

Historic Preservation Board



July 9, 2014 at 9:00 a.m.

Commission Chambers • City Hall Second Floor
401 South Park Avenue • Winter Park, Florida

1 administrative

- 1) Call to order and approval of the June 11, 2014 meeting minutes.
- 2) Public comments on any business not appearing under action.

2 action

HDA 14-002 Designation of the property known as Grant Chapel located 216 West Lyman Avenue to the Winter Park Register of Historic Places. Zoned O-2. Parcel IDs #05-22-30-9400-68-011, 05-22-30-9400-68-012, and 05-22-30-9400-68-021.

Selection of HPB Chair and Vice-Chair.

3 new business

4 adjourn

The next regular meeting will be 9:00 a.m. Wednesday, August 12, 2014.

appeals & assistance

"If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need 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."



CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

9:00 a.m.
June 11, 2014
Commission Chambers
401 Park Avenue South

MINUTES

1. Call to order. Chairman Randall Glidden called the meeting to order at 9:00 a.m.

Present: Chairman Randall Glidden, Candace Chemtob, Genean MacKinnon, Michael Miller, Barbara De Vane and Phil Wood. Absent: Rebecca Talbert and Louise Sprimont. City Attorney Robin McKinney. Staff: Planning and Community Development Director Dori Stone, Senior Planner Lindsey Hayes and Recording Secretary Lisa Smith.

2. Approval of Minutes: 2/12/14, 3/12/14, and 4/9/14

Motion made by Mrs. MacKinnon, seconded by Mr. Miller to approve the February 12th meeting minutes, as amended. Motion carried unanimously with a 6-0 vote.

Motion made by Mr. Miller, seconded by Mrs. MacKinnon to approve the March 12th meeting minutes. Motion carried unanimously with a 6-0 vote.

Motion made by Mr. Miller, seconded by Mrs. MacKinnon to approve the April 9th meeting minutes. Motion carried unanimously with a 6-0 vote.

Chairman Glidden introduced new Board members Barbara De Vane and Phil Wood and allowed them an opportunity to provide fellow Board members with a few details of their respective backgrounds.

Public Comments: No one wished to address the Board.

3. Action Items.

There were no actions.

4. New Business.

- The Winter Park Sustainability Action Plan: Kris Stenger, Architect, LEED AP, Building and Sustainability Manager and Abbie Gulden, Sustainability and Permitting Coordinator.

Mr. Stenger explained that their purpose for addressing the Board was to provide the Board with an update of the Keep Winter Park Beautiful and Sustainability Board and also engage the Board to seek ways that they may be able to partner with the HPB. He introduced Abbie Gulden the City's new Sustainability Coordinator. She provided the Board with an overview of the Sustainability Action Plan. She noted that a public forum will be held on June 24th at the Winter Park Community Center to get more feedback on the action plan and provide educational sessions regarding each individual section of the action plan. She also discussed the relevance of historic preservation to sustainability. The Board members requested more information on the America in Bloom Program. It was agreed that staff would come to another meeting and provide the Board with an information session on the America in Bloom program, and email any information available. Mr. Stenger and Mrs. Gulden responded to Board member questions and comments.

- Historic Preservation Survey Report: Dori Stone, Planning and Community Development Department Director.

Mrs. Stone discussed the results of the Historic Preservation Survey with the Board members. She stated that more than 400 invites to participate in the survey were mailed out to property owners of homes that were already designated, homes within one of the designated districts and to those properties that were listed in the comprehensive plan that have the potential to be designated. The invitations were sent to the physical addresses of the properties. She said that a total of 36 residents participated in the survey. She discussed the remarks noted on the responses that were received which included possible incentive programs, revamping the City's tax system, and allocate funding for a tiered shared maintenance program for historic structures. She entertained comments, feedback and suggestions from Board members.

- Selection of HPB Chair and Vice-Chair.

After brief discussion, the consensus of the Board members was to table this discussion until the July meeting.

- Other Business

Mrs. Chemtob reported back on the Historic Home Tour on May 5th that was held to benefit Florida Hospital Transplant Institute. She said that the event generated great interest. She thanked Ms. Hayes for her hard work and the research she did on the homes on the tour. She said that they hope to make it an annual event. Mrs. Stone interjected that the city is looking for opportunities to celebrate historic preservation and to include public acknowledgement. She asked the Board members to come back with ideas brainstorm as there is money in the budget for historic preservation efforts.

Senior Planner Lindsey Hayes reported that the James Gamble Rogers II Colloquium was also well attended.

The Chairman reopened the public comments.

Betsy Owens, Casa Feliz, reported to the Board on the James Gamble Rogers II Colloquium that was held in May. She said that it was the best one ever and there were approximately 350 people in attendance. She highlighted some of the happenings of the event and noted that May is National Historic Preservation Month. She said that they welcome opportunities to partner with the Board to bring attention to Historic Preservation events and efforts. Ms. Owens requested that the 2001 survey be updated. She said that she feels that it is

time for a new comprehensive survey. Mrs. Stone stated that staff can look into seeing if there may be some state funding available for the survey.

Public comments were closed.

Mrs. MacKinnon offered the suggestion of exploring the possibility of a doing a presentation to the family of Mr. John Spang in acknowledgement for all of his contributions to the City as well as the possibility of a commercial award for historic preservation. The Board members were open to the idea and staff agreed to look into that.

5. Adjournment. There was no further business. The meeting adjourned at 10:35 a.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary

DRAFT



CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

Staff Report
July 9, 2014

HDA 14-002 Designation of the property known as Grant Chapel located 216 West Lyman Avenue to the Winter Park Register of Historic Places. Zoned O-2. Parcel IDs #05-22-30-9400-68-011, 05-22-30-9400-68-012, and 05-22-30-9400-68-021.

