOUNDARY SURVEY CERTIFIED TO: SOUTHERN TITLE & ABSTRACT, INC. COMMONWEALTH LAND TITLE INSURANCE COMPANY, UNITED GENERAL TITLE INSURANCE COMPANY KERRY W. AND JANE WAMSLAY		FLOOD ZONE DETERMINATION SHOWN HEREON IS SUBJECT TO FINAL APPROVAL BY F.E.M.A.
FIELD DATE: 7-17-2000	THIS BUILDING/LOT IS NOT IN A FLOOD PRONE AREA, ZONE "C", BASED ON FLOOD INSURANCE RATE MAP 12018B PANEL NO. 0005 C DATED 2-4-1983.	SURVEY IS BASED ON THE LEGAL DESCRIPTION SUPPLIED BY CLIENT.
SCALE: 1" = 20'	BEARING STRUCTURE IS BASED UPON THE LINE DENOTED WITH "BB"	UNDERGROUND UTILITIES AND FOOTERS HAVE NOT BEEN LOCATED UNLESS OTHERWISE NOTED.
DRAWN BY: N.A.		SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD.

**IRELAND SURVEYING, INC.**

6001 BRICK COURT  
SUITE 117  
WINTER PARK, FLORIDA  
32792

PH# (407) 678-3366  
FAX# (407) 671-6672

LEGEND

C	- CALCULATED	PC	- POINT OF CURVATURE
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CB	- CONCRETE BLOCK	PI	- POINT OF INTERSECTION
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ESMT	- EASEMENT	PT	- POINT OF TANGENCY
F.F.E.	- FINISHED FLOOR ELEVATION	R	- RADIUS
FND	- FOUND	RAD	- RADIAL
FP	- IRON PIPE	R&C	- REBAR & CAP
L	- LENGTH (ARC)	REC	- RECOVERED
M	- MEASURED	REFL	- RECOVERED
M&D	- NAIL & DISK	R/W	- RIGHT-OF-WAY
N.R.	- NON RADIAL	SET REBAR	- SET 5/8" REBAR & CAP "PLS 4200"
O.R.B.	- OFFICIAL RECORDS BOOK	TT	- TYPICAL
P	- PLAT		
P.B.	- PLAT BOOK		

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*James P. Ireland*  
JAMES P. IRELAND PLS 4200 LB-3687

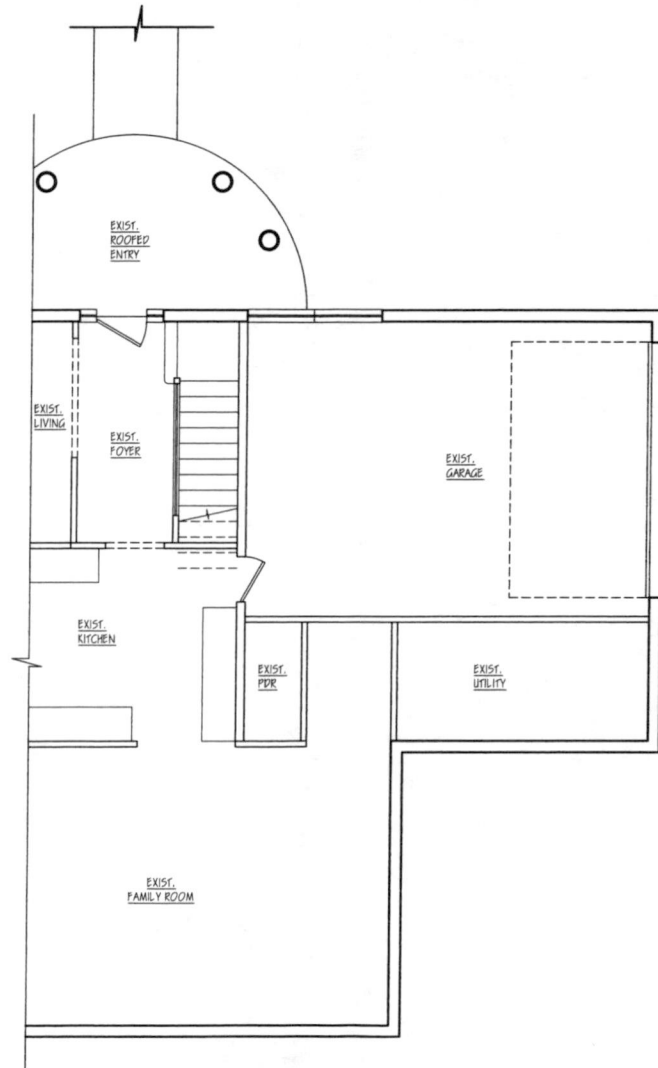
THIS SURVEY IS INTENDED ONLY FOR THE USE OF SAID CERTIFIED PARTIES. THE USER WILL BE RESPONSIBLE FOR ANY AND ALL CONSEQUENCES OF ANY AND ALL ACTIONS TAKEN BY THEM.

PROJECT NAME:  
 NAUGLE RESIDENCE ADDITION  
 2572 FIFESHIRE DR. WINTER PARK, FL

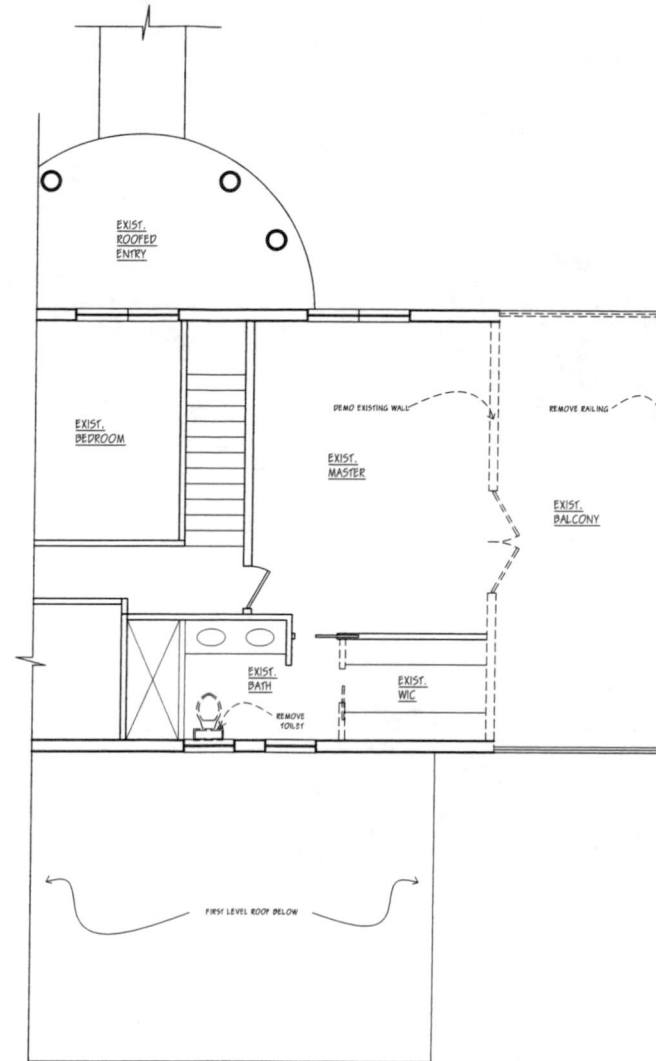
SCOPE OF WORK:  
 -EXTEND EXISTING MASTER BEDROOM AREA INTO BALCONY

SHEET INDEX:  
 1. EXISTING SURVEY, INDEX AND GENERAL NOTES  
 2. PARTIAL AS-BUILT/ DEMO PLAN  
 3. PROPOSED 2ND FLOOR PLAN & SPACE ANALYSIS  
 4. EXTERIOR ELEVATIONS

DEMOLITION NOTES:  
 1. BUILDER TO FIELD VERIFY ALL EXISTING BEARING LOCATIONS- PRIOR TO ALL DEMOLITION.  
 2. IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE TEMPORARY SOUND SUPPORT OF ANY EXISTING TRUSSES PRIOR TO REMOVING ANY INTERIOR BEARING WALL - BUILDER MUST NOTIFY THE ENGINEER OF RECORD IMMEDIATELY WHERE NEW BEAMS OR BEARING WALL PARTITIONS OR BEARING POSTS MAY BE REQUIRED IN THE FIELD.



PARTIAL AS-BUILT PLAN 1ST FLOOR  
 1/4" = 1'-0"

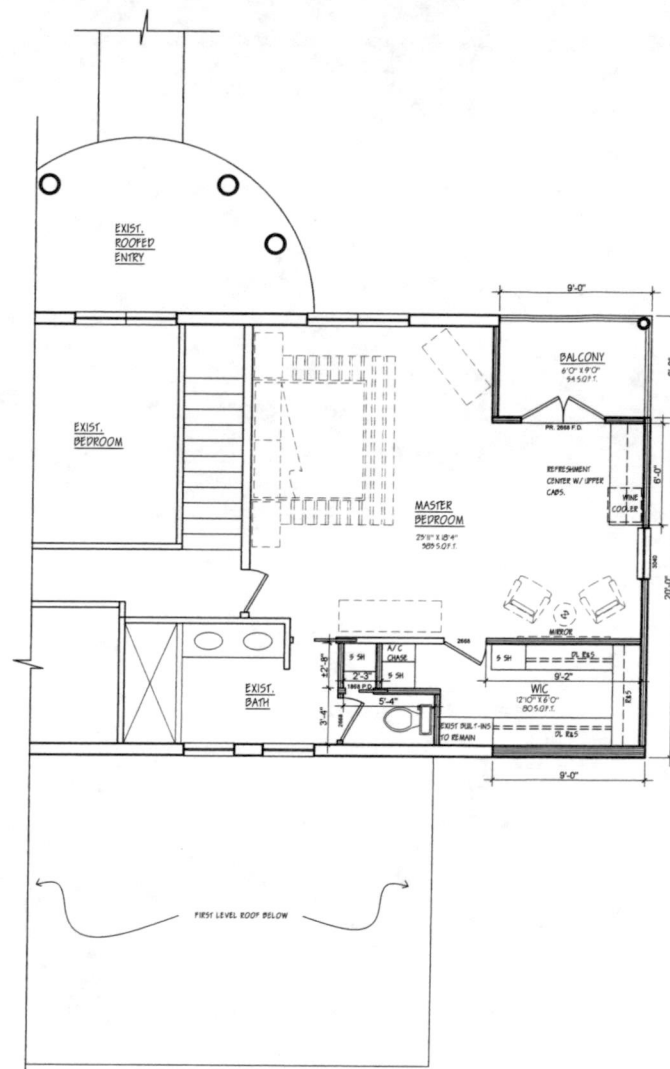


PARTIAL AS-BUILT/ DEMO PLAN 2ND FLOOR  
 1/4" = 1'-0"

NAUGLE RESIDENCE - ADDITION  
 2572 FIFESHIRE DR. WINTER PARK, FL

Kelly Carr  
 321 946 1957  
 kcc@kcdesigns.com  
 KLC Designs, Inc.

DRAWN BY	GOA
CHECKED BY	NLC
DATE	10/20/2018
REV. DATE	REV. DATE
SCALE	1/4" = 1'
SHEET	1



### FLOOR PLAN 2ND FLOOR

SCALE: 1/4" = 1'-0"

CONTRACTOR VERIFY ALL DIMENSIONS AT JOB SITE.

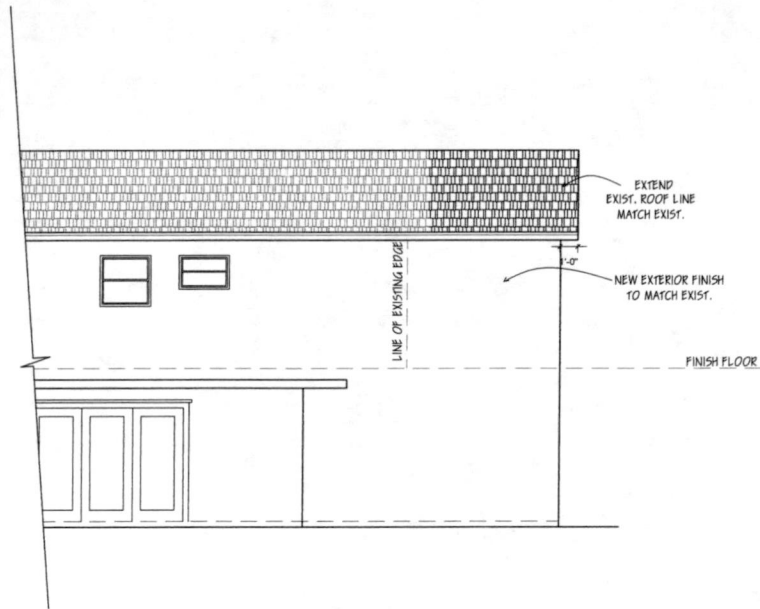
#### SPACE ANALYSIS

LIVING ADDED	-200 S.Q.F.T.
BALCONY	-54 S.Q.F.T.

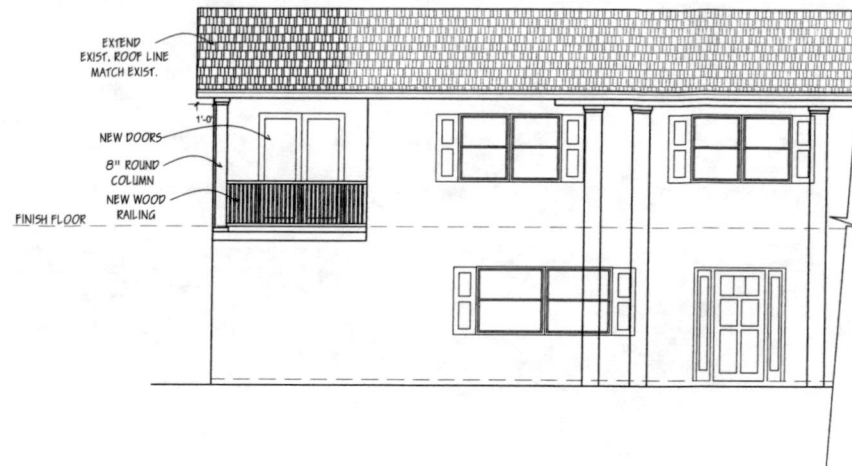
**NAUGLE RESIDENCE - ADDITION**  
2572 FIFESHIRE DR. WINTER PARK, FL

KCC  
121 946 5937  
kccdesign@gmail.com  
**KCC Designs, Inc.**

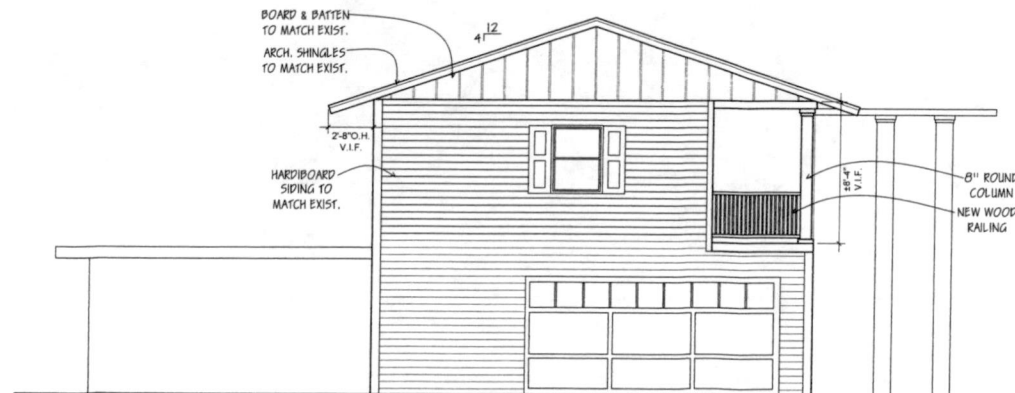
DESIGNED BY DCA	DATE
CHECKED BY KLC	DATE
REV. DATE	REV. DATE
SCALE 1/4" = 1'	SHEET
	2



PARTIAL REAR ELEVATION  
1/4" = 1'-0"



PARTIAL FRONT ELEVATION  
1/4" = 1'-0"



BACK ELEVATION  
1/4" = 1'-0"



Front View - 2572 Fifeshire Dr



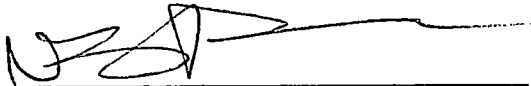
Street Side Corner - 2572 Fifeshire Dr

Dear Board of Directors,

I, NICHOLAS THOMAS, residing at 648 FITZWALTER DR, grant permission to Jim and Coreen Naugle at 2572 Fifeshire Drive to build an addition to the existing master bedroom on the east side (Fitzwalter Drive) of the property using the existing footprint of the home on the lower level, keeping the additional square footage within the allowable floor area ratio (F.A.R.).

I/we understand that this will require a variance to the current code that will allow a 7'-8" encroachment into the East side set back of the property.

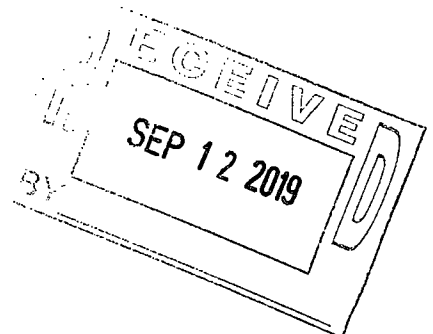
Regards,



(signature)

Address: 648 FITZWALTER DR  
WINTER PARK, FL 32792

Date: 9-9-19



Dear Board of Directors,

I, Lisa Banes, residing at 624 Fitzwalter Dr., grant permission to Jim and Coreen Naugle at 2572 Fifeshire Drive to build an addition to the existing master bedroom on the east side (Fitzwalter Drive) of the property using the existing footprint of the home on the lower level, keeping the additional square footage within the allowable floor area ratio (F.A.R.).

I/we understand that this will require a variance to the current code that will allow a 7'-8" encroachment into the East side set back of the property.

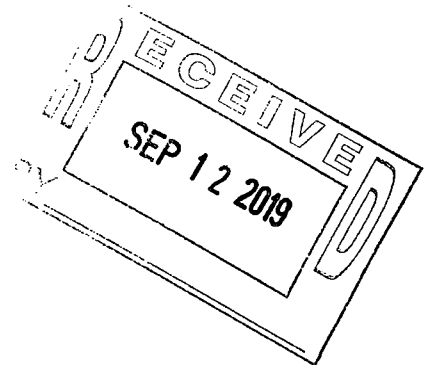
Regards,



(signature)

Address: 624 Fitzwalter Dr  
Winter Park FL 32792

Date: 9/10/19

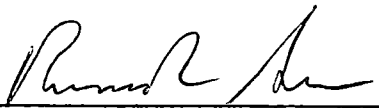


Dear Board of Directors,

I, ROBERT R GREEN, residing at 2563 FIFESHIRE DR, grant permission to Jim and Coreen Naugle at 2572 Fifeshire Drive to build an addition to the existing master bedroom on the east side (Fitzwalter Drive) of the property using the existing footprint of the home on the lower level, keeping the additional square footage within the allowable floor area ratio (F.A.R.).

I/we understand that this will require a variance to the current code that will allow a 7'-8" encroachment into the East side set back of the property.

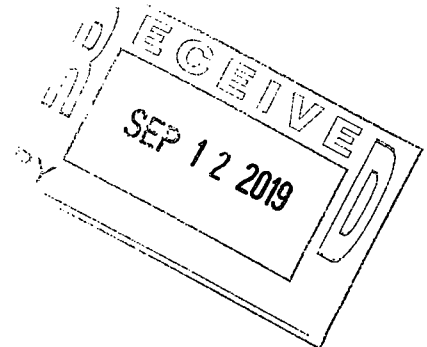
Regards,



(signature)

Address: 2563 FIFESHIRE DR  
WINTER PARK, FL

Date: 9/11/19






Dear Board of Directors,

I, Julienne Guidera, residing at 656 Fitzwalter Dr., grant permission to Jim and Coreen Naugle at 2572 Fifeshire Drive to build an addition to the existing master bedroom on the east side (Fitzwalter Drive) of the property using the existing footprint of the home on the lower level, keeping the additional square footage within the allowable floor area ratio (F.A.R.).

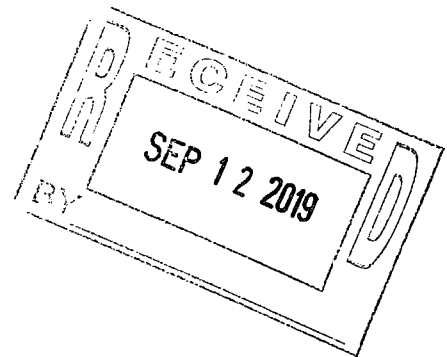
I/we understand that this will require a variance to the current code that will allow a 7'-8" encroachment into the East side set back of the property.

Regards,

  
(signature)

Address: 656 Fitzwalter Drive  
WP PL 32792

Date: 09/10/19



Dear Board of Directors,

I, Christine Armstrong, residing at 2532 Ffeshire Drive, grant permission to Jim and Coreen Naugle at 2572 Ffeshire Drive to build an addition to the existing master bedroom on the east side (Fitzwalter Drive) of the property using the existing footprint of the home on the lower level, keeping the additional square footage within the allowable floor area ratio (F.A.R.).

I/we understand that this will require a variance to the current code that will allow a 7'-8" encroachment into the East side set back of the property.

Regards,

Christine Armstrong  
(signature)

Address: 2532 Ffeshire Dr.  
Winter Park, FL 32792

Date: 9/10/19

Dear Board of Directors,

I, JOHN CROCKER, residing at 2563 FORTFARSHIRE DR., grant permission to Jim and Coreen Naugle at 2572 Fifeshire Drive to build an addition to the existing master bedroom on the east side (Fitzwalter Drive) of the property using the existing footprint of the home on the lower level, keeping the additional square footage within the allowable floor area ratio (F.A.R.).

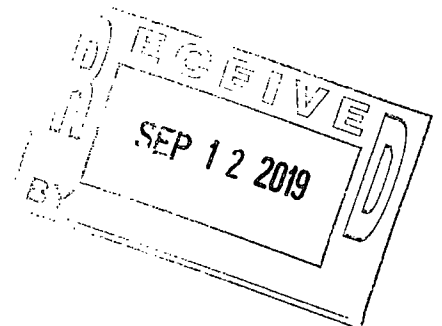
I/we understand that this will require a variance to the current code that will allow a 7'-8" encroachment into the East side set back of the property.

Regards,

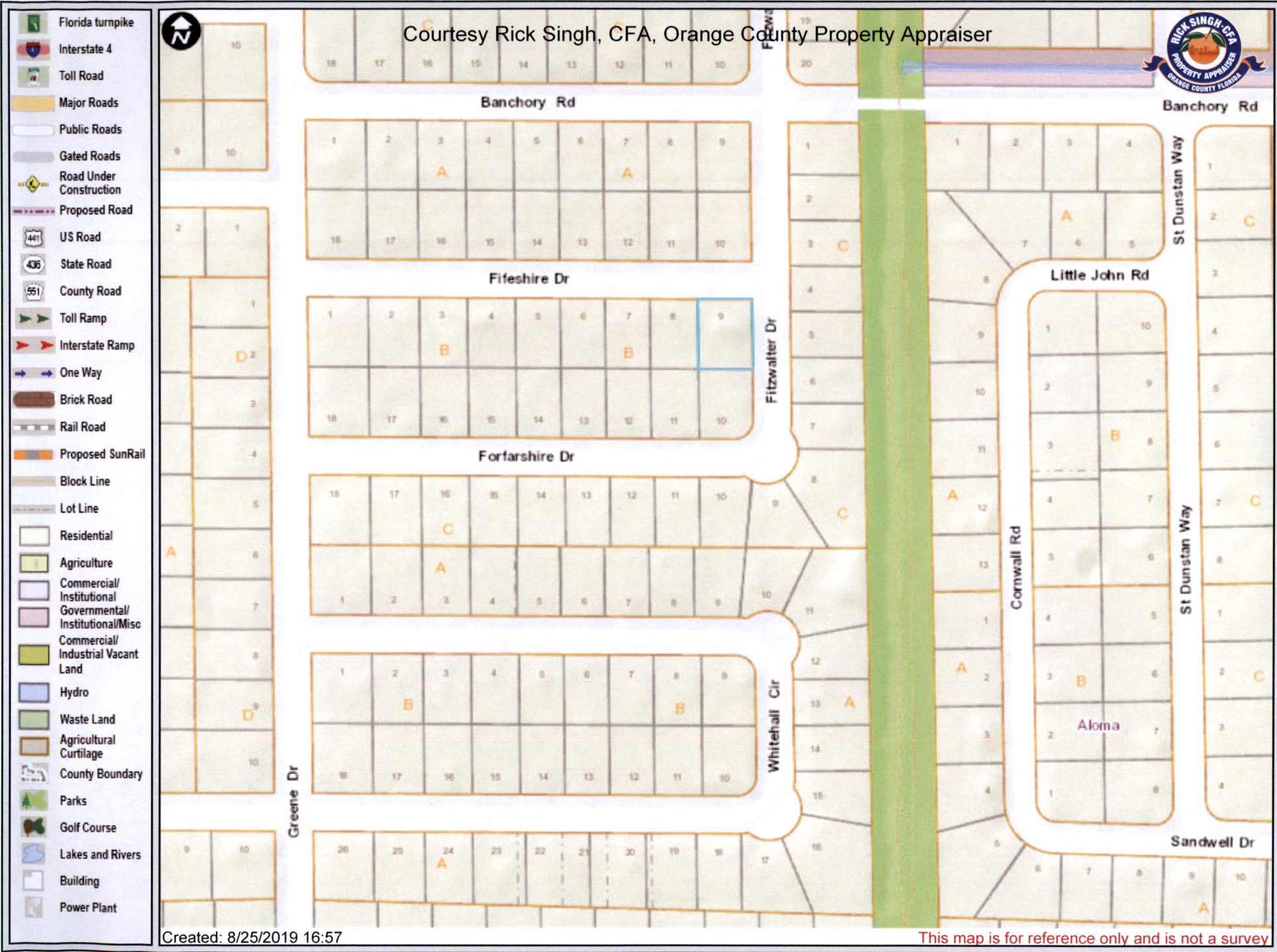
John A Crocker  
(signature)

Address: 2563 FORTFARSHIRE DR.  
WINTER PARK FL 32792

Date: SEPT-4-19



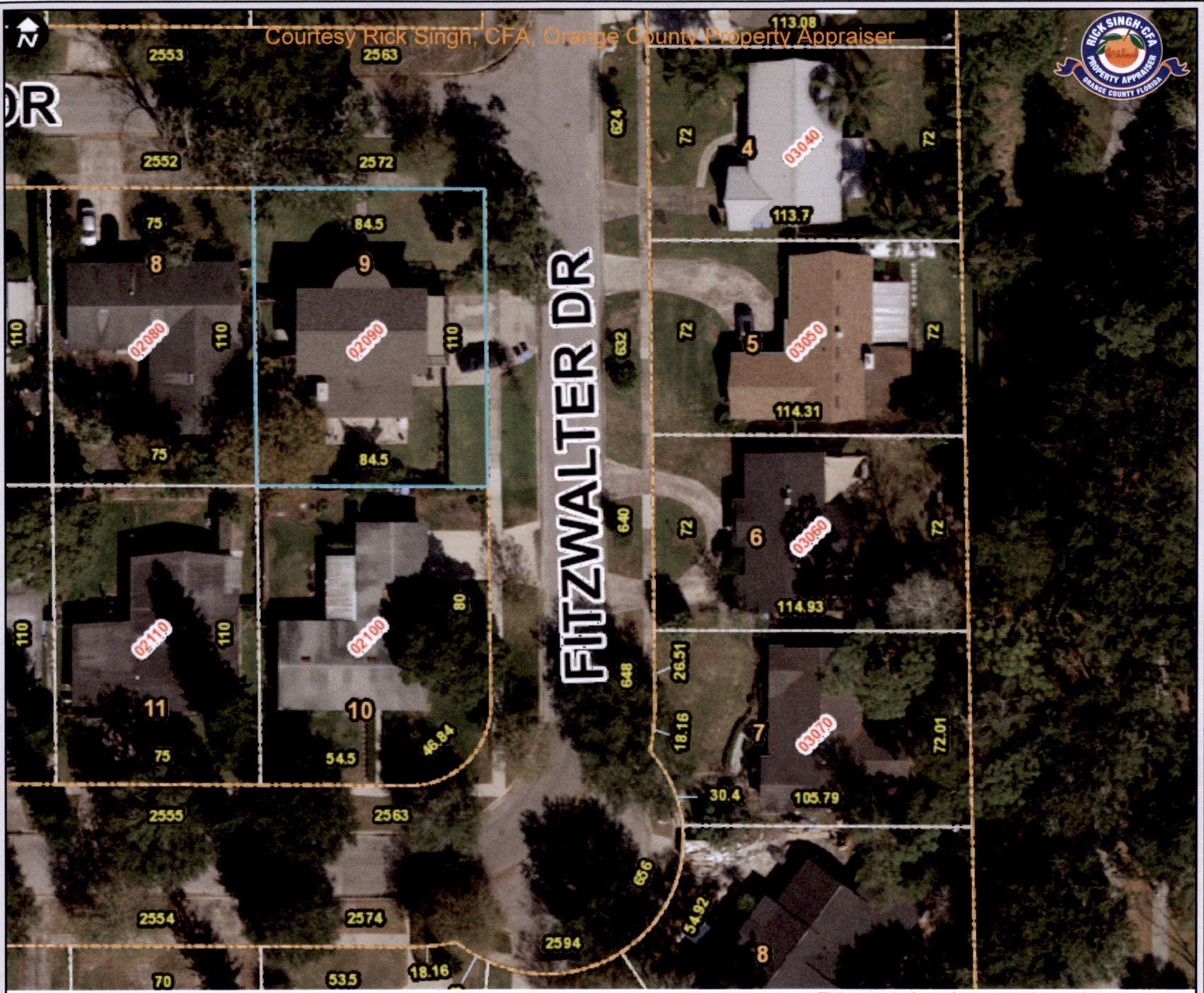
Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 8/25/2019 16:57

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



Created: 8/25/2019 17:5 Aerial 2019

This map is for reference only and is not a survey