



Planning & Zoning Board Regular Meeting

Agenda

May 4, 2021 @ 6:00 pm

City Hall

401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

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

"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).

please note

Times are projected and subject to change.

1. Call to Order

2. Consent Agenda

- a. Election of Chair and Vice Chair 5 minutes
- b. Approval of April 6, 2021 Meeting Minutes 1 minute

3. Public Hearings

- a. 30 minutes
SPR #21-06. Request of Jonathan Cole for:

- Approval to construct a new, two-story, 6,303 square foot, single-family home located at 721 Virginia Drive on Lake Virginia, zoned R-1AAA.

- b. SUB #21-02 and ZTA #21-01: 30 minutes

- Request of A&R Real Estate Development LLC for: Approval to subdivide the vacant property, platted as Lots 25 & 26 on Loch Lomond Drive into two buildable single-family home lots.
 - Request of the City of Winter Park for: An Ordinance amending Chapter 58, Article I, Comprehensive Plan, future land use map so as to change the future land use designation of Office to Single-Family Residential on Lots 25, 26 and 27 on the corner of Loch Lomond Drive and Moray Lane.

4. Staff Updates

5. Board Comments

6. Adjournment



Planning & Zoning
Board Regular
Meeting

agenda item

item type	Consent Agenda	meeting date	May 4, 2021
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Election of Chair and Vice Chair

motion / recommendation

background

alternatives / other considerations

fiscal impact



Planning & Zoning
Board Regular
Meeting

agenda item

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subject

Approval of April 6, 2021 Meeting Minutes

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[P&Z Meeting Minutes April 6 draft.pdf](#)



Planning and Zoning Board Minutes

April 6, 2021 at 6:00 p.m.

721 W. New England Avenue | Virtual | Winter Park, Florida

1. Present

Chairman Ross Johnston called the meeting to order at 6:01 p.m. Present: Jim Fitch, Owen Beitsch, Ross Johnston, Richard James and David Bornstein. Absent: Laura Turner and Michael Spencer. Also Present: City Attorney Dan Langley. Staff: Director of Planning and Transportation Bronce Stephenson, Principal Planner Jeff Briggs, Senior Planner Allison McGillis, Transportation Manager Sarah Walter, and Recording Secretary Mary Bush.

2. Approval of minutes

Motion made by Ross Johnston, seconded by David Bornstein, to approve the March 2, 2021 meeting minutes.

Motion carried unanimously with a 5-0 vote. (Laura Turner and Michael Spencer were not present for the meeting.)

3. Public Hearing:

- SPR #21-04. Request of Native Homes, Inc. for: Approval to construct a new, two-story, 4,022 square foot, single-family home located at 622 Country Club Drive on Lake Killarney, zoned R-2.

Mrs. McGillis provided the Board an overview of the SPR #21-04 request. She noted that the property is zoned R-2 and is the last lakefront lot of the Lake Killarney Shores replat going before the Board for a lakefront approval. Mrs. McGillis also noted that no trees would be removed, the pool and pool deck were proposed at lower than the three-foot height maximum, and a swale near the lake front would be added for stormwater retention. Staff determined that the average lakefront setback is 72.3-ft and the applicant proposed a 70-ft setback for the home and a 50-ft setback for the pool. The proposed setback is consistent with the setbacks of the homes located to the north and south of the applicant's lot, so no views would be blocked. Mrs. McGillis added that the applicant was proposing a side entry garage and, due to the width of the lot, asked for a five-foot variance to the front to provide more room for vehicles to back out of the side entry driveway. Letters of approval for the front setback from both northside and southside neighbors were provided to the Board.

Staff recommendation was for approval.

Dr. James asked if there was a request for a variance to the side setback. Mrs. McGillis confirmed that no side setback variance had been requested.

No one from the public wished to speak. The public hearing was closed.

Motion made by Owen Beitsch, seconded by David Bornstein, for approval to construct a new, two-story, 4,022 square foot, single-family home located at 622 Country Club Drive on Lake Killarney, zoned R-2.

Motion carried unanimously with a 5-0 vote. (Laura Turner and Michael Spencer were not present for the meeting.)

- SPR #21-05. Request of Dap Design for: Approval to construct a new, two-story, 9,469 square-foot, single-family home located at 1400 Green Cove Road on Lake Maitland, zoned R-1AAA.

Mrs. McGillis provided a brief summary of the SPR #21-05 request to the Board. She noted that the applicant proposed a storm water swale near the lakefront and removal of two magnolia trees in declining condition on the front side of the lot. The applicant will match the average lakefront setback

of 95-ft for the home and the minimum 50-ft setback for the pool. Mrs. McGillis also noted that the applicant proposed a variance in height for the pool deck at seven and a half feet above existing grade in lieu of the three-foot maximum per code. Staff is in approval of the variance due to the lakefront elevation tapering downward with an extensive landscape buffer, the applicant proposing to install terrace landscape planters to minimize the impact of the deck height on the lake views, and the variances of the pool decks of the neighboring properties being similar.

Staff recommendation was for approval with the following condition:

- The applicant is required to maintain the existing landscape privacy buffer along the side property lines.

Chairman Johnston inquired about contact with the neighbors of the property and any issues they may have regarding the project. Mrs. McGillis confirmed that the neighbors had been noticed and that no issues had been raised by the neighbors.

The Board heard public comment from the following resident:

Mitch Levin of 1402 Green Cove Road, Winter Park, FL 32789 addressed the Board. Mr. Levin spoke on concerns regarding the outhouse landscape maintenance and an additional structure being built near it. He also requested to see a site map of the project.

No one else from the public wished to speak. The public hearing was closed.

Motion made by David Bornstein, seconded by Richard James, for approval to construct a new, two-story, 9,469 square-foot, single-family home located at 1400 Green Cove Road on Lake Maitland, zoned R-1AAA with the following condition:

- The applicant is required to maintain the existing landscape privacy buffer along the side property lines.

Motion carried unanimously with a 5-0 vote. (Laura Turner and Michael Spencer were not present for the meeting.)

- SPR #21-06. Request of Jonathan Cole for: Approval to construct a new, two-story, 6,303 square foot, single-family home located at 721 Virginia Drive on Lake Virginia, zoned R-1AAA.

Mr. Briggs provided a brief summary of the SPR #21-06 request to the Board. Mr. Briggs noted that the lot is currently vacant, has no trees, and there are no excessive retaining walls on the lake side. The lot is about a foot lower than its neighboring properties, so they will not be impacted by water runoff. He also noted that the applicant added steps within the house plans and on the exterior to the pool deck to transition the house with the grade of the lot. Mr. Briggs reviewed the site plan with the Board to explain possible blocks to neighbor views of the lake. He indicated that the back side of the proposed home ends at the same point parallel to where the pool of the neighbor to the east ends. Staff determined the average setback to be 112-ft. The proposed setback from the house to the lake is 81-ft and the setback from the pool to the lake is 50-ft. Mr. Briggs explained that the allowance of a smaller than average setback is at the discretion of the Planning and Zoning Board's determination of whether or not the home unduly impairs the lakefront views of neighbors. Per code, the Board is not subject to preserving lakefront views.

Mr. Briggs reviewed various photos and aerial views of the lot with the Board. He noted that the placement of the proposed home will block 19% of the total lakefront view of the neighbor to the east. Mr. Briggs pointed out that the applicant has the right to plant landscape such as bamboo along the property line down to the edge of the lake, which would completely block the northwest view of the neighbors to the east, but the applicant has agreed not to do so. Mr. Briggs mentioned that there is opportunity for the applicant to move the proposed home closer to the front property line to decrease the blockage of the lakefront views of the neighbors.

Staff recommendation was for approval with the following condition:

- Applicant is prohibited from installing any landscaping that may grow and block the existing views of neighboring homes.

The Board discussed the item and inquired about the following:

- the current effects from the topography of the shoreline on the overall lake views of the neighbors,
- the option of a front setback variance,
- discussion between the neighbors and the applicant regarding reducing the front setback,
- how the average setback is calculated,
- the impact on the average setback with each approved reduction of the average setback,
- the possible appreciation of home values over time as setbacks are reduced,
- any property value concerns brought up in the letters from neighbors received by staff,
- and quantifying the meaning of significant loss of view.

Mr. Briggs and Mr. Stephenson addressed the Board's inquiries. Mr. Briggs noted that the Board could impose a front setback variance but suggested the Board checks first to see if the applicant is already willing to reduce the setback.

The Board heard public comment from the following residents:

Attorney Alison Yurko of 1911 Summerland Avenue, Winter Park, FL 32789 addressed the Board. Ms. Yurko noted that she was representing the neighbors to the east of the applicant's property, Dr. John and Michelle Randolph. Ms. Yurko gave a brief presentation of objections to the applicant's site plan and lakefront setback deviations. Ms. Yurko discussed various concerns that included increasing the nonconformity of the lot, the proposed house size exceeding house sizes on other lots, the required lakefront setback, percentage of deviation from the lakefront setback, and the standards for determining whether to grant a code deviation.

Mr. Stephenson noted that the criteria discussed by Ms. Yurko is for a variance that would go before the Board of Adjustments and not before the Planning and Zoning Board.

Robin Swann of 281 Salvador Square, Winter Park, FL 32789 addressed the Board. Ms. Swann noted that she was representing her mother who lives at 761 Virginia Drive, Winter Park, FL 32789. She spoke on concerns regarding the lake views that would be blocked and setting precedence.

Michelle Randolph of 741 Virginia Drive, Winter Park, FL 32789 addressed the Board. Mrs. Randolph spoke on concerns regarding the square footage of the proposed home compared to neighboring homes and the environmental and visual effects on the lakes.

Christian Swann of 281 Salvador Square, Winter Park, FL 32789 addressed the Board. Mr. Swann spoke on concerns regarding the allowed lakefront setbacks and how they are calculated.

Jeffrey Mottram of 241 Rippling Lane, Winter Park, FL 32789 addressed the Board. Mr. Mottram indicated that he was the builder for the applicant. He noted that most of the arguments being presented were Floor Area Ratio (FAR) related and the applicant is permitted to have a FAR much greater than what had been applied for. Mr. Mottram also noted that the balcony of the second floor of the proposed home will be open and able to be seen through by the neighbors. He added that the first-floor patio of the neighbor to the east already has a wall that is blocking a portion of the view that will be impeded.

Dr. John Randolph of 741 Virginia Drive, Winter Park, FL 32789 addressed the Board. Mr. Randolph spoke on concerns regarding impacts to the lakefront views and adjustments to the position of the house and boat dock.

Chairman Johnston inquired with Dr. Randolph about his previous contact with the applicant. Dr. Randolph informed the Board that brief discussion had occurred with the applicant several months ago, but there had not been any discussion about the intended size for the house at that time. He noted that a second brief discussion occurred a few weeks ago about possibly repositioning the house and the boat dock but nothing was agreed to.

No one else from the public wished to speak. The public hearing was closed.

The applicant, Jonathan Cole of 721 Virginia Drive, Winter Park, FL 32789 addressed the Board. Mr. Cole expressed that his intentions from the start of the project were not to detrimentally impact any

neighbors. He understood that he was within FAR and City code for the requests of the project and would not be unduly impacting any views of the neighbors. Mr. Cole added, though, that he is willing to try and work something out that is reasonable to the neighbors.

Mr. Stephenson reviewed with the Board the purpose and intent of lakefront reviews per City code. He noted that if the Board feels that there is undue blockage or a massing size issue, the Board has the ability to modify the bulk standards or make requirements to meet the purpose and intent of the code.

Mr. Bornstein noted that the unofficial role of the Planning and Zoning Board is to encourage good will and communication between neighbors. He inquired with the applicant about whether or not he would consider moving the house 15 to 20 feet forward to the front property line. The applicant expressed that he would be willing to reduce the front setback to move the house forward.

Chairman Johnston recommended a 30-day stay in order for the neighbors to discuss the issues and come to an agreement between each other. The applicant must inform staff of any agreement and adjustments made to the project plans.

Motion made by Owen Beitsch, seconded by Richard James, to table the item until the next Planning and Zoning Board public hearing on May 6, 2021 to allow the applicant and neighbors to discuss and come to an agreement on the issues regarding the project.

Motion carried unanimously with a 5-0 vote. (Laura Turner and Michael Spencer were not present for the meeting.)

- SPR #21-07. Request of Norma Desmond Properties LLC for: Approval to construct a new, two-story, 16,531 square foot, single-family home located at 570 Seminole Drive on Lake Virginia, zoned R-1AAA.

Mr. Briggs provided a brief summary of the SPR #21-07 request to the Board. Mr. Briggs noted that the property spans nearly two acres with several trees aligning the edges of the property. All but one of the trees will be preserved. Mr. Briggs also noted that there is a slight grade drop and plenty of room for lakefront runoff with 25-ft to 30-ft setbacks around the home. The north side of the property is open so staff recommended requiring a landscape privacy buffer.

Staff recommendation was for approval.

The Board inquired about neighbors having any concerns or sending in any letters regarding the project. Mr. Briggs confirmed that neither had occurred.

No one from the public wished to speak. The public hearing was closed.

Motion made by Jim Fitch, seconded by David Bornstein, for approval to construct a new, two-story, 16,531 square foot, single-family home located at 570 Seminole Drive on Lake Virginia, zoned R-1AAA.

Motion carried unanimously with a 5-0 vote. (Laura Turner and Michael Spencer were not present for the meeting.)

4. New Business:

Mr. Stephenson expressed congratulations for the newly elected Mayor Anderson. He explained that there may soon be new appointments made to the Board by the Mayor. Mr. Stephenson also expressed how greatly staff has enjoyed working with the current Board and appreciates their service.

Mr. Stephenson briefly introduced Aaron Hull to the Board. Mr. Hull is the new Planning Specialist for the Planning and Transportation Department.

5. Planning Director's Report:

No planning report.

6. Board Update and Comments:

Chairman Johnston recommended cancelling the next scheduled work session.

Dr. James expressed his appreciation for Chairman Johnston, Dr. Beitsch, and Vice Chair Turner who were appointed by the prior Mayor Steve Leary. Dr. James noted their valued mentorship during their Board service.

Brief discussion continued about the Planning and Zoning Board and its role within the City. Dr. Beitsch noted that he felt the current Board members have been one of the most effective group of Board members he has ever dealt with.

Mr. Bornstein mentioned that he had recently spoken with the new Mayor. He asked that the Mayor speak to each Board member to possibly maintain some continuity and history on the Planning and Zoning Board. Mr. Bornstein feels that a Board entirely made up of members with only one year or less of Board experience will be problematic. He also disclosed that he recently sent an email to all of the Board members requesting that they meet with the City Commission to discuss the Orange Avenue Overlay District. He noted that he did not receive any responses to this email. Mr. Bornstein expressed that the Planning and Zoning Board's input regarding the Orange Avenue Overlay District should be heard by the City Commission and hoped it would be added to one of their future meeting agendas.

7. Upcoming Meeting Schedule:

The next regular meeting will be held on May 4, 2021 and the next work session has been cancelled.

Adjourn

Meeting adjourned at 7:55 p.m.

Respectfully Submitted,

Mary Bush

Recording Secretary



Planning & Zoning Board Regular Meeting

agenda item

item type Public Hearings	meeting date May 4, 2021
prepared by Allison McGillis	approved by Bronce Stephenson
board approval Completed	
strategic objective	

subject

SPR #21-06. Request of Jonathan Cole for:

item list

- Approval to construct a new, two-story, 6,303 square foot, single-family home located at 721 Virginia Drive on Lake Virginia, zoned R-1AAA.

motion / recommendation

Staff recommendation is for approval with the requirement to enhance the landscape privacy buffer with bamboo along the side property lines for the length of house structure but preclude and prohibit the planting of any landscaping expected to grow higher than six feet in height.

background

This application was tabled at the April 6th P&Z Board meeting in order to provide an opportunity for the applicant to meet with the adjacent neighbors and attempt to find a compromise. The meeting was held but no compromise was reached. Staff has been told that the adjacent neighbors, the Randolph's, have asked the applicant to move the house 15-20 feet closer to the street. The home is now proposed at the front setback determined by the City from the homes within 200 feet, which is a 38-foot front setback. If moved 15-20 feet closer to the street, that would reduce the front setback to 18-23 feet. Amongst other reasons, the applicant is not willing to do that as they would then lose their front circular driveway. The applicant has offered to move the home six feet closer to the street which would be to the edge of their proposed circular driveway.

Both sides are now represented by legal counsel. The balance of this staff report is a repeat from the April 6th staff report.

Background

Jonathan Cole (owner) is requesting approval to construct a new, two-story, 6,303 square-foot, single-family home at 721 Virginia Drive, on Lake Virginia, zoned R-1AAA. This property is 19,318 square feet in size and adjacent to neighboring homes at 681 and 741 Virginia Drive. Below is a summary of this request in comparison to the R-1AAA zoning/lakefront lot requirements.

R-1AAA/Lakefront Lot Requirements

- Floor Area Ratio = Max 33%
- Impervious Lot Coverage = Max 50%
- Lakefront Setback = 112 avg./50 ft. min.

Proposed

- Floor Area Ratio = 6,303 square feet/33%
- Impervious Lot Coverage = 7,945 sq. ft./41.8%
- Lakefront Setback = 81 feet

Lakefront Lot Review Criteria:

Tree Preservation

There are no trees on this lot.

View from the Lake

This lot has a fairly steep similar topographic condition to other homes that the P&Z Board has seen on this same south shore of Lake Virginia at 315, 405 and 531 Virginia Drive. The design difference with this request is that the applicant has placed steps within the interior of the house and then out to the swimming pool level to work with the grade or slope of the property. As a result, this swimming pool deck height and negative edge pool is four feet above the existing grade on the lakeside of the new home which is

well within our City tolerances and also matches the height of the adjacent neighbor's pool deck to the east at 741 Virginia Avenue. There also is landscaping along the sides that provides screening of the swimming pool area for the houses on both sides.

View of Neighbors

Another purpose of this review is to ensure that the views of the lake from adjoining properties will not be "unduly impaired". From the staff's calculations, the average lakefront setback of the adjoining homes within 200 feet is 112 feet. The home to the east at 741 Virginia Drive is setback 104 feet from the lake and the home to the west at 681 Virginia Drive is setback 124 feet. This proposed house is setback 81 feet from the lake and the swimming pool at 50 feet.

The two homes on either side of this lot have about 4,300 sq. ft of living area and are 45 feet deep. It is not possible to build a new home on this property of 6,300 sq. ft. in size and not exceed 45 feet of house depth. Thus, as with virtually all new homes reviewed by P&Z, which are typically closer to the lake than the neighboring homes just by virtue of being larger.

The neighboring home to the east (Randolph's) has sent an emails (attached) expressing concerns about their loss of lake view. The average lakefront setback is a guide to "unduly impaired". It is not a variance to build closer to the lake. It is a judgement call by the P&Z Board if closer to the lake results in causing something that "unduly impairs" the lake view. The Code does not say that the City must 'preserve' all 180 degrees of one's lake views. No one is guaranteed the identical lake view. In this case, the new home extends to the end of the neighbor's pool decks. The pool extension beyond that point (at ground level) does not impair views. The applicant is open to adding a dense bamboo screen where the home will be located so that the neighbors will look at bamboo versus structure. Staff has asked the applicant to consider moving the home into the front setback, closer to the street.

As the P&Z Board has discussed, the irony of these reviews to protect lake views is that property owners are free to do whatever plantings of landscaping (trees/bamboo) that impacts and hides lake views as much as a home. When the P&Z Board reviewed the contentious debate on lake views at 1202/1204 N. Park Avenue, one of the conditions of approval was to preclude the planting of trees/bamboo to further impact the neighbor's

lake views.

Stormwater Retention

The code requires retention of stormwater. The applicant is proposing a swale retention area along the lakefront (as they have ample land to accomplish this). This lot sits about 12-18 inches below the two neighboring lots and there are retaining walls on both property lines. The home will be stem wall construction so storm water flow in the side swales will be lower than the neighbor's yards, as a result, no water can flow up over those retaining walls. These side setback swales will convey the runoff down to the lakefront swale.

Summary

The applicant and design team have designed the interior grade transition with steps inside the home to avoid the typical issue of the pool deck height. Storm water runoff cannot flow onto the neighbor's lots due to the grade situation. Privacy landscaping will be maintained and can be enhanced to address any neighbor concerns. This determination of "unduely impair" a lake view is a judgement call by P&Z.

alternatives / other considerations

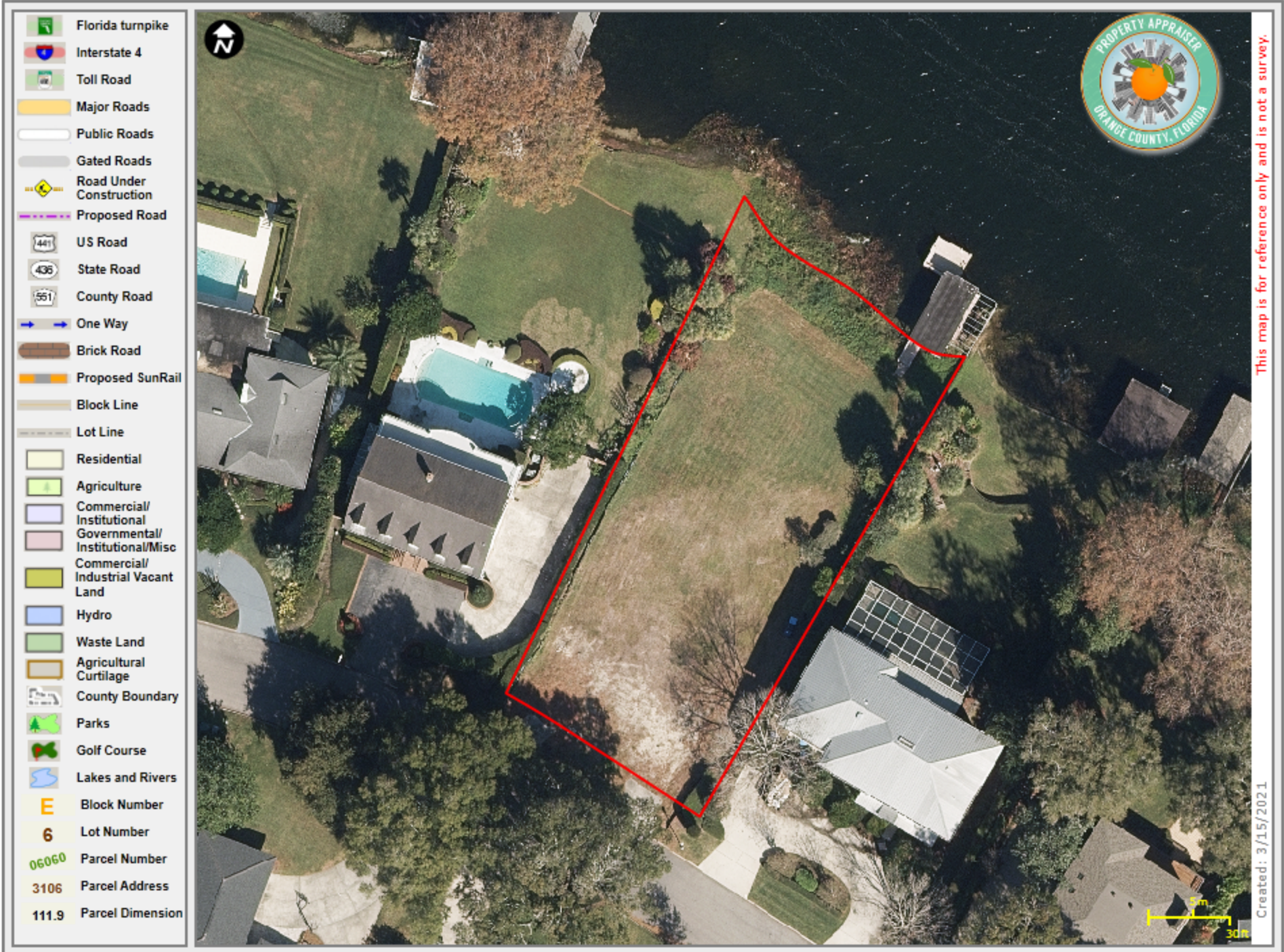
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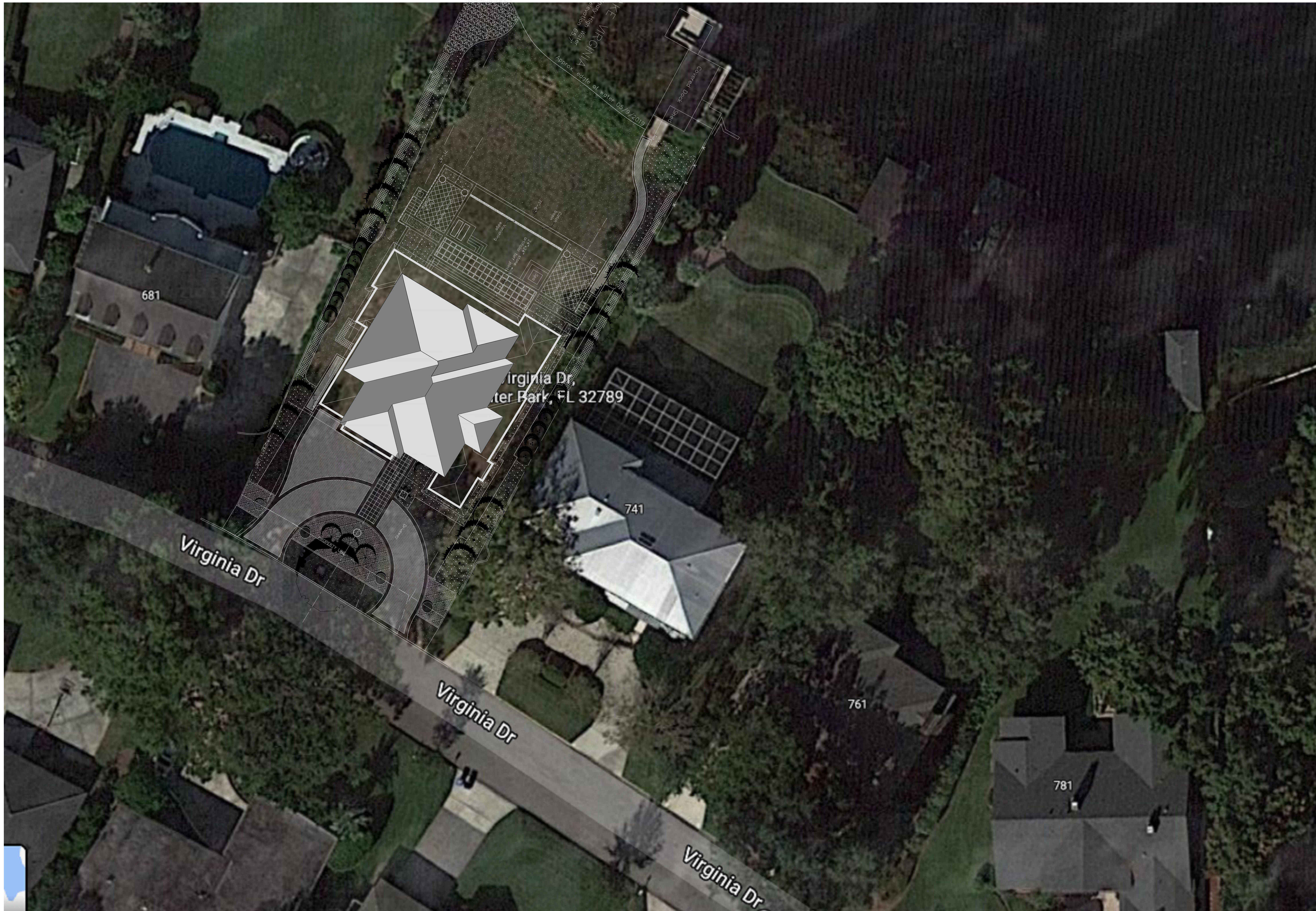
ATTACHMENTS:

[2_Backup for 721 Virginia.pdf](#)

ATTACHMENTS:

[Applicant Photos.pdf](#)



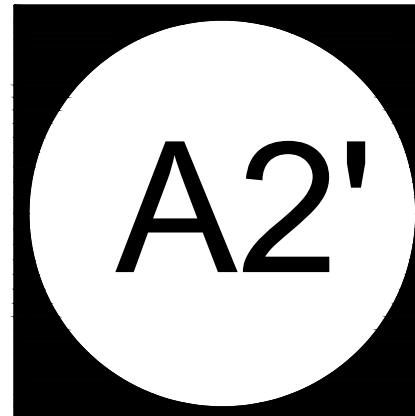


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PROPOSED NEW HOME BY ZERO LATITUDE
721 VIRGINIA DRIVE
WINTER PARK
FLORIDA 32789



REVISIONS	DATE
Out to trusses	
Date	09/30/2020
Project #	
Drawn by	JS
Checked by	JGH
Total sheets	of



PROPOSED NEW HOME BY ZERO LATITUDE

721 VIRGINIA DRIVE

WINTER PARK

FLORIDA 32789



1
A1 **FRONT ELEVATION**
SCALE 1/4" = 1'

SHEET INDEX	GENERAL NOTES		LEGAL DESCRIPTION	DESIGN PROFESSIONALS																																		
<p>01- COVER SHEET & FRONT ELEVATION</p> <p>02- SITE PLAN</p> <p>03- FOUNDATION PLAN, PLUMBING.</p> <p>04- DIMENSIONED FIRST FLOOR/LINTEL</p> <p>05- DETAILED FIRST FLOOR</p> <p>06- DIMENSIONED SECOND FLOOR</p> <p>07- DETAILED SECOND FLOOR</p> <p>08- ELEVATIONS</p> <p>09- ELEVATIONS</p> <p>10- SECTIONS</p> <p>11- ROOF PLAN</p> <p>12- TRUSSES 1ST FLOOR</p> <p>13- TRUSSES 2ND FLOOR</p> <p>E1- ELECTRICAL FIRST FLOOR</p> <p>E2- ELECTRICAL SECOND FLOOR</p> <p style="text-align: center;">SEE STRUCTURAL INDEX</p>	<ol style="list-style-type: none"> DO NOT SCALE THESE DRAWINGS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS AND THE BUILDING POSITION WITHIN THE SETBACK LINES PRIOR TO COMMENCING CONSTRUCTION. FOR REFERENCE, ELEVATIONS SHOWN HEREFTER ARE BASED ON + EL.0'-0" = BUILDING FIRST FL. FINISH FLOOR SLAB IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. ALL EXISTING CONDITIONS ARE NOT NECESSARILY SHOWN HEREON. ALL TRADES SHALL BE RESPONSIBLE TO READ ALL DETAILS AND SPECIFICATIONS, AND PLANS- ARCHITECTURAL AND MECHANICAL FOR PROPER COORDINATION. IF ANY CONFLICTS EXIST, THAT TRADE SHALL NOTIFY THE CONTRACTOR OF THE SAME, PRIOR TO CONSTRUCTION. CONTRACTOR SHALL DIRECT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION, AND CONTRACTOR SHALL BE RESPONSIBLE FOR WORK WHICH PROCEEDS WITHOUT DUE COURSE AND COORDINATION. 	<table border="1" style="margin: auto;"> <tr> <td>TOTAL AREA LOT</td> <td>19.318 SF</td> </tr> <tr> <td>FIRST FLOOR AC</td> <td>3.110 SF</td> </tr> <tr> <td>SECOND FLOOR AC</td> <td>2.142 SF</td> </tr> <tr> <td>GARAGES</td> <td>755 SF</td> </tr> <tr> <td>SECOND FLOOR OPEN</td> <td>296 SF</td> </tr> <tr> <td>TOTAL FAR USED</td> <td>6.303 SF</td> </tr> <tr> <td colspan="2">F.A.R= 32.62% < 33%</td> </tr> <tr> <td colspan="2">6.303 SF < 6.375 SF</td> </tr> </table>	TOTAL AREA LOT	19.318 SF	FIRST FLOOR AC	3.110 SF	SECOND FLOOR AC	2.142 SF	GARAGES	755 SF	SECOND FLOOR OPEN	296 SF	TOTAL FAR USED	6.303 SF	F.A.R= 32.62% < 33%		6.303 SF < 6.375 SF		<p>SINGLE FAMILY RESIDENCE</p> <p>APPLICABLE CODES: 2020 FLORIDA BUILDING CODE RESIDENTIAL, 7TH EDITION 2017 NEC</p> <p style="text-align: center;">BUILDING DATA</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>FIRST FLOOR AREA</td> <td>3.110 SF</td> </tr> <tr> <td>SECOND FLOOR AREA</td> <td>2.142 SF</td> </tr> <tr> <td>TOTAL AC AREA</td> <td>5.252 SF</td> </tr> <tr> <td>ENTRY</td> <td>43 SF</td> </tr> <tr> <td>GARAGE</td> <td>778 SF</td> </tr> <tr> <td>LANAI</td> <td>590 SF</td> </tr> <tr> <td>BALCONY</td> <td>296 SF</td> </tr> <tr> <td>TOTAL OTHER AREAS</td> <td>1.707 SF</td> </tr> <tr> <td>TOTAL BUILD</td> <td>6.959 SF</td> </tr> </table>	FIRST FLOOR AREA	3.110 SF	SECOND FLOOR AREA	2.142 SF	TOTAL AC AREA	5.252 SF	ENTRY	43 SF	GARAGE	778 SF	LANAI	590 SF	BALCONY	296 SF	TOTAL OTHER AREAS	1.707 SF	TOTAL BUILD	6.959 SF	<p>RESIDENTIAL DESIGNER: ZERO LATITUDE 210 SOUTH PARK AV., SANFORD, FL 32771 (239) 682-2210</p> <p>GENERAL CONTRACTOR:</p> <p>TRUSS DESIGN: Trusswood Roof & Floor Trusses 3620 Bobbi Lane P.O. Box 5366 Titusville, FL 32783-5366 (321) 383-0366</p> <p>ENGINEERING: ALBA ENGINEERING P.O. BOX 547774 ORLANDO, FL 32854 (407) 421-4866 DANIEL SOUTER, P.E. FL PE #63901</p>
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TOTAL FAR USED	6.303 SF																																					
F.A.R= 32.62% < 33%																																						
6.303 SF < 6.375 SF																																						
FIRST FLOOR AREA	3.110 SF																																					
SECOND FLOOR AREA	2.142 SF																																					
TOTAL AC AREA	5.252 SF																																					
ENTRY	43 SF																																					
GARAGE	778 SF																																					
LANAI	590 SF																																					
BALCONY	296 SF																																					
TOTAL OTHER AREAS	1.707 SF																																					
TOTAL BUILD	6.959 SF																																					

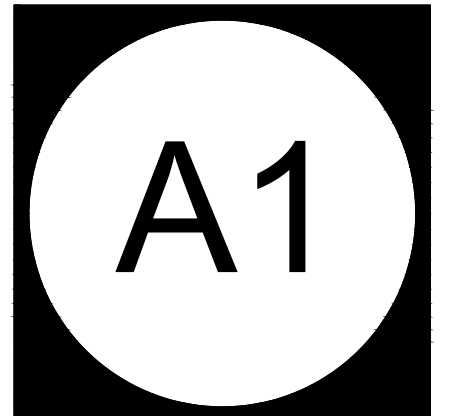
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PROPOSED NEW HOME BY ZERO LATITUDE
721 VIRGINIA DRIVE
WINTER PARK
FLORIDA 32789



REVISIONS	DATE
Out to trusses	

Date	09/30/2020
Project #	
Drawn by	JS
Checked by	JGH
Total sheets	of

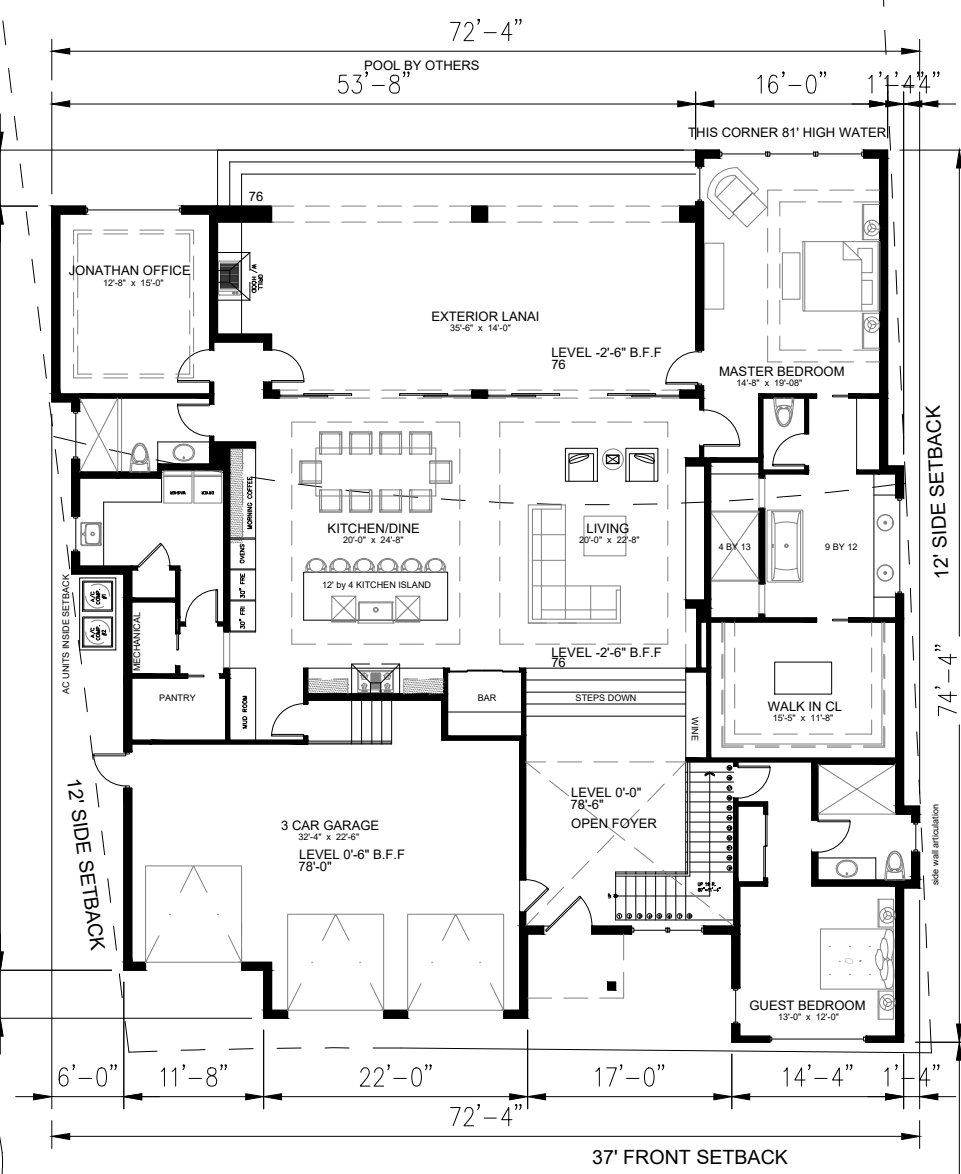


APPROXIMATED LOCATION OF
NORMAL HIGH WATER ELEVATION LINE
AS OF SEPTEMBER 18, 2020
ELEV. = 65.7' (NAVD 88)
PER CITY OF WINTER PARK

RESIDENCE # 681
POOL AREA

RESIDENCE # 681
BUILDING LOCATION

LOT-7
BLOCK-A



VIRGINIA DRIVE

(60.0' R/W PER PLAT)
(ASPHALT PAVEMENT)

1
A2 **SITE PLAN**
SCALE 1/16" = 1'

APPROXIMATED LOCATION OF
NORMAL HIGH WATER ELEVATION LINE
AS OF SEPTEMBER 18, 2020
ELEV. = 65.7' (NAVD 88)
PER CITY OF WINTER PARK



VIRGINIA DRIVE SCALE N.T.S.

AREA SUMMARY

TOTAL LOT AREA	100%	18,993 SQ FT
DRIVEWAY, WALKS, AND WALLS		1,191 SQ FT
POOL AND POOL DECK		2,269 SQ FT
AREA 1ST FLOOR		4,485 SQ FT
TOTAL IMPERVIOUS FT	41.8%	7,945 SQ FT
TOTAL PERVIOUS FT	58.2%	11,048 SQ FT

THIS IS NOT A SURVEY

THIS IS NOT A SURVEY SITE PLAN BASED ON BOUNDARY SURVEY BASED ON OCCUPATION AND MONUMENTATION.

Site Plan Notes

This is not a survey. Zero Latitude Inc. assumes no responsibility for its accuracy. The Owner and Contractor are totally responsible for placing the building on the property.

Pool Design and location, if shown, are only suggested.

Landscaping design by others.

Zero Latitude Inc. assumes no responsibility for septic design or location. Septic, if shown, on plan is per builder or owner requirements. Septic systems are to be designed and located per Dept. of Health requirements or as per governing codes.

Site Plan
1/16"=1'-0"

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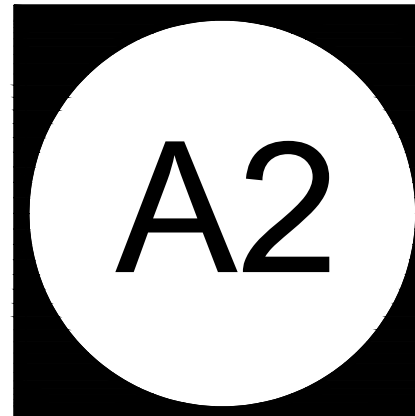
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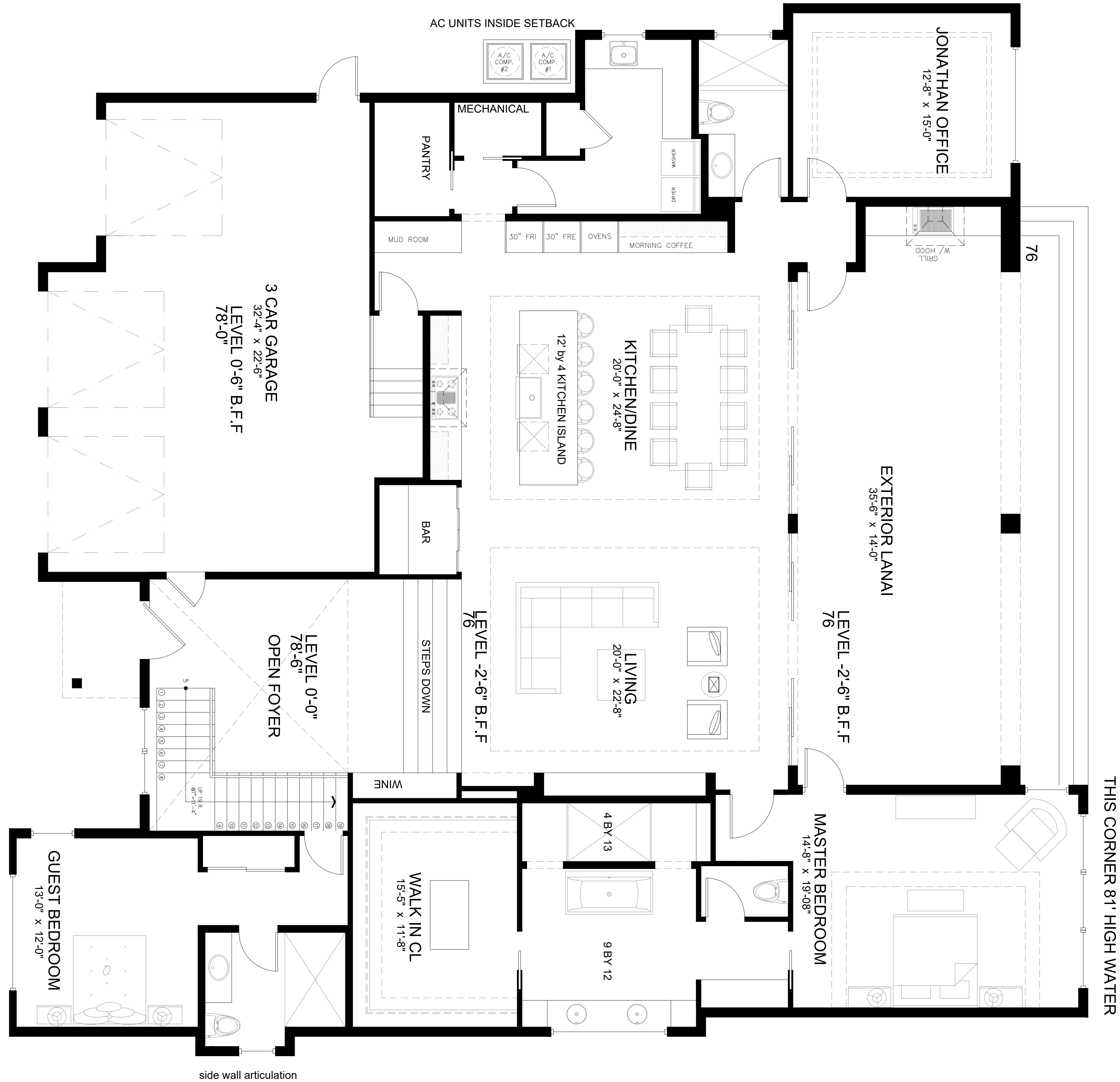
PROPOSED NEW HOME BY ZERO LATITUDE
721 VIRGINIA DRIVE
WINTER PARK
FLORIDA 32789



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1 FIRST FLOOR PLAN
A4 SCALE 1/4" = 1'

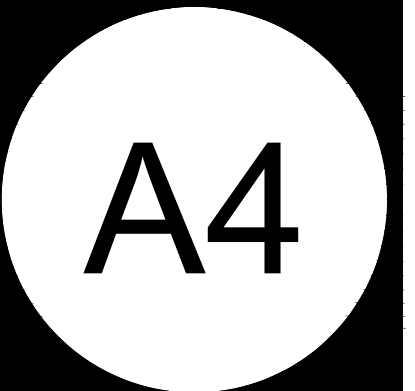
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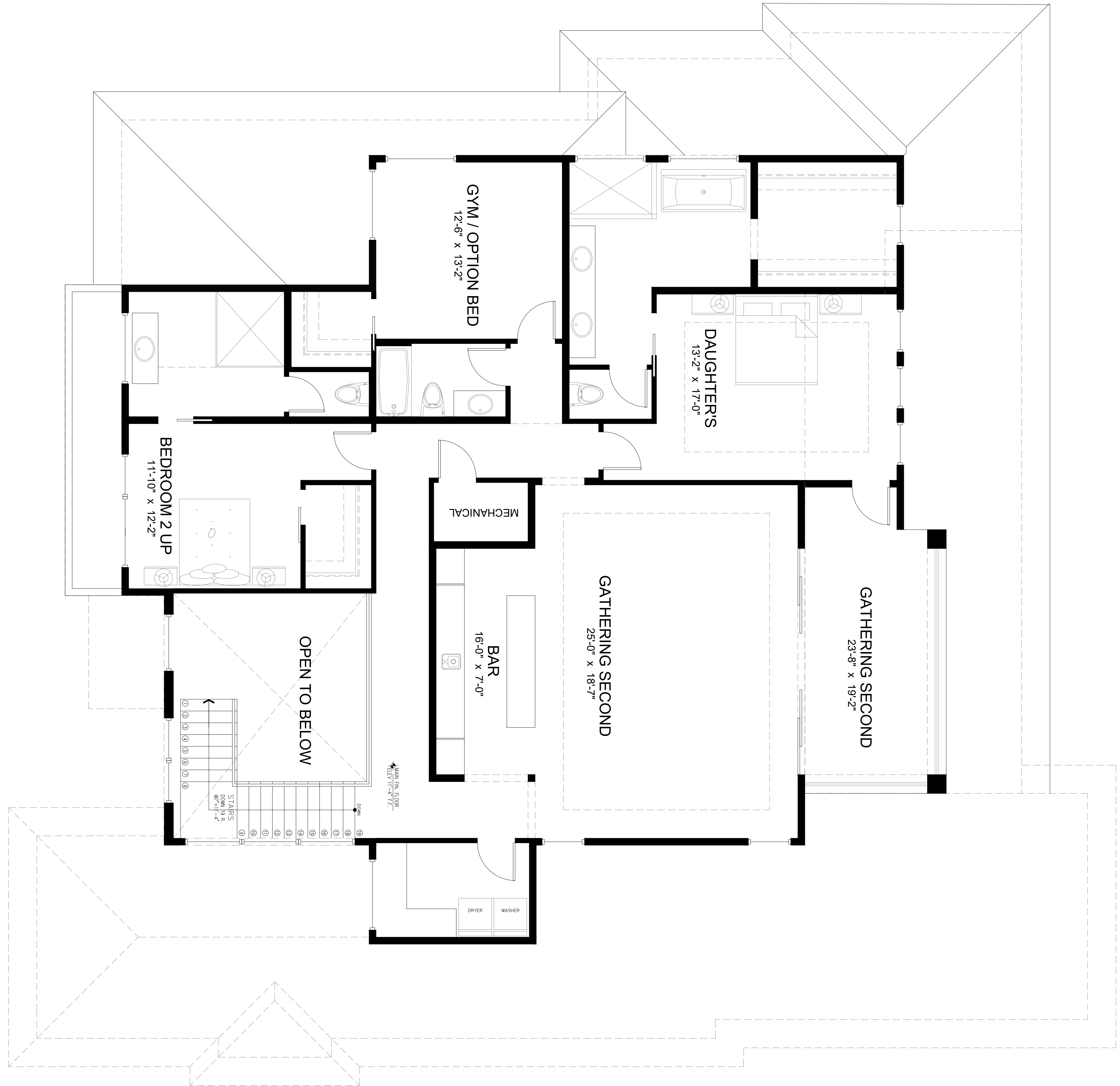
PROPOSED NEW HOME BY ZERO LATITUDE
721 VIRGINIA DRIVE
WINTER PARK
FLORIDA 32789



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Out to trusses	

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1 SECOND FLOOR PLAN
A6 SCALE 1/4" = 1'

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FLORIDA 32789

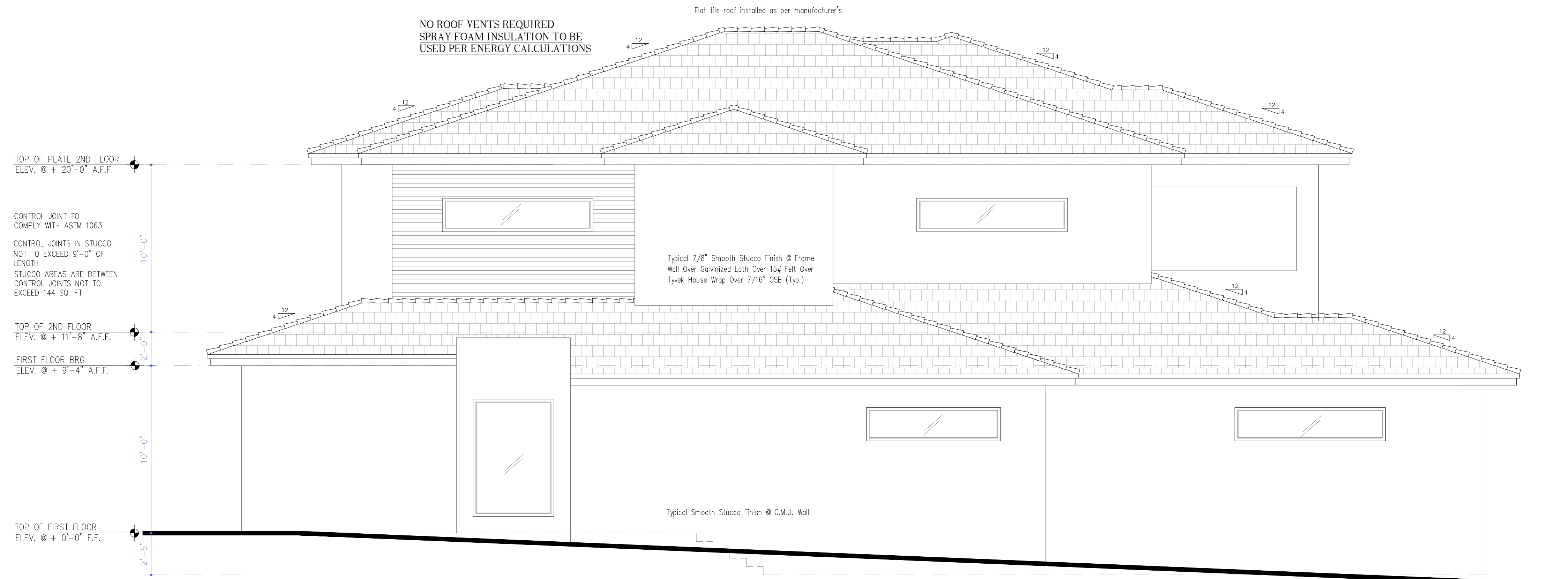


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A6



1 FRONT ELEVATION
A8 SCALE 1/4" = 1'



2 RIGHT ELEVATION
A8 SCALE 1/4" = 1'

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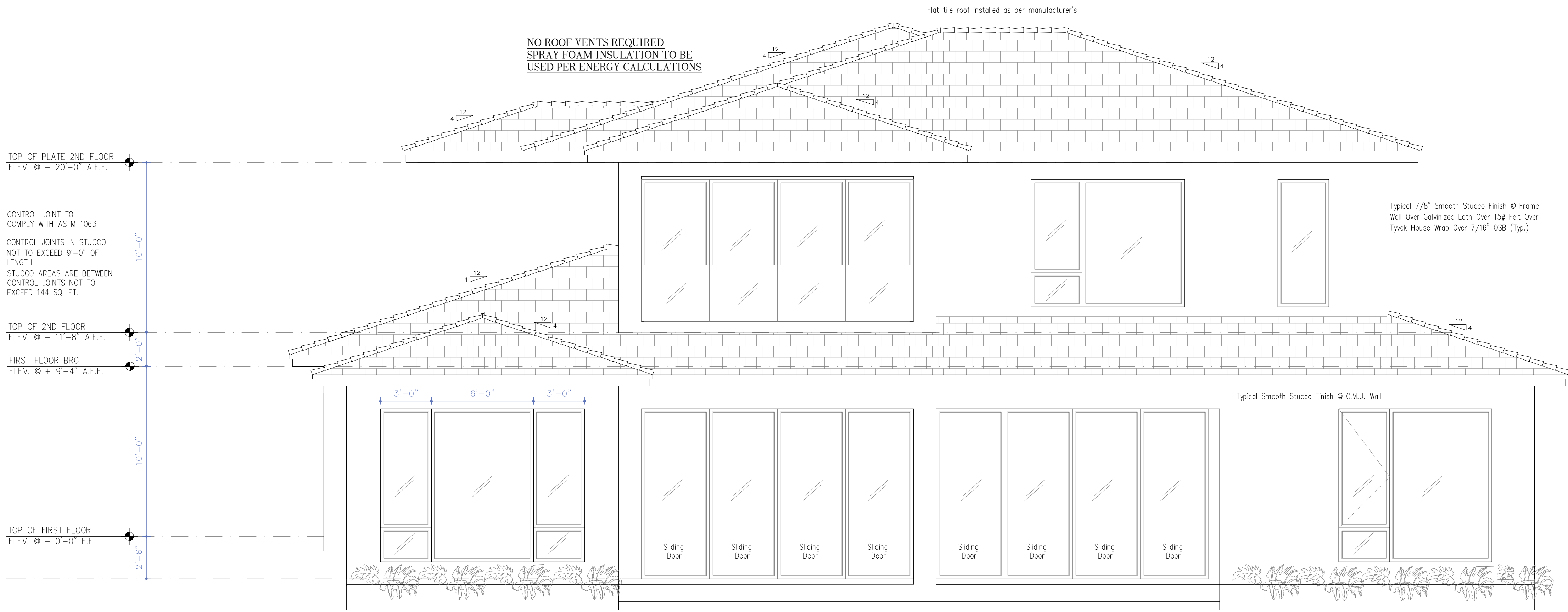
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FLORIDA 32789

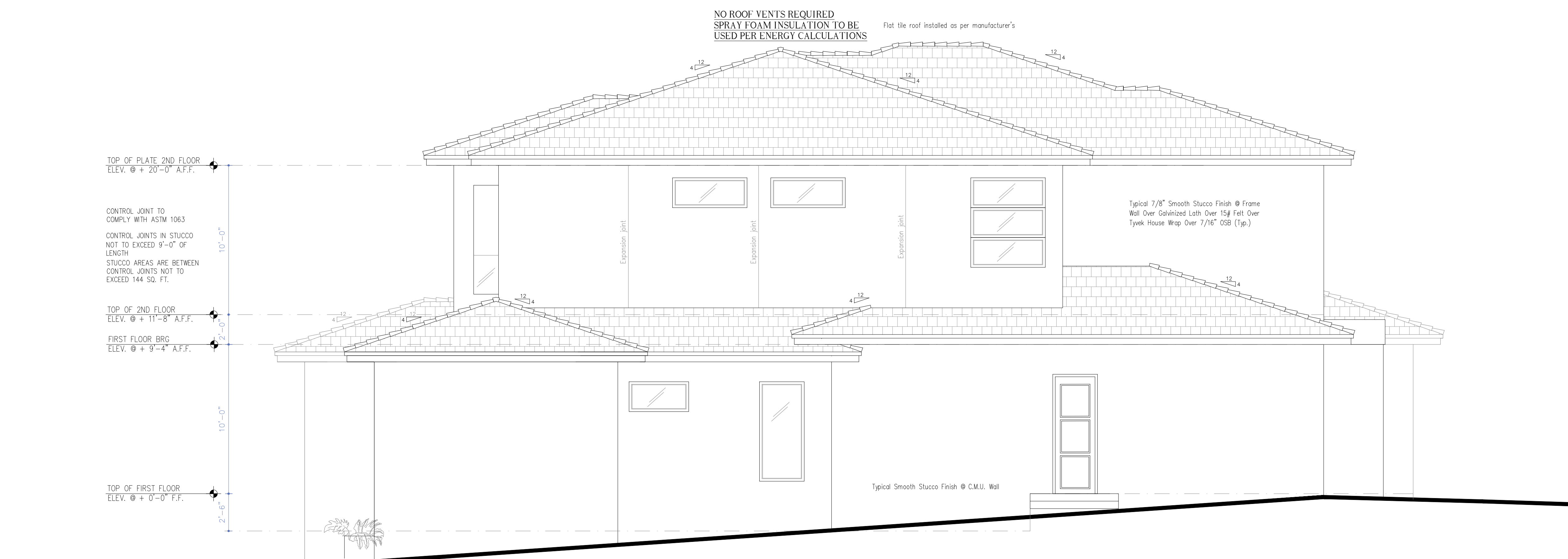


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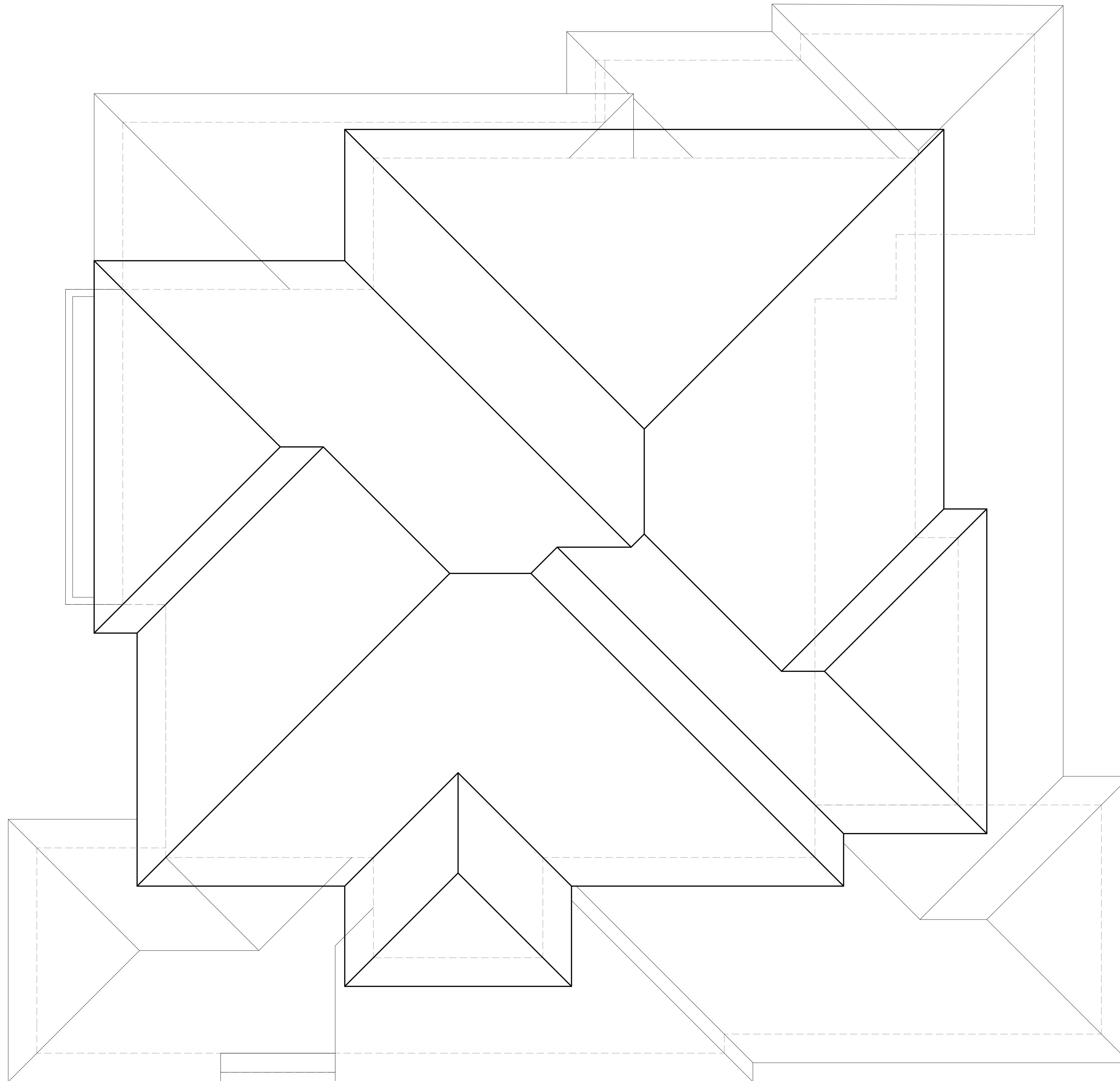
A9



1 REAR ELEVATION
 SCALE 1/4" = 1'



2 LEFT ELEVATION
 SCALE 1/4" = 1'



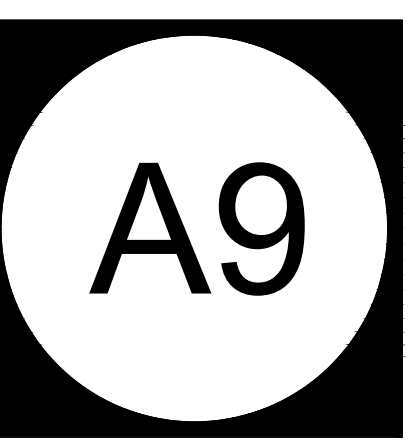
1 ROOF PLAN
 A9 SCALE 1/4" = 1'

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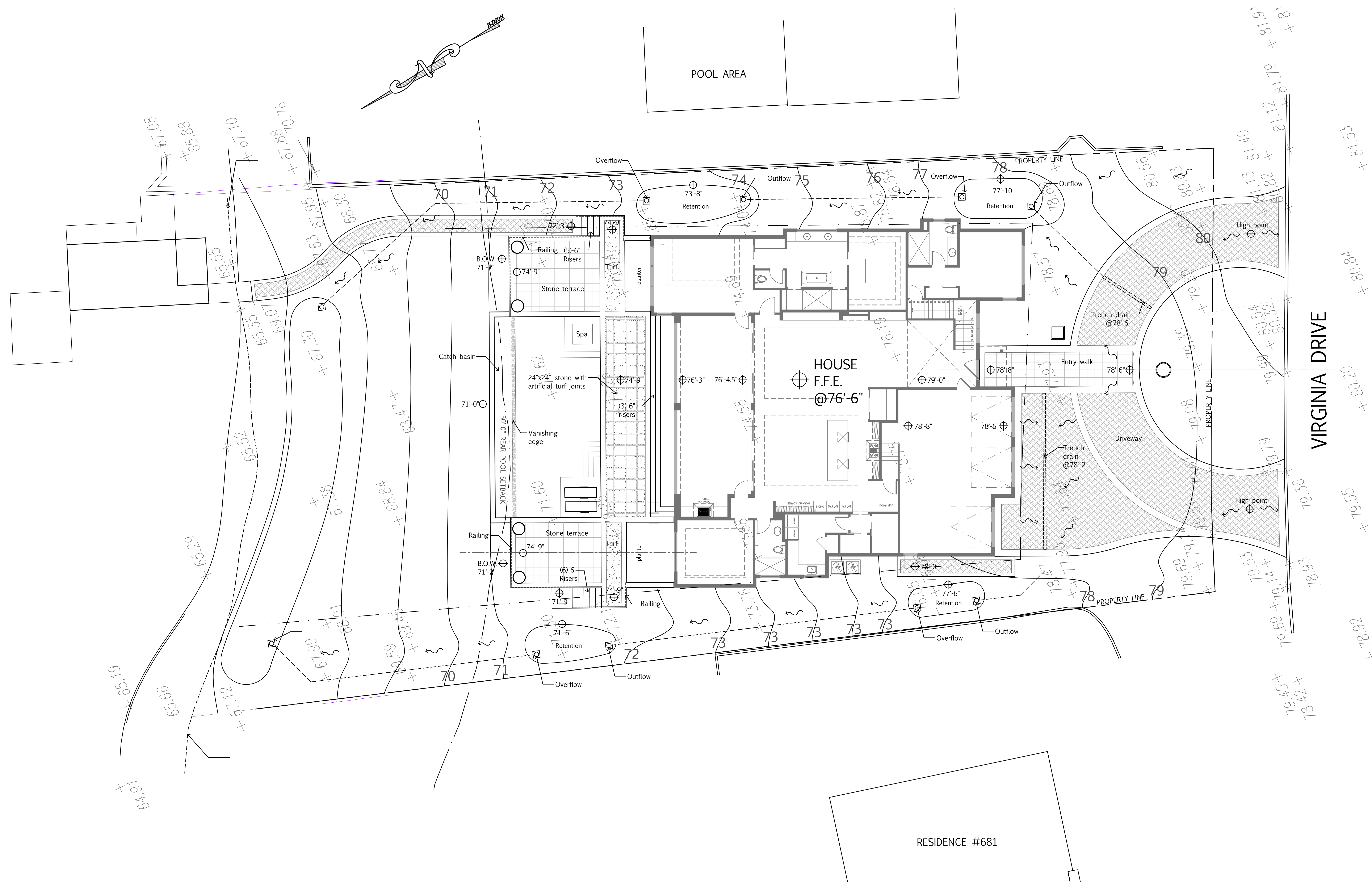


Revisions	
Date	By

The Cole Residence
Grading and Drainage Plan
721 Virginia Drive, Winter Park, FL

03/08/2021	Date
1/8" = 1'-0"	Scale
S. REDMON	Designed By
B. GRAHAM	Drawn By
	Job #

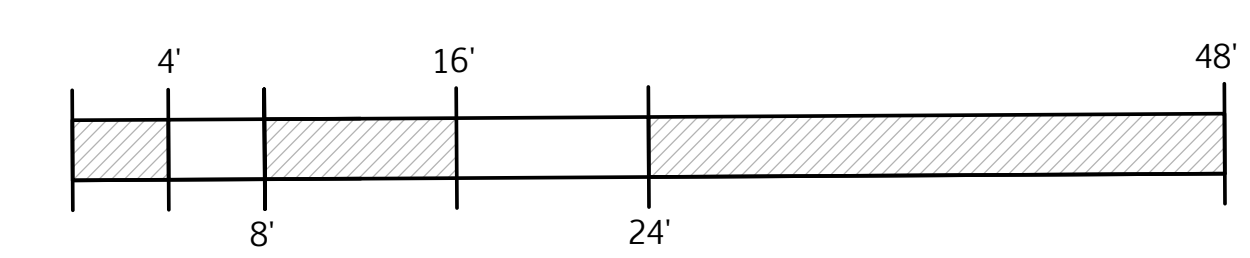
Sheet
LA-1
Of 1 Sheets



STORMWATER RETENTION CALCULATIONS:
FRONT Retention Breakdown
 1" (.083) x 7,945 sq. ft. (impervious area) =
 659 cu. ft. required retention

Retention area #1 =
 769 sq.ft. @ 11" (.916') = 704 cu.ft.

= 704 TOTAL CU. FT. PROVIDED



Graphic Scale
1/8" = 1'-0"

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From: [Jeffrey Briggs](#)
To: [Jeffrey Briggs](#)
Subject: RE: [External] 721 Virginia Drive
Date: Tuesday, March 23, 2021 9:58:47 AM

From: JOHN RANDOLPH <jcrando@icloud.com>
Sent: Monday, March 22, 2021 11:36 AM
To: Jeffrey Briggs <Jbriggs@cityofwinterpark.org>
Subject: [External] 721 Virginia Drive

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

Hi Jeff,

Hopefully this will give you and Johnathan an idea of how our lot and home is situated and how we currently look across the lake well over 180 degrees. We only have a cove to the right. Our main view is the wide water to the left. The new home will block our view to the left of the oak tree regardless but in addition it will take out a large chunk of the view to the right as well.

Thank you,
Michelle Randolph





Sent from my iPhone

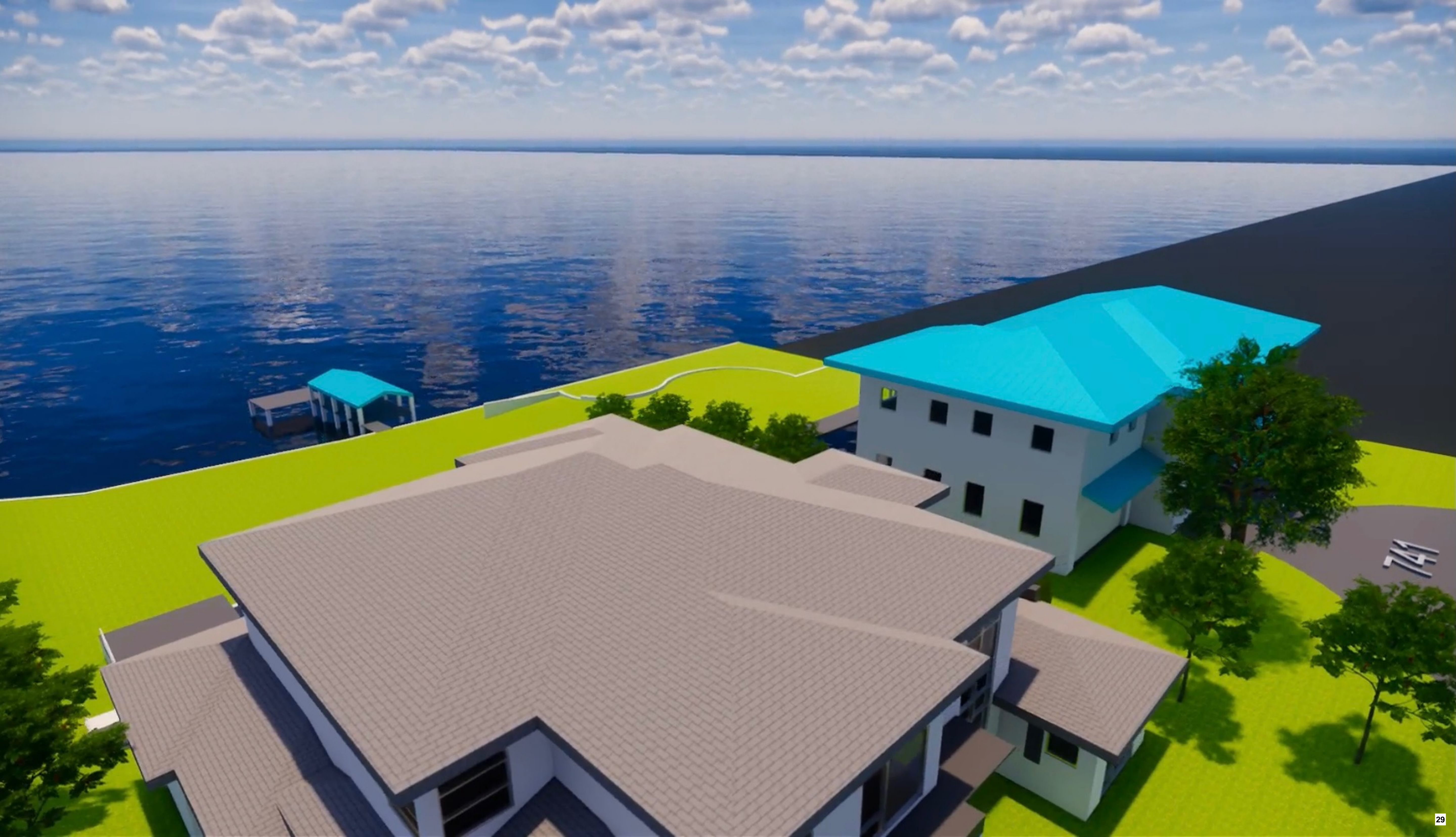


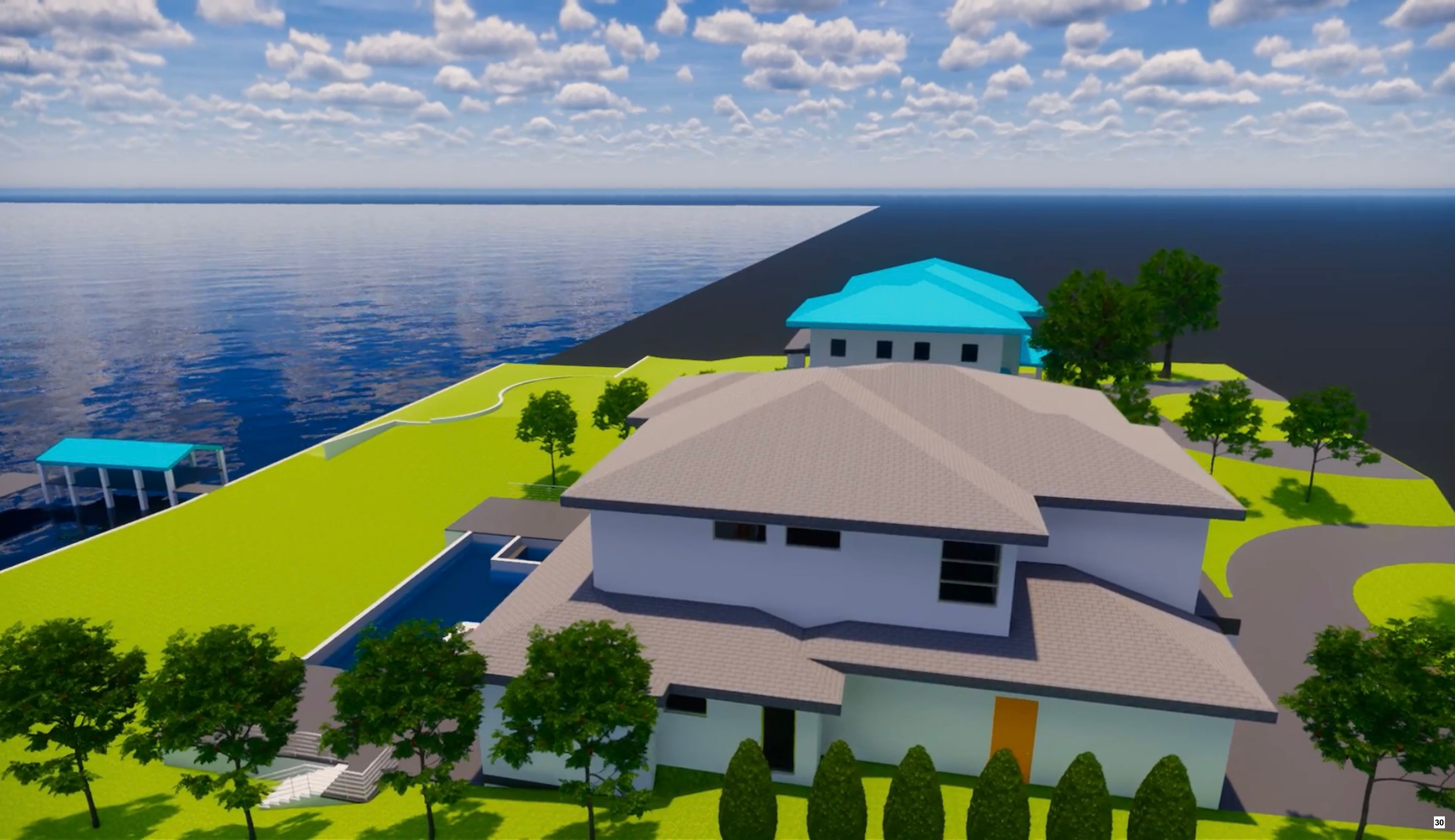


721

741

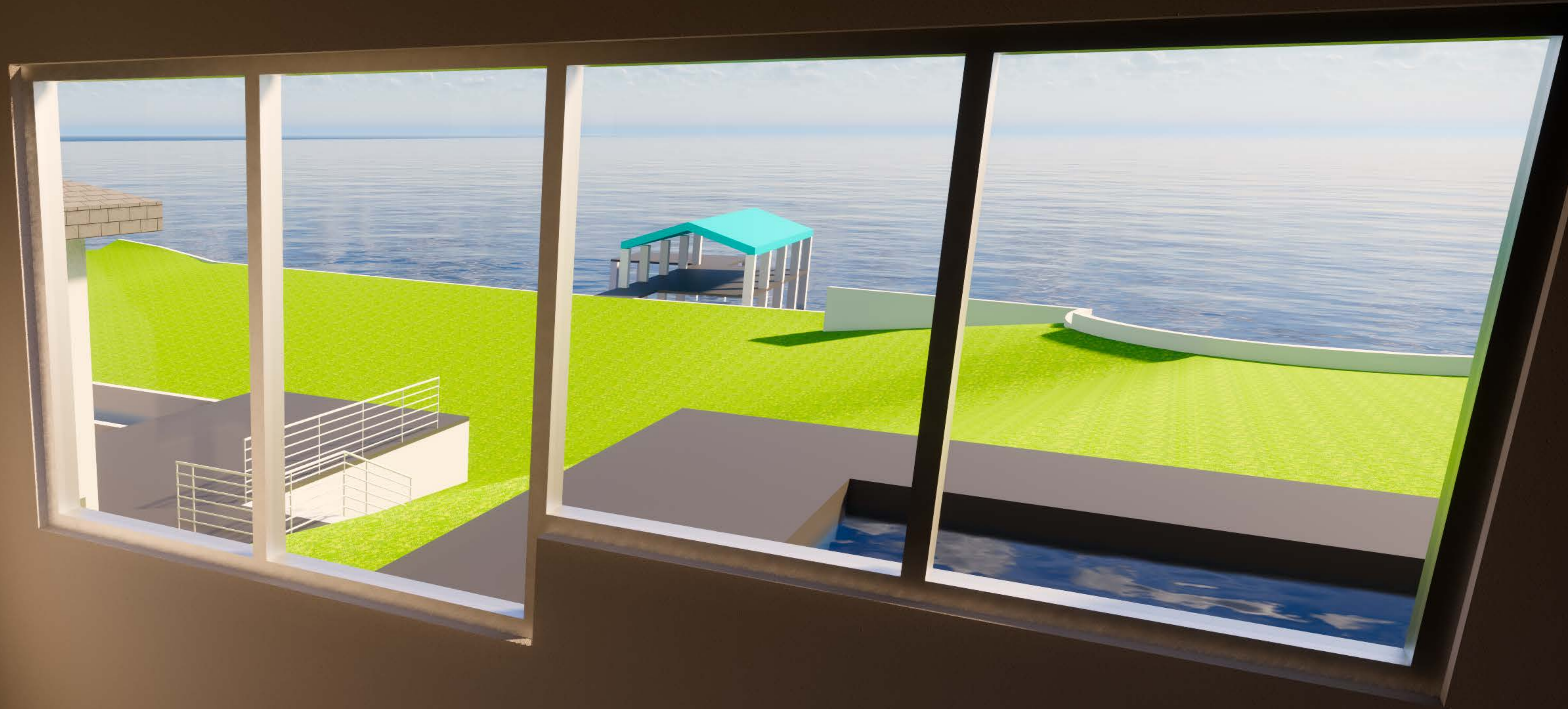








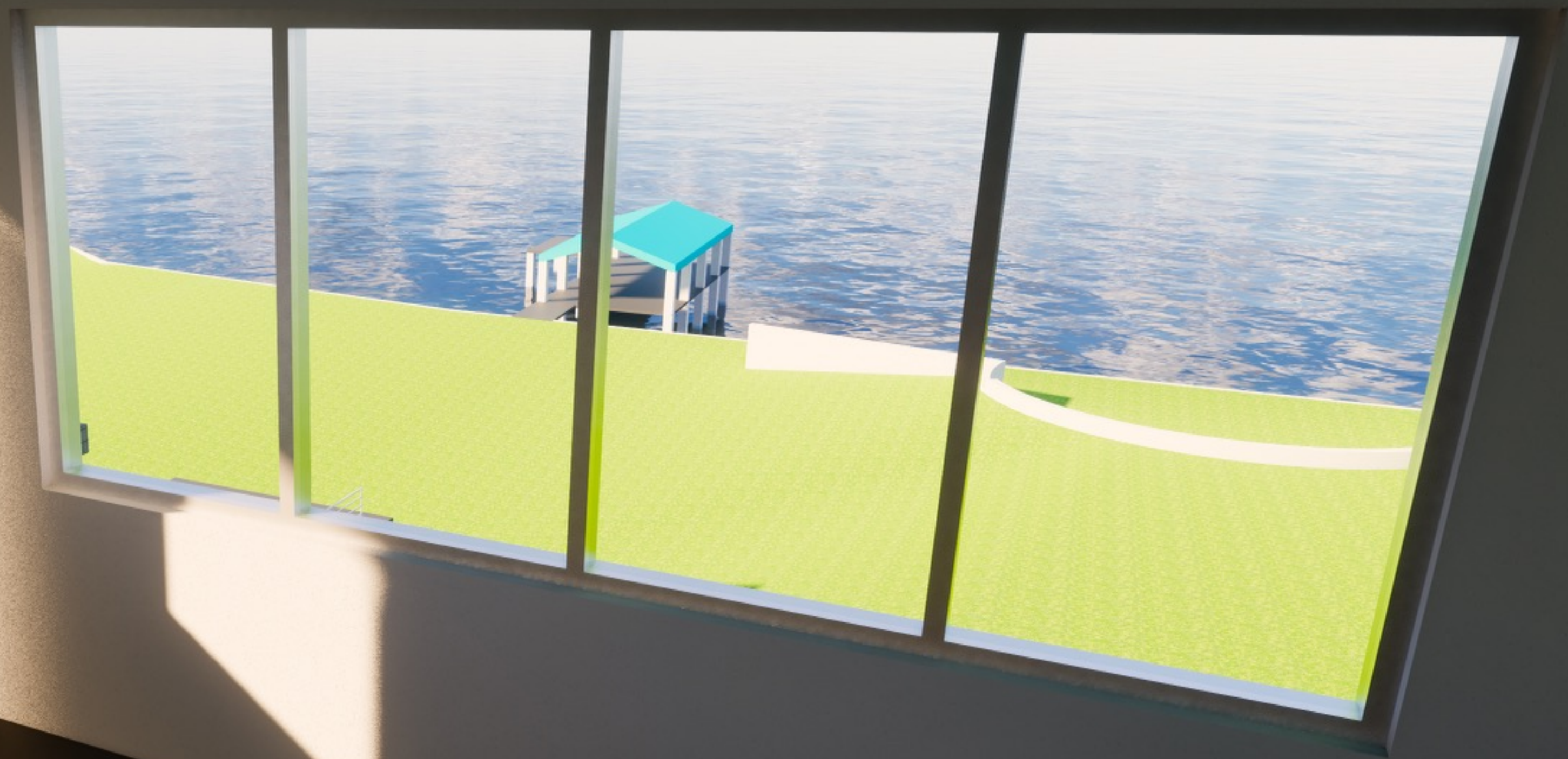


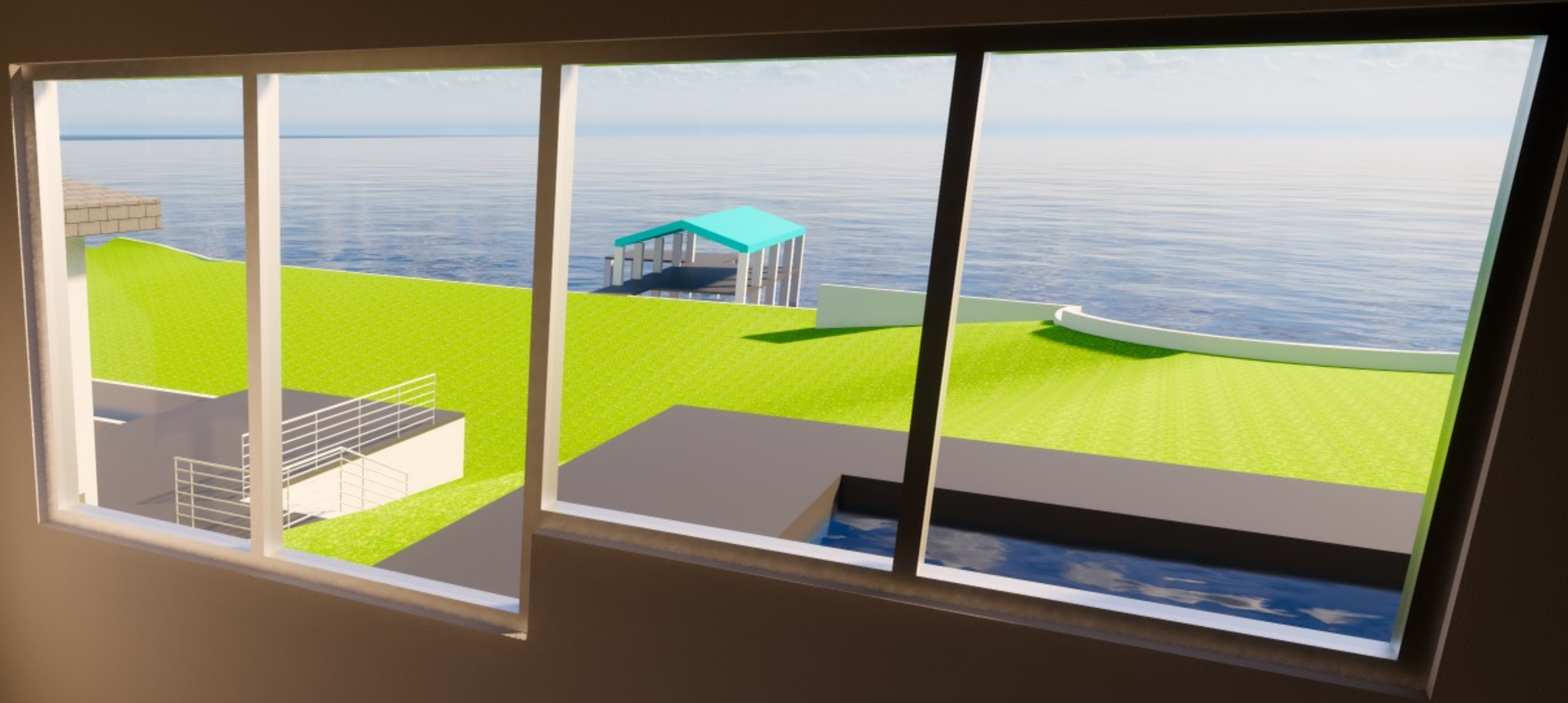


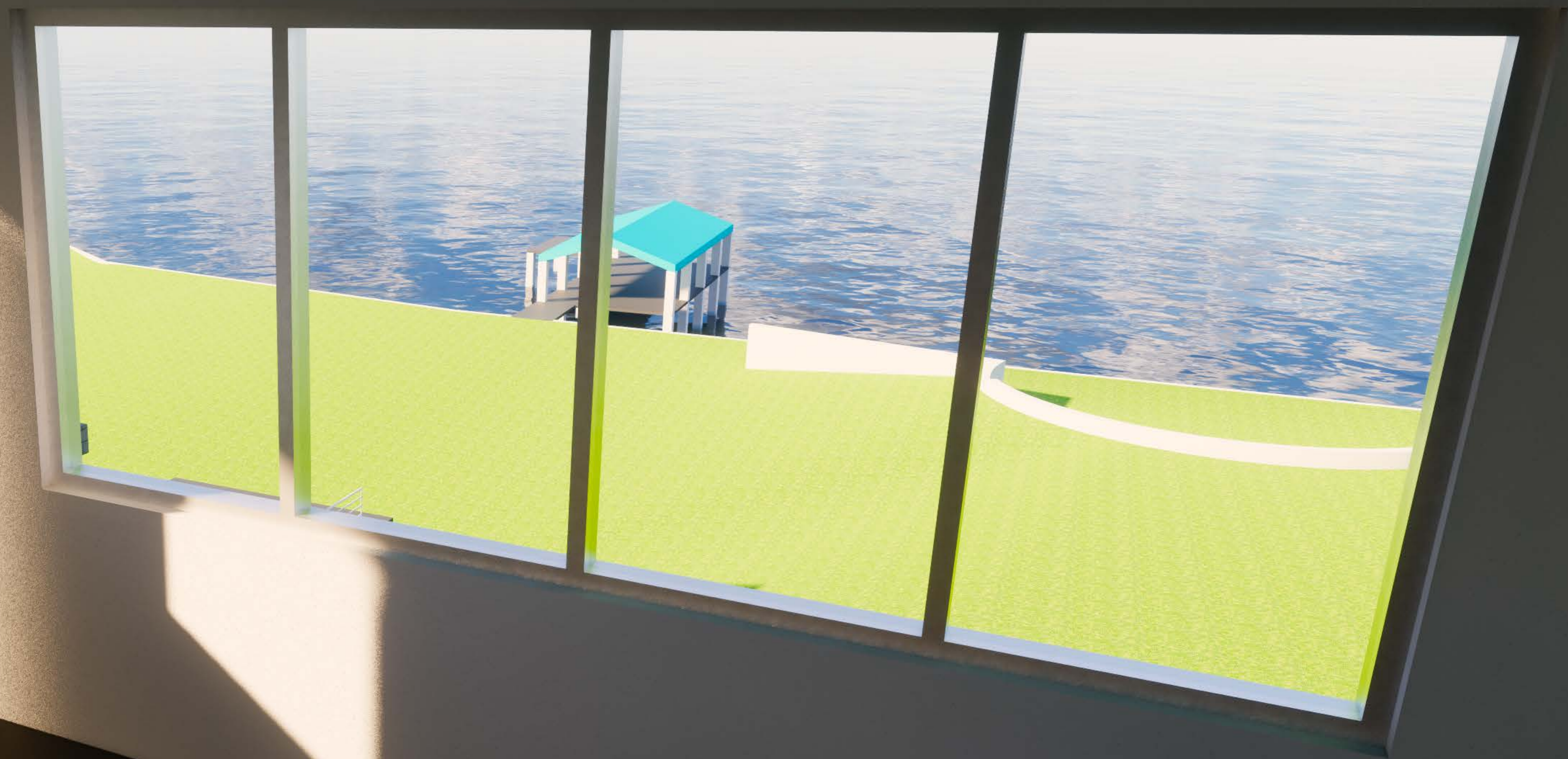
















Planning & Zoning Board Regular Meeting

agenda item

item type Public Hearings	meeting date May 4, 2021
prepared by Allison McGillis	approved by Bronce Stephenson
board approval Completed	
strategic objective	

subject

SUB #21-02 and ZTA #21-01:

item list

- Request of A&R Real Estate Development LLC for: Approval to subdivide the vacant property, platted as Lots 25 & 26 on Loch Lomond Drive into two buildable single-family home lots.
- Request of the City of Winter Park for: An Ordinance amending Chapter 58, Article I, Comprehensive Plan, future land use map so as to change the future land use designation of Office to Single-Family Residential on Lots 25, 26 and 27 on the corner of Loch Lomond Drive and Moray Lane.

motion / recommendation

Staff recommendation is for approval of both matters.

background

Background for the Subdivision/Lot Split Request

A&R Real Estate Development LLC (contract purchaser) has the three lots (Lots 25-27) at the corner of Loch Lomond Drive and Moray Lane under contract for purchase to redevelop as three individual single-family homes. The Zoning is single-family residential (R-1A). Lot 27 on the corner of Loch Lomond Drive and Moray Lane has an existing home on it and is a buildable lot. Lots 25 and 26 immediately to the east fronting on Loch Lomond Drive (are in the same ownership) and are vacant lots. They are 60-foot wide lots at the street. Under the Zoning Code provisions "if two or more lots with continuous frontage are under a single ownership... the lots shall be considered to be an undivided parcel for the purposes of this zoning article". As a result, this subdivision or lot split request is required to use the two platted lots for two individual new homes.

During the City's review process of subdivisions or lot split requests, there are two criteria that are reviewed. First is the 'Zoning Test' as to conformance with the zoning criteria. The next is the 'Subdivision Code Test' which is conformance to the neighborhood character.

Zoning Test

As indicated above, each lot is 60 feet wide at the street and has 9,586 square feet of land size. The R-1A zoning requires a minimum lot size of 75 feet of lot width and 8,500 square feet of lot area. Thus, variances are requested from the R-1A 75-foot lot width dimension standards.

Lot Conformance to Subdivision Code Test

There are 19 other homes within this immediate neighborhood and block with the same R-1A zoning (see attached map). Of those homes, eleven (57%) are conforming lots with 75 feet of width or greater and eight (43%) are 55-65 feet in width. What is also important is that seven existing homes that are immediately to the east on Loch Lomond Drive or immediately to the rear of this site on Nairn Drive are the ones that are 55-65 feet in width. Thus, while the lot widths proposed are not (on average) comparable to the entire block, the proposed lot widths are exactly the same as the immediate neighboring properties.

No Impact on Floor Area Ratio

The applicant is aware of the recent code change that limits the maximum floor area ratio to the same 38% FAR as exists today on the combined lots versus the maximum 43% FAR that would otherwise apply after the lots are split. As a result, the square footage of the future homes/structures on these lots is unchanged. The difference is that the square footage can be divided into two homes versus one home. The applicant can now build one home of 7,286 square feet in size on these two lots. After the split, they can build the same square footage (3,643 sq. ft.) on each lot. The applicant believes that the two smaller homes are much more compatible with the neighborhood than one much larger home.

Development Plans

The applicant has provided generalized plans for the type of homes that they plan to build, and general site plans for the layout of the proposed new homes. The applicants will comply with the normal single-family development standards, setbacks, etc.

Comprehensive Plan Future Land Use Change

Dating back to when this neighborhood was annexed from Orange County in 1980, the future land use of most of the neighborhood is Office. However, the City's Comprehensive Plan contains the Policy (below) that limits the development along Loch Lomond Drive to single family residential. In order to start the 'housekeeping' of consistency, the staff has added to this agenda item, which is a change to the future land use map to match the single-family zoning.

Policy 1-C-10: Land Use Consistency on Loch Lomond Drive, East of Hospital

Notwithstanding the future land use text elsewhere in this element, for the office future land use category and for future land use and zoning compatibility; that within the land area to the east of the Winter Park Hospital that fronts on Loch Lomond Drive across from Cady Way Park, the office future land use category shall only be deemed consistent with single family residential (R-1A) development and while subdivision variances may be approved to allow smaller lots for future redevelopment, that redevelopment shall only be of single family homes.

Summary

The sellers of this property bought these two lots at different times and had no idea that the Zoning Code views them as a single parcel. The split creates lots that exceed the minimum R-1A lot size except for the frontage. The 60-foot frontage is the same as the most immediate homesites to this property. The proposed split is in conformance with the Comprehensive Plan policy for Loch Lomond Drive. These new homes could energize redevelopment of new homes along Loch Lomond in this attractive setting across from Cady Way Park.

Applicable Codes

The applicable Comprehensive Plan policy and Subdivision Code section governing lot splits are below:

RELEVANT COMPREHENSIVE PLAN POLICIES:

Policy 1-5.2.8: Subdivision of Land and Lot Splits for Non-Lakefront Single Family & Low Density Multi-Family Property. The City shall consider approving subdivision and lot split applications, which are not lakefront properties and which are not estate lots in areas designated single family, low density or multi-family residential, when the proposed new lots are designed at size and density that meet adopted subdivision regulations. The City Commission in consideration of lot consolidation requests may limit the applicable floor area ratio as a condition of approval in order to preserve neighborhood scale and character.

Policy 1-6.3.1: Protect Trees. The City shall promote the proliferation and preservation of trees throughout the City, minimize the removal of protected trees, and require compensation and replanting for the loss of protected trees in various stages of maturity on public and private property in order to preserve the quality of life in the City well into the future.

Policy 5-2.7.2: Tree Protection from Development Activities. The City shall protect and conserve specimen and other significant trees from destruction by development activities through the site development process.

ARTICLE VI. - SUBDIVISION AND LOT CONSOLIDATION REGULATIONS

Sec. 58-377. - Conformance to the comprehensive plan.

(a) In the City of Winter Park, as a substantially developed community, the review of lot splits, lot consolidations, plats, replats or subdivisions within developed areas of the city shall insure conformance with the adopted policies of the comprehensive plan as a precedent to the conformance with other technical standards or code requirements.

(b) In existing developed areas and neighborhoods, all proposed lots shall conform to the existing area of neighborhood density and layout. The proposed lot sizes, widths, depths, shape, access arrangement, buildable areas and orientation shall conform to the neighborhood standards and existing conditions. This provision is specifically intended to allow the denial or revision by the city of proposed lot splits, lot consolidations, plats, replats or subdivisions when those are not in conformance with the existing neighborhood density or standards, even if the proposed lots meet the minimum technical requirements of the zoning regulations.

(c) In determining the existing area or neighborhood density and standards, for the consideration of lot splits, plats, replats or subdivision of other than estate lots or lakefront lots, the planning and zoning commission and city commission shall consider the frontage and square foot area of home sites and vacant properties with comparable zoning within an area of 500-foot radius from the proposed subdivision.

(d) In order to implement the policies of the comprehensive plan, the city commission may also impose restrictions on the size, scale, and style of proposed building, structures, or other improvements. This provision shall enable the city commission to impose restrictions on the size, height, setback, lot coverage, impervious area or right-of-way access such that proposed building and other improvements match the dimension and character of the surrounding area or neighborhood.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[2_backup for - Loch Lomond Lot Split.pdf](#)

LOT CONFORMANCE TO SUBDIVISION CODE TEST

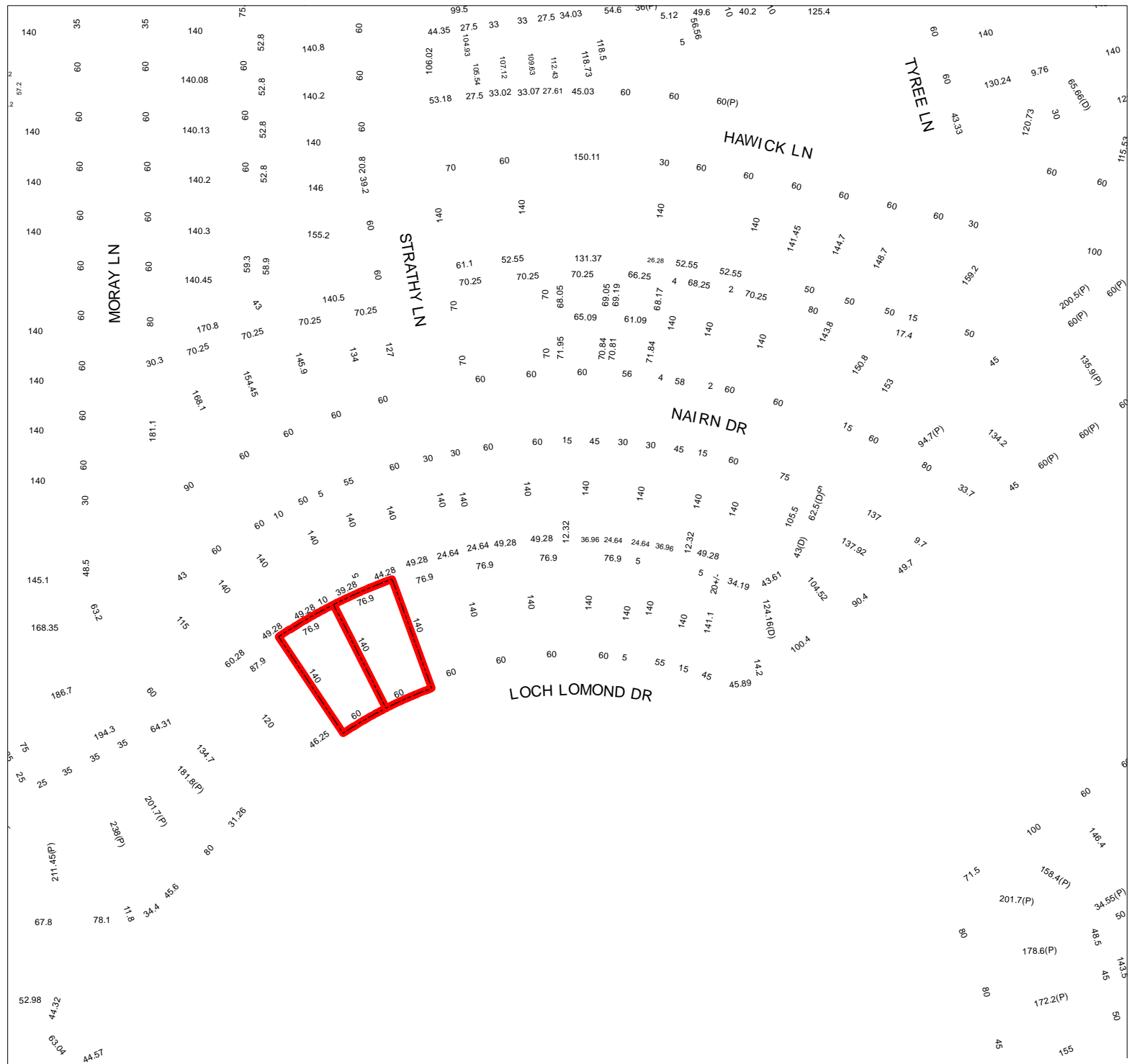
Loch Lomond Drive Properties
City of Winter Park Florida

LEGEND

- Subject Site
- Single-Family Lots Within 500' of Site (20 total)

NOTES

Average Lot Width = 73 ft
Median Lot Width = 75 ft
Average Lot Size = 9,496 sq ft
Median Lot Size = 9,540 sq ft



Boundary & Topographic Survey

Legal Description:

LOTS 25 THROUGH 27, BLOCK 9, ALOMA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "O", PAGE 51, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Flood Description:

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 9/25/2009. CERTIFIED TO: SHANE ACEVEDO

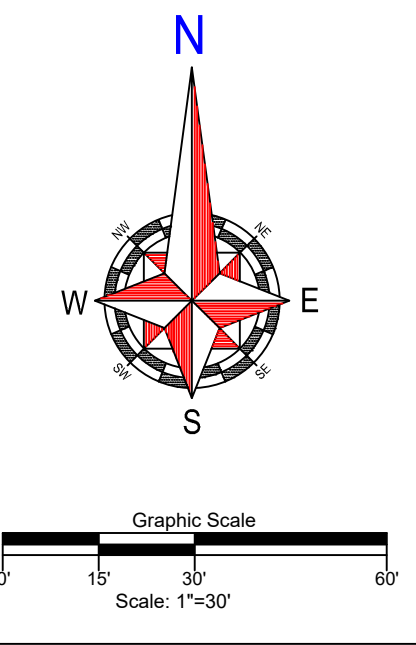


CA R= 641.70'(P) L= 87.90'(P) Δ= 07°56'00"(C) Chord Bearing= N 51°12'00" E 87.83'(M)	CB R= 501.70'(P) L= 46.25'(P) Δ= 05°56'00"(C) Chord Bearing= S 52°42'23" W 48.28'(M)	CC R= 25.00'(P) L= 38.08'(C) Δ= 87°56'00"(C) Chord Bearing= N 85°23'12" W 35.36'(M)	CD R= 501.70'(P) L= 60.00'(P) Δ= 6°51'08"(C) Chord Bearing= S 56°21'32" W 59.92'(M)	CE R= 501.70'(P) L= 76.90'(P) Δ= 6°56'00"(C) Chord Bearing= N 56°40'47" E 76.70'(M)	CF R= 501.70'(P) L= 60.00'(P) Δ= 6°51'08"(C) Chord Bearing= S 63°35'31" W 59.94'(M)	CG R= 501.70'(P) L= 60.00'(P) Δ= 06°56'00"(C) Chord Bearing= N 63°41'19" E 76.69'(M)
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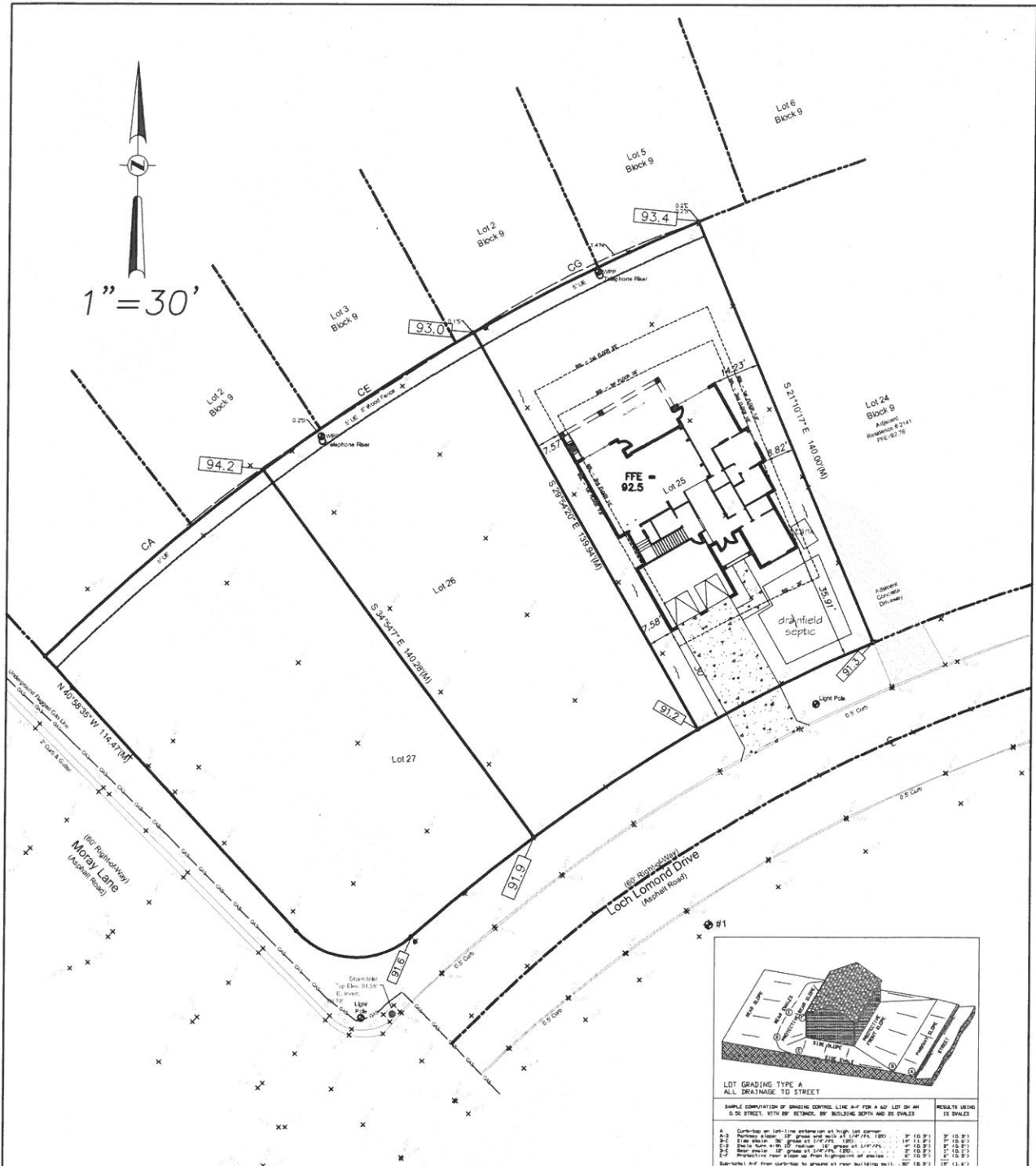
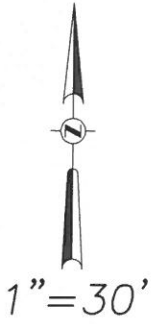
-Site Benchmark Information-
 #1
 Set 1/2" Rebar & Cap T'RAV LB 7623"
 Elevation: 90.52'
 #2
 Set 1/2" Rebar & Cap T'RAV LB 7623"
 Elevation: 94.53'

-Benchmark Information-
 Florida Department of Transportation
 (Elevations are based upon North American Vertical Datum 1988)

Tree Note:
 Palm - Denotes Tree Type
 (18") - Diameter of Tree measured at Chest Height



Field Date: 03/03/21	Date Completed: 03/10/21	Notes: - Survey is Based upon the Legal Description Supplied by Client. - Buildings, Property Lines have NOT been Researched for Gaps, Overlaps and/or Misfits. - Subject to any Easements and/or Restrictions of Record. - Bearings Based upon the meridian, is Assumed and Based upon the Line Identified with a 'REF'. - Building Ties are NOT to be used to reconstruct Property Lines. - Easements are NOT determined. - Roof Overhangs, Underground Utilities and/or Focales have NOT been located. SEE OTHER RECORDS. - Septic Tanks and/or Driveway locations are approximate and MUST be verified by appropriate Utility Location Companies. - Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing herein shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified. - Flood Zone Determination Shown Herein is Given as a Courtesy, and as Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known nor NOT given to the Surveying Company at the time of this Endorsement and Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.
Drawn By: SAM	File Number: IS-85021	Surveyor: Patrick K. Ireland License No. 356637 State of Florida Certified Public Surveyor This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal. Ireland & Associates Surveying, Inc. 800 Currency Circle Suite 1020 Lake Mary, Florida 32746 www.irlandsurveying.com Office-407.678.3366 Fax-407.320.8165



- CENTER LINE OF ROAD
- - - RIGHT OF WAY
- PROPOSED CONCRETE
- PAVERS
- TYP TYPICAL
- SW SIDEWALK
- PROPOSED ELEVATION
- 111.99 EXISTING ELEVATION
- LF LINEAR FEET
- SF SQUARE FEET

LOT GRADING TYPE 'A'
ALL DRAINAGE TO STREET

SAMPLE COMPUTATION OF DRAINAGE CONTROL LINE AND FOR A 42' LOT ON AN 8.5' DE STREET, WITH 8" SETBACK, BY BUILDING DEPTH AND BY SWALES

RESULTS USING	RESULTS USING
12 SWALES	12 SWALES
A. Curbside on left-line extension at high 100' gutter	12' 10.81'
B.2. Backfill to curb on right side with 12" 100' gutter	12' 10.81'
B.3. Side slope to curb on right side with 12" 100' gutter	12' 10.81'
C.2. Backfill to curb on left side with 12" 100' gutter	12' 10.81'
C.3. Side slope to curb on left side with 12" 100' gutter	12' 10.81'
D.2. Backfill to curb on right side with 12" 100' gutter	12' 10.81'
D.3. Side slope to curb on right side with 12" 100' gutter	12' 10.81'
Subtotal and from curb-top to ground at rear building wall	12' 10.81'
Minimum rise from curb-top to sidewalk	30" x 8' = 30' 18.81'
Minimum rise for road floor using 8" 20' curb	30" x 12' = 40' 18.81'

FHA TYPE 'A' LOT GRADING
= N.T.S.

SITE/GRADING PLAN

CLIENT	LOCATION
SA	LOT 25 LOCK LOMOND

CYCOP ENGINEERING INC.
CA 30526

kimberley FISCHER
CIVIL ENGINEERS AND PLANNERS
Digitally signed by kimberley fischer.
Date: 2021.04.01

JIM FISCHER P.E. #56942 4/1/2021
1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819

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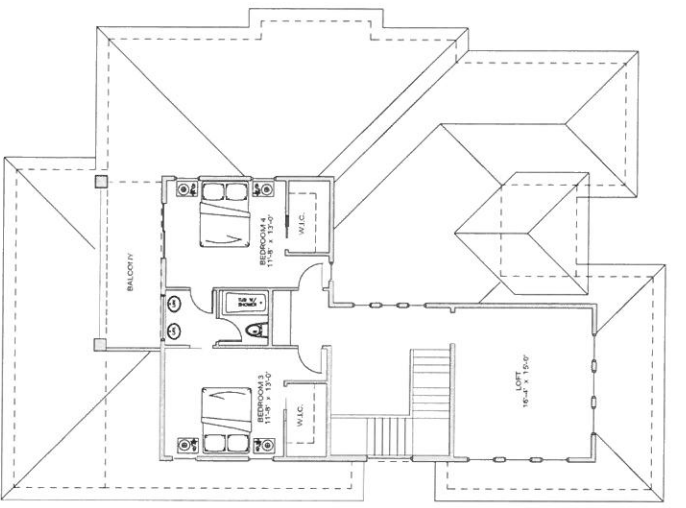
A NEW HOME BY ZERO LATITUDE HOMES
 A and R REAL STATE DEVELOPMENT, LLC.
 MORAY-LOCH LOMOND, WINTER PARK, FL 32789
 LOT 25

alba
 ENGINEERING
 DANIEL BOUTER, P.E.
 P.E.# 16000
 ORLANDO, FL 32804
 PHONE (407) 421-8866



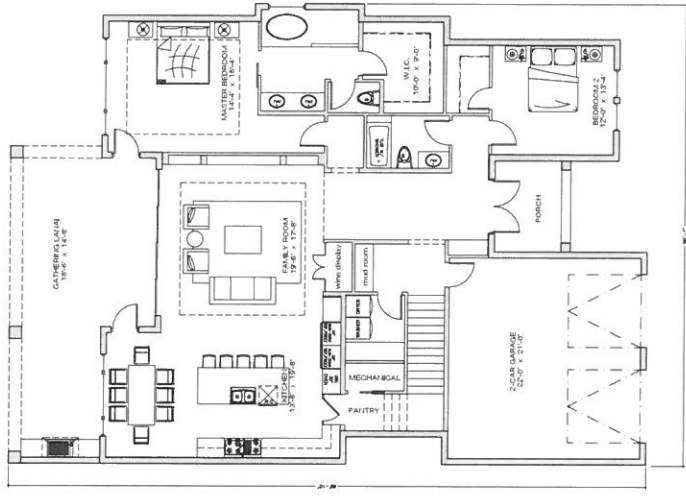
REVISIONS	DATE
	11/19/2020

Date	
Project #	
Drawn by	JSH
Checked by	
Total sheets	

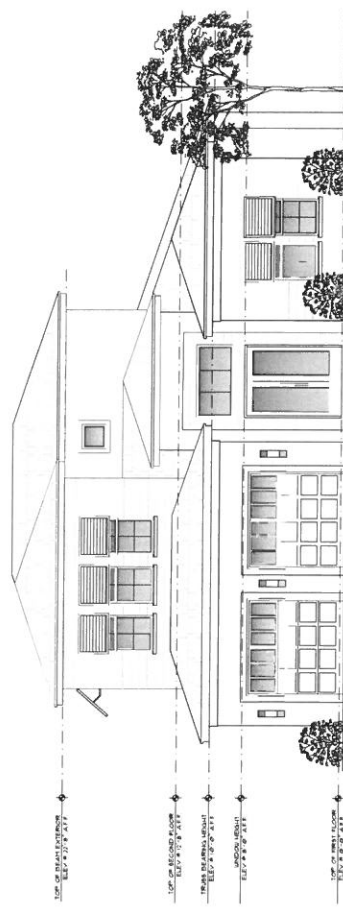


2 SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

LEGAL DESCRIPTION	
FAIR BUILDING DATA - LOT 25	
FIRST FLOOR - GARAGE	1,709 SF
SECOND FLOOR	1,000 SF
TOTAL LIVING AREA	2,699 SF
PYK (PNC)	3649 SF
BUILDING DATA - LOT 25	
FIRST FLOOR	2,047 SF
SECOND FLOOR	1,020 SF
TOTAL LIVING AREA	3,025 SF
GARAGE	504 SF
LANAI	479 SF
BALCONY	114 SF
TOTAL OTHER AREAS	1,097 SF
TOTAL CONSTRUCTION	4,922 SF