The building known as Grant Chapel was originally located at 301 West New England Avenue. In an agreement with owner Morney Partnership, Ltd., the City agreed to process a rezoning for property 216, 224, and 234 West Lyman Avenue to Office (O-2) so that if the rezoning was approved, Grant Chapel could be relocated to the new site and placed into service for that zoning district's permitted uses. The rezoning was approved and the historic Grant Chapel building relocated and placed into service. It is now time to fulfill condition 3 of the agreement; listing the building as a landmark property governed by Chapter 58 of the Land Development Code. The June 10, 2013 Grant Chapel Agreement and May 7, 2014 correspondence from the city attorney's office are attached.

Description. The building is constructed in a vernacular ecclesiastical style. In its current setting, Grant Chapel faces east on West Lyman Avenue at the intersection of New York Avenue, and it is bounded by the railroad tracks on the south side. The setting includes elaborate hardscape and landscaping that serves its current use as a photographic studio and wedding chapel. The rectangular plan building is stucco with a front-facing one and one-half story gable roof. Originally on a raised foundation, a basement has been added in its new location. The one story entry porch faces east toward New York Avenue. The entry porch roof is v-groove metal, possibly original material, and the main roof is composition shingles – relatively new material. The overhang has exposed rafter tails. An additional entry to the former church offices is located on the south side elevation. The vestry/office portion is located in a short side-facing gabled extension. Four tall vertical windows are on the north side of the sanctuary and three are on the south. Each window is composed of eight (2x4) divided lights with textured tinted glass. Decorative vertical buttresses are placed along the long sidewalls of the sanctuary. The open front entry porch features four concrete steps leading to an arched opening. The sides of the entry porch have open arches. The front doors are a pair of paneled wood doors with period hardware. The entry stair walls have a simple coping edge that has been extended due to the new basement stairs which now flank the original entry.

Grant Chapel History. A cornerstone was laid for an African Methodist Episcopal church in Hannibal Square during 1893, and Grant's Chapel was organized in Hannibal Square in 1906 as a

member of the African Methodist Episcopal (AME) churches (MacDowell: 59, 88). *The History of Winter Park* states that the Grant Chapel congregation constructed a church on West New England Avenue in 1935 at a cost of \$4,000 (MacDowell: 212). The building's dedication plaque dedicates Grant's Chapel Methodist Church on May 30, 1943. Reverend E. J. Sheppard was the Pastor. The trustees include a number of notable Hannibal Square residents of the time.

Grant Chapel is located in the Hannibal Square neighborhood. Unlike such purely residential historic areas as Virginia Heights or the College Quarter, Hannibal Square also contained churches, schools, a library and several businesses. Although many buildings have been altered or are in a deteriorated condition, the Hannibal Square area as a whole retains a level of integrity and cohesiveness. Hannibal Square is listed in the Black Heritage Trail guidebook published by the Florida Department of State.

Relocated Historic Buildings. Relocating a building is a last resort to avoid demolition. From a preservation perspective, relocating a building presents several issues. First, the context of the building will be altered. The association with the surrounding natural and built environment is lost. Left behind are features that make each building unique. Many of the character defining features that contribute to the architectural significance of a building may be damaged as a result of relocation. An improperly relocated building can have a negative impact on the setting of existing buildings in a new location. Side and front setback, orientation, scale, mass and individual features of existing buildings should be considered when choosing an appropriate site.

Despite the negatives, appropriate relocation is preferable to demolition. Grant Chapel was located on a portion of a larger site slated for redevelopment. There are several criteria to be considered when reviewing a proposal to move a building to a new site. The environment for the new site should be similar to the old one in terms of age of the context, surrounding buildings, their height, materials, setback and architectural details. The relocation of the Grant Chapel building had special considerations. To retain its association with the history of Hannibal Square, it was relocated to an appropriate site in the neighborhood. The setting and orientation is fairly compatible with the original, even though the landscape is considerably more structured and formal. The new use is compatible with the building.

Historic Background: Hannibal Square. African-Americans were an integral part of Winter Park's development from its beginning in 1881. Loring Chase and Oliver Chapman, the town's founders, were abolitionists from New England. Their original plan for the town designated a neighborhood, which was named Hannibal Square, for the homes of African-Americans who worked in the groves, hotels and homes, and as carpenters and farmers. Residents of Hannibal Square typically owned their own homes and land. Many parcels were large enough to serve as truck gardens and space for cows and chickens. The Winter Park Company donated land in Hannibal Square for a school and churches, and the neighborhood developed its own businesses, services, library, social clubs and cultural organizations. Hannibal Square had its own brass band and baseball team. The original street pattern and several houses and a few commercial buildings have survived to the present. Landmark buildings include the Mount

Moriah Church, Bethel Baptist Church, Flowers Temple, Grant Chapel, the Early Rising Lodge, and Lake Hall Lodge.

The black residents of Hannibal Square played a vital role in the town's early economic political and social life. *The Winter Park Advocate*, a newspaper edited by Gus Henderson, was first published in Hannibal Square in 1887. It was the second black-owned newspaper in Florida, and for several years the only newspaper in Winter Park. The black vote was essential for the incorporation of the town in 1887, and two Hannibal Square residents, Frank Israel and Walter Simpson, were elected as alderman on the first Town Council. In 1892, a political group sent a petition to the State Legislature, and the corporate town limits were changed to exclude Hannibal Square. Long since included back into incorporated Winter Park, Hannibal Square is a revitalizing neighborhood interested in its heritage.

RECOMMENDATION: The Grant Chapel building retains its physical integrity and historic context in the Hannibal Square neighborhood with its new location and use. Staff's recommendation is for APPROVAL to designate Grant Chapel at 216 West Lyman Avenue as a historic landmark in the Winter Park Register of Historic Places.



BROWN, GARGANESE, WEISS & D'AGRESTA, P.A.

Attorneys at Law

111 N. Orange Ave., Suite 2000
P.O. Box 2873
Orlando, Florida 32802-2873
Phone (407) 425-9566
Fax (407) 425-9596

L. Robin McKinney

rmckinney@orlandolaw.net

May 7, 2014

Dori Stone, Director
Planning & Community Development
City of Winter Park
401 Park Avenue South
Winter Park, FL 32789

Re: Grant Chapel Development Agreement

Dear Ms. Stone:

This correspondence will address your questions regarding the procedure for designation of Grant Chapel as a historic landmark, as well as the issues regarding the proposed modifications to the structure. As you know, a public hearing was previously scheduled for April 9, 2014, to approve the addition of Grant Chapel to the Winter Park Register of Historic Places. This public hearing was cancelled as a courtesy following receipt of correspondence from the property owner, dated March 24, 2014, advising that the "move, property and building" were not complete, therefore, the owner was not in a position to authorize the City to designate Grant Chapel at that time.

As you know, the City and the property owner entered into the "Grant Chapel Agreement" ("Agreement") on June 10, 2013 (copy enclosed). The recitals of the Agreement provide that the City and the Owner desire to preserve the history of the Hannibal Square community and to provide a useful and adaptive reuse of the historic structure by relocating the building. The recitals also state the Owner has further committed to the preservation of the Grant Chapel church structure.

Paragraph 3 of the Agreement provides that "upon completion of the move" the Property and the Grant Chapel Church building "shall be listed as a historic landmark property, and governed by Chapter 58, Land Development Code and Winter Park Historic Preservation Commission." It does not say that the Owner has merely agreed to submit a request for approval upon completion of the move. Section 58-457 of the Winter Park Land Development Code requires the property owner's authorization in order to proceed with designation, but the owner's authorization has already been provided through this Agreement. Delay in designating the structure as a historic landmark would violate the express language of paragraph 3 of the Agreement.

Dori Stone, Director
May 7, 2014
Page 2

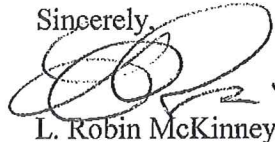
Furthermore, in paragraph 3 of the Agreement, the owner agreed that he will not demolish or alter the building structure "in architectural style and integrity" without the City's consent. At present the owner has proposed several changes that would alter the architectural style of the building, including addition of a steeple, slate roof, and stained glass windows.

The City has the clear right to insist on the owner maintaining the architectural integrity of the historic building. It is my understanding that staff does not object to the slate roof or stained glass windows, as these changes would not significantly alter the integrity and appearance of the building. The addition of a steeple would constitute a significant alteration, however, as the chapel's simple architectural style did not historically include this element.

In summary, the City should proceed with the public hearing to add the Grant Chapel to the Winter Park Register of Historic Places, as owner consent has been obtained and "completion of the move" has occurred. City staff may advise the property owner that they do not object to the proposed slate roof or stained glass windows, however, the addition of the steeple is a significant change that would alter the architectural style and integrity of the building. Once the Grant Chapel is designated as a historic landmark, the provisions of Chapter 58, Land Development Code, will apply, including the part requiring review of certain proposed changes to the Chapel by the Historic Preservation Commission.

Please feel free to contact me if you have any questions or need further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Robin McKinney", is written over a circular stamp or seal.

L. Robin McKinney

LRM/nh
Enclosure

cc: Lindsey Hayes, Senior Planner
Usher L. Brown, Esq.
Catherine D. Reischmann, Esq.

DOCH# 20130317709 B: 10586 P: 8822
06/18/2013 10:06:38 AM Page 1 of 6
Rec Fee: \$52.50
Deed Doc Tax: \$0.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
SA - Ret To: CITY OF WINTER PARK



Prepared by: Jeff Briggs
City of Winter Park, Florida
401 Park Avenue South
Winter Park, Florida 32789

Return to: Cindy Bonham, City Clerk
City of Winter Park, Florida
401 Park Avenue South
Winter Park, Florida 32789

GRANT CHAPEL AGREEMENT

THIS GRANT CHAPEL AGREEMENT ("Agreement") is made this 10th day of June, 2013, between the **CITY OF WINTER PARK, FLORIDA**, a Florida municipality ("City"), whose address is City Hall, 401 Park Avenue South, Winter Park, Florida 32789, and **Morney Partnership, Ltd**, A Florida Limited Partnership, ("Owner") whose address is Post Office Box 350, Winter Park, Florida 32790:

RECITALS

WHEREAS, the City and Owner desire to preserve the historic Grant Chapel building in order to preserve the history and heritage of the Hannibal Square community and to provide for a useful and adaptive reuse of that historic structure, by relocating the Grant Chapel church building from 301 West New England Avenue to 216, 224 and 234 W. Lyman Avenue, referred to as the "Property", more particularly described as:

Lots 1 & 2, Block 68, Revised Map of the Town of Winter Park as recorded in Plat Book "A", Pages 67-72 of the Public Records of Orange County, Florida.

Property Tax ID's # 05-22-30-9400-68-011; 05-22-30-9400-68-012 and 05-22-30-9400-68-021

WHEREAS, the City has agreed to process a rezoning for the Property at 216, 224 and 234 W. Lyman Avenue to Office (O-2) so that, should the rezoning be approved, the Grant Chapel church building may be relocated to that site and be used by Owner for economic return in accordance with the zoning regulations, and

cel

WHEREAS, the Owner has made a commitment to relocate the Grant Chapel church building within two (2) years of the date of the approval of the rezoning, if approved, and has further committed to the preservation of the Grant Chapel church structure, and

WHEREAS, the property located at 227 West New England Avenue bearing Orange County Parcel ID # 05-22-30-9400-40-321 and described as TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 BEG 54.8 FT W OF SE COR OF BLK 40 RUN N 42 FT W 5 FT N 33 FT W 75.2 FT S 75 FT E 80.2 FT TO POB IN SEC SEE 3566/27 (the "227 Property"), has the benefit of a variance previously granted by the City whereby additional parking spaces required by the City to accommodate the addition of 650 square feet of office space by enclosure of porch space (the "Off-site Parking") were permitted to be located more than 300 feet away from the 227 Property,

WHEREAS, the City has agreed to release the 227 Property from the requirement to maintain three (3) off-site parking spaces on the property at 234 W. Lyman Avenue in order to allow the 227 Property to maintain its current totals of enclosed, patio, porch and other square footage without the need for any off-site parking.

NOW, THEREFORE, in consideration of the terms and conditions set forth herein, the parties agree as follows:

1. The City agrees to process the rezoning requested for the adaptive reuse of the Grant Chapel building. The City agrees to release the 227 Property from the requirement to maintain three (3) off-site parking spaces on the property at 234 W. Lyman Avenue for the 227 Property as set forth below.
2. The Owner agrees to undertake within two (2) years of the date of this Agreement, to relocate and move the Grant Chapel building structure to the Property. Should the relocation not occur within the two (2) years, then the Owner agrees to apply and consent to a rezoning of the Property back to the zoning designations in place prior to this Agreement.
3. Owner voluntarily agrees that upon completion of the move, the Property and Grant Chapel church building shall be listed as a historic landmark property, and governed by Chapter 58, Land Development Code and the Winter Park Historic Preservation Commission. As such, the Owner will not demolish or

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- alter the Grant Chapel church building structure in architectural style and integrity without the consent of the City.
4. Owner furthermore voluntarily agrees that if the Grant Chapel church building is ever destroyed or damaged beyond repair due to fire, tornado or any other Acts of God, then Owner agrees and commits that no replacement building shall be any larger in size and square footage than the existing Grant Chapel church building and further that no replacement building shall be more than one story in height.
 5. The City agrees to release the 227 Property from the requirement to maintain three (3) off-site parking spaces on the property at 234 W. Lyman Avenue for the 227 Property based on the current enclosed square footage of the 227 Property.
 6. **BINDING EFFECT:** This Agreement shall be binding upon Owner and its successors and assigns in interest and all other parties acquiring any interest in the Property, and shall inure to the benefit of the City, and shall run with the land.
 7. **AUTHORITY:** Each party represents and warrants to the other that it has all necessary power and authority to enter into and consummate the terms and conditions of this Agreement and that all acts, approvals, procedures and similar matters required in order to authorize this Agreement have been taken or followed, as the case may be, and that upon execution of this Agreement by both parties, this Agreement shall be valid and binding upon the parties hereto and their successors in interest.
 8. **GOVERNING LAW:** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.
 9. **SEVERABILITY:** If any provisions of this Agreement are found to be illegal or invalid, the other provisions of this Agreement shall remain in full force and effect.
 10. **RECITATIONS:** The Recitals are hereby incorporated as if fully set forth herein.

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11. **THIRD PARTY BENEFICIARIES:** This Agreement gives no rights or benefits to anyone other than the City and Owner and has no third-party beneficiaries.

12. **NOTICES:** Any notices required or permitted to be made or given to either party pursuant to this Agreement shall be in writing and shall be delivered as follows with notice deemed given as indicated: (i) by personal delivery when delivered personally; (ii) by overnight courier upon written notification of receipt; or (iii) by email or facsimile transmission upon acknowledgment of receipt of electronic transmission.

13. **SPECIFIC PERFORMANCE:** The parties hereto shall have the right to enforce the terms and conditions of this Agreement by an action for specific performance.

IN WITNESS WHEREOF, the parties have caused these presents to be executed as of the date and year first above written.

OWNER:

Morney Partnership, Ltd., a Limited
Partnership
Post Office Box 350
Winter Park, Florida 32790
Attn: Daniel B. Bellows
Vice President
Telephone: 407-644-3151
Fax: 407-644-2854

CITY:

City of Winter Park
401 South Park Avenue
Winter Park, Florida 32789
Attn: City Manager
Telephone: 407-599-3277
Fax: 407-599-3436

ee

With a Copy to:

Usher L. Brown, Esquire
Brown, Garganese, Weiss & D'Agresta
111 N. Orange Avenue, Suite 2000
Orlando, Florida 32802
Telephone: 407-425-9566
Fax: 407-425-9596

Signed, sealed and delivered

in the presence of:

Cynthia S. Bonham
Signature Cynthia S. Bonham

Print Name

Michelle Bernstein
Signature

Print Name

Michelle Bernstein
Print Name

CITY OF WINTER PARK,
FLORIDA
A municipal corporation

By: *Kenneth W. Bradley*
It's Mayor Kenneth W. Bradley
Date Executed: 6/10/13

Morney Partnership, Ltd, a Florida
Limited Partnership

[Signature]

Morney GP Corporation, its general
partner
Daniel B. Bellows, Vice President

Date Executed: 6/6/13

Signature

Print Name

[Signature]
Kevin White

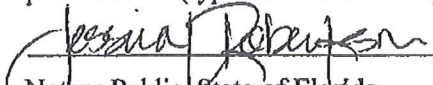
Signature

Print Name

[Signature]
Giang H. Fazzelli

STATE OF FLORIDA
COUNTY OF ORANGE

Acknowledged before me this 6th day of June, 2013, by Daniel B. Bellows as Vice President of Morney GP Corporation, who is personally known to me or has produced _____ (type of identification) as identification.



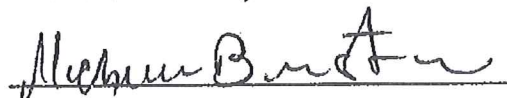
Notary Public, State of Florida
Jessica L. Robertson



Print, Type or Stamp Commissioned Name of Notary Public

STATE OF FLORIDA
COUNTY OF ORANGE

Acknowledged before me this 10th day of June, 2013, by Kenneth Bradley as Mayor of the City of Winter Park, Florida, a municipal corporation, who is personally known to me or has produced N/A (type of identification) as identification and he acknowledged that he executed the above document for the City.



Notary Public, State of Florida



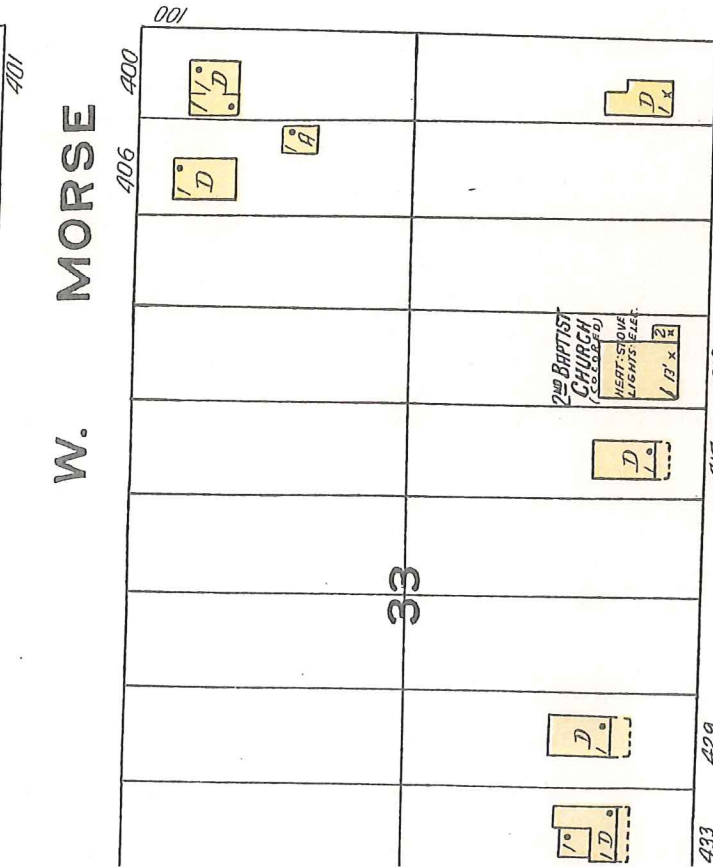
Print, Type or Stamp Commissioned Name of Notary Public



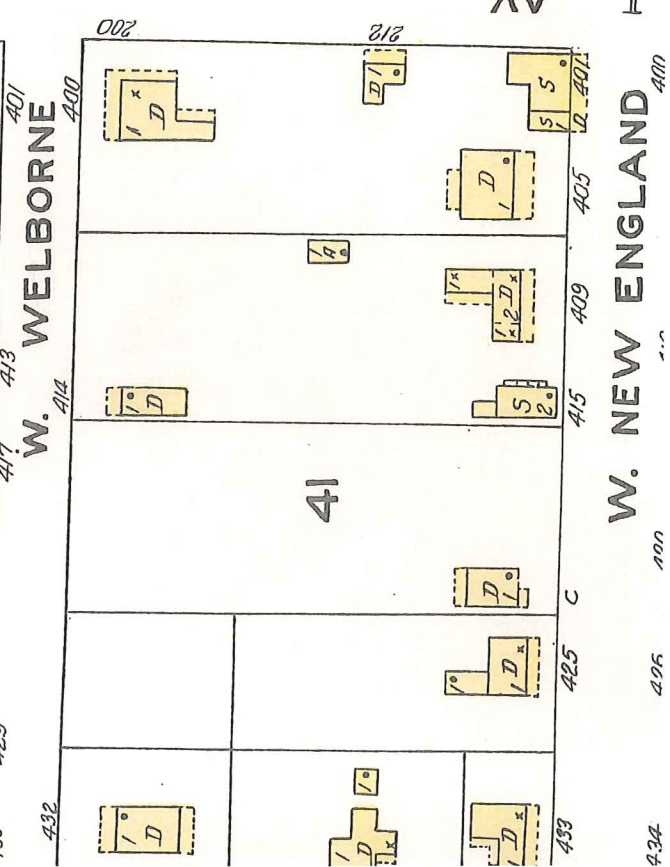
N. VIRGINI

SANBORN-PERRIN MAP
C. 1958

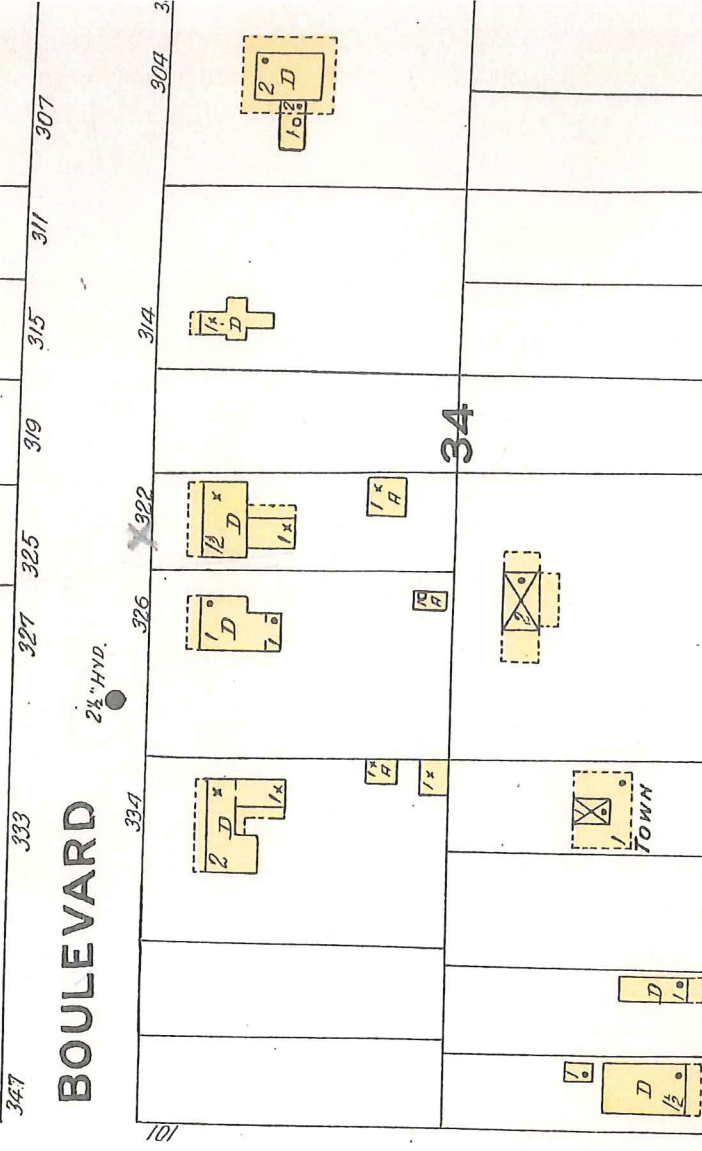
W. MORSE



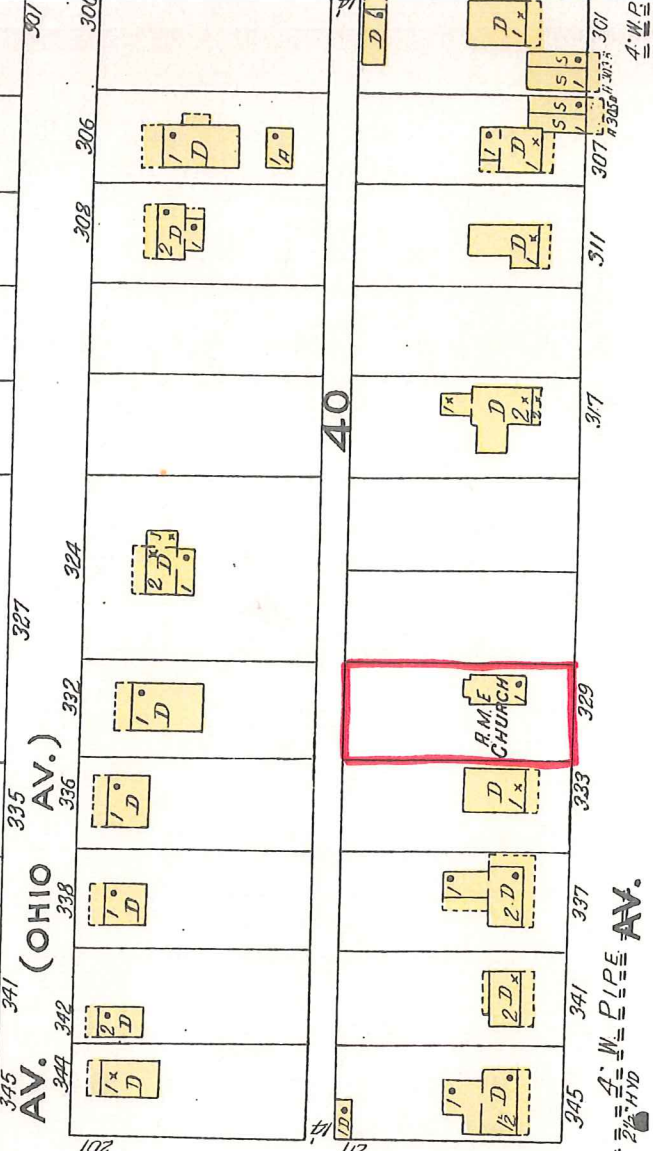
W. WELBORNE



BOULEVARD



AV. (OHIO AV.)



W. NEW ENGLAND



AV. W. PIPE





ORIGINAL LOCATION 2003

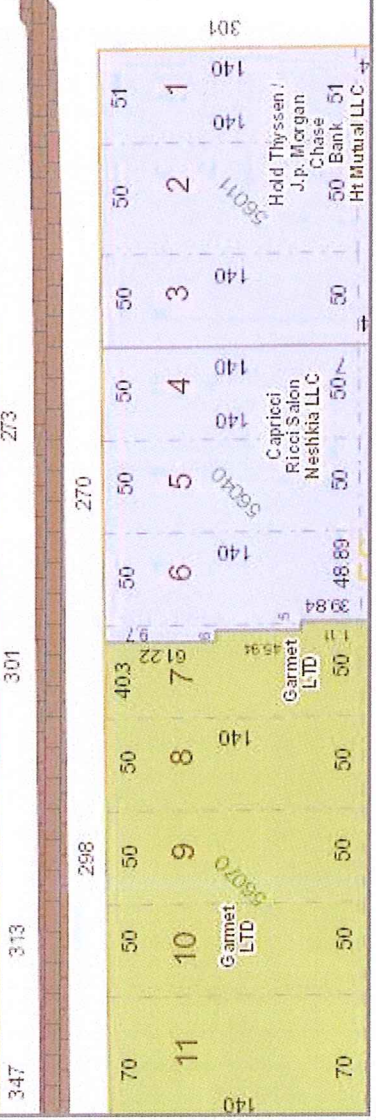
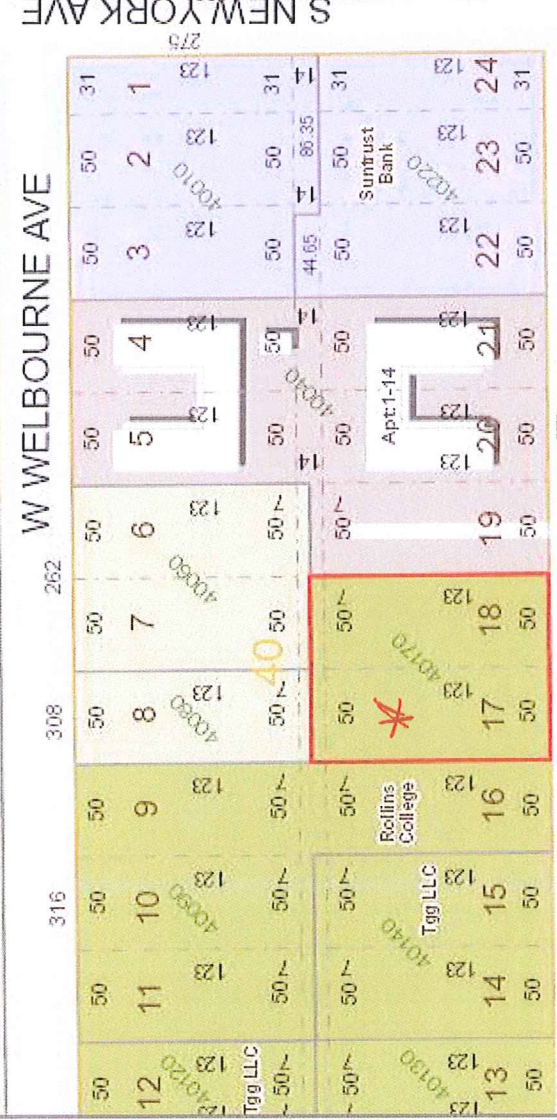
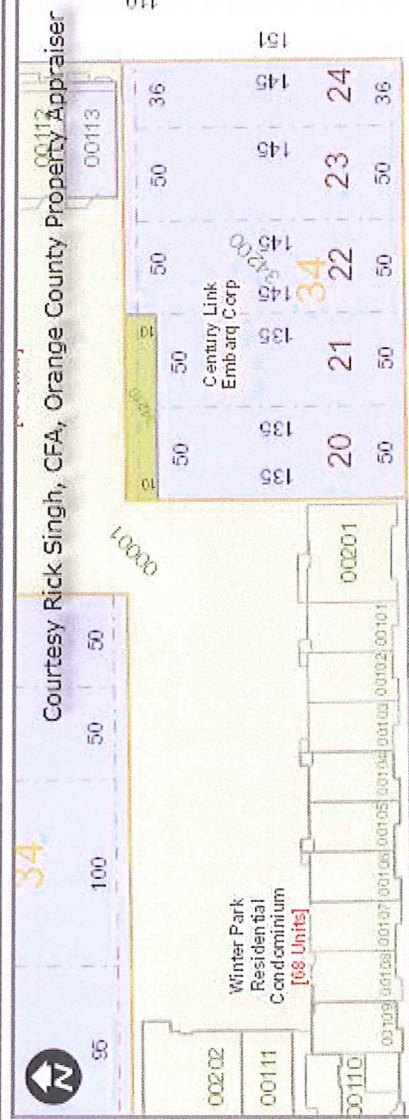


ORIGINAL LOCATION 2003



Courtesy Rick Singh, CFA, Orange County Property Appraiser

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: 6/25/2014

* ORIGINAL LOCATION 301 W. New ENGLAND AVE.

- Florida turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
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Courtesy Brick Singh, CFA, Orange County Property Appraiser

Created: 6/25/2014

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X ORIGINAL LOCATION 301 W. NEW ENGLAND AVE.

- Florida turnpike
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- Public Roads
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- Road Under Construction
- Proposed Road
- US Road
- State Road
- County Road
- Toll Ramp
- Interstate Ramp
- One Way
- Brick Road
- Rail 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
- Building
- Power Plant

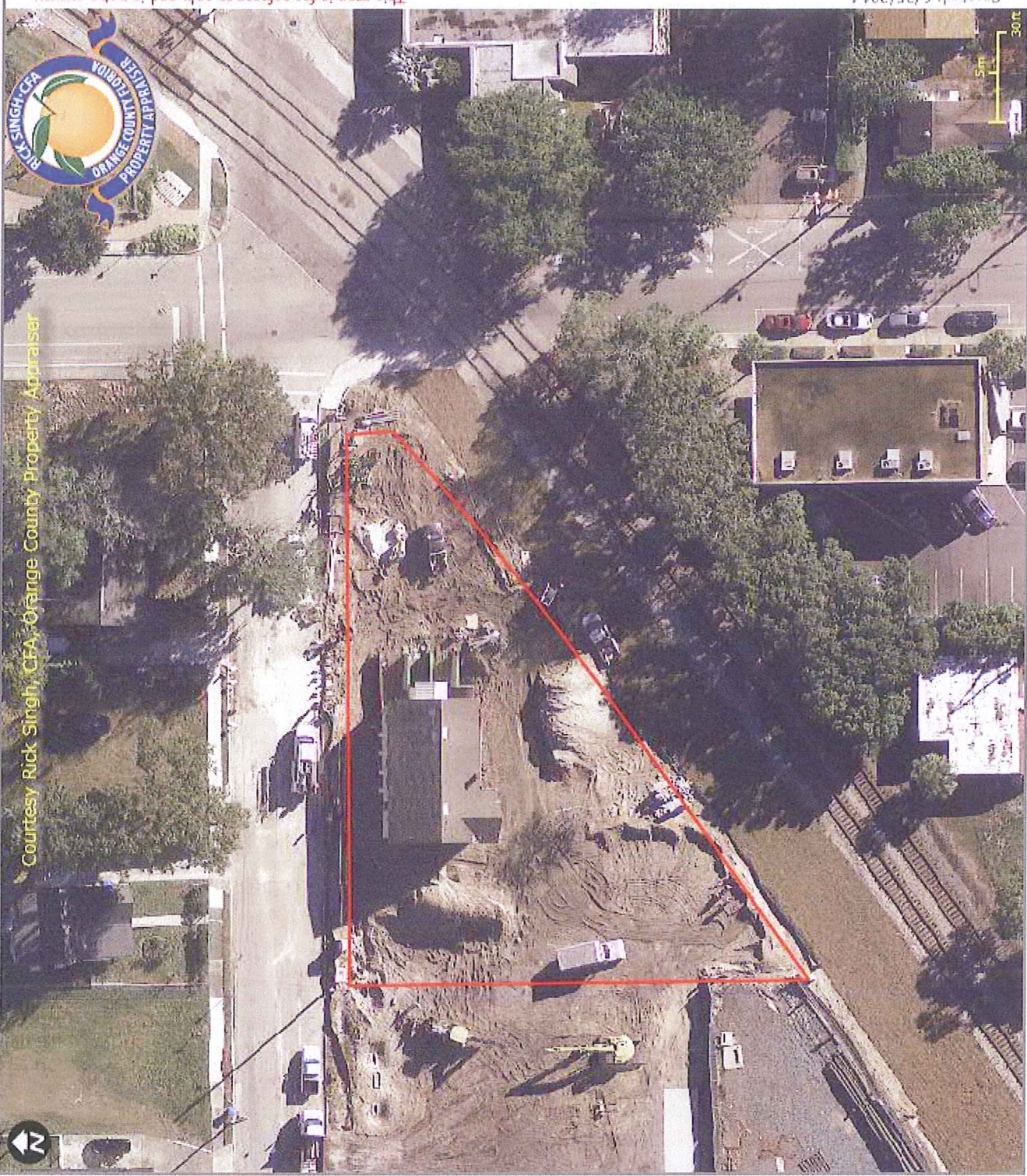


This map is for reference only and is not a survey.

Created: 6/25/2014

FORMER AND CURRENT SITES

- Florida turnpike
- Interstate 4
- Toll Road
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- Public Roads
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- Road Under Construction
- Proposed Road
- US Road
- State Road
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- One Way
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- 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



Courtesy Rick Singh, CPA, Orange County Property Appraiser



Created: 6/25/2014

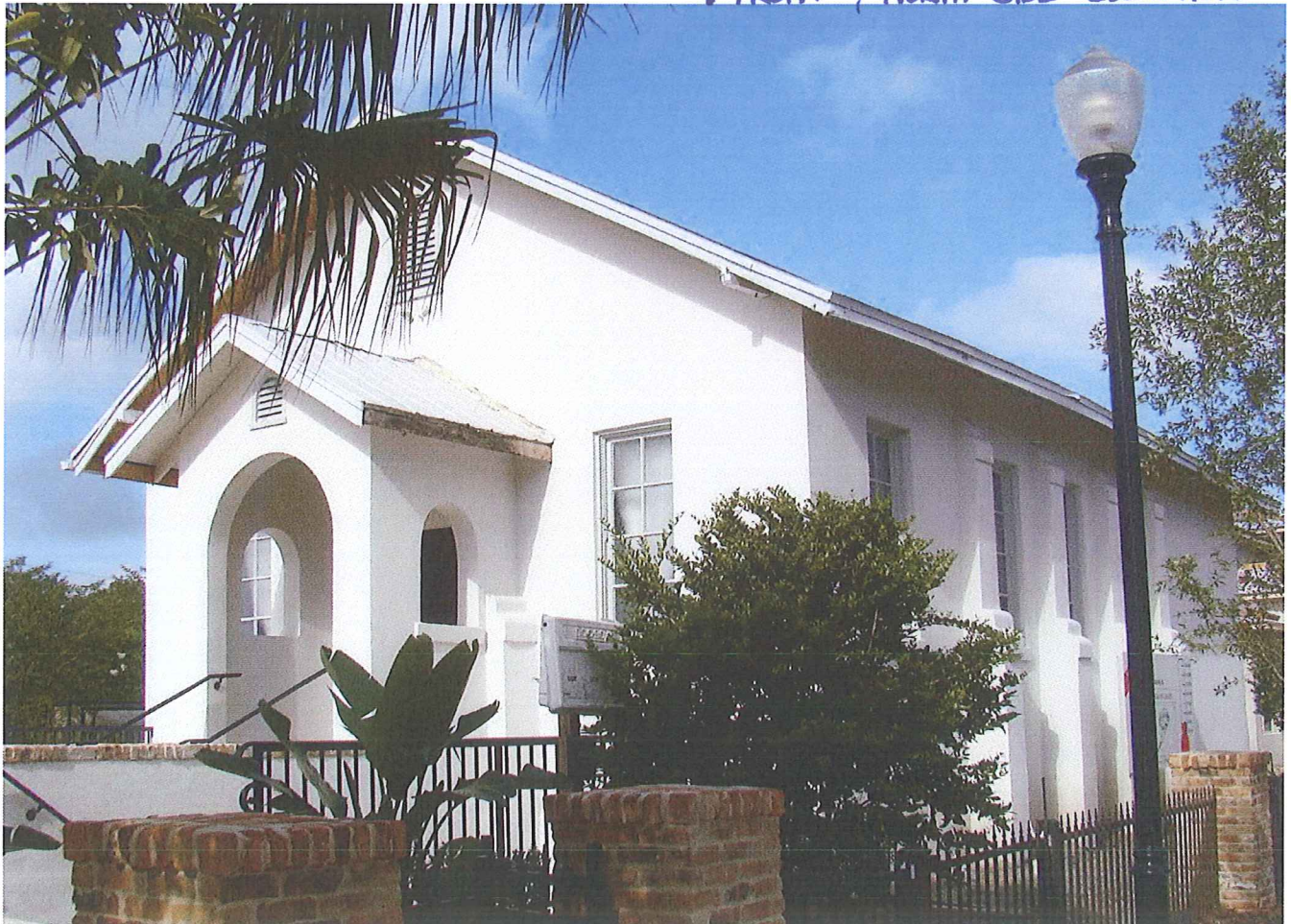
This map is for reference only and is not a survey.

* CURRENT LOCATION 216 N. LYMAN AVENUE (DURING CONSTRUCTION)



▲ FRONT (EAST FACING) ELEVATION

▼ FRONT & NORTH SIDE ELEVATION



CURRENT



REAR (WEST SIDE) ELEVATION

SOUTH SIDE ELEVATION



CURRENT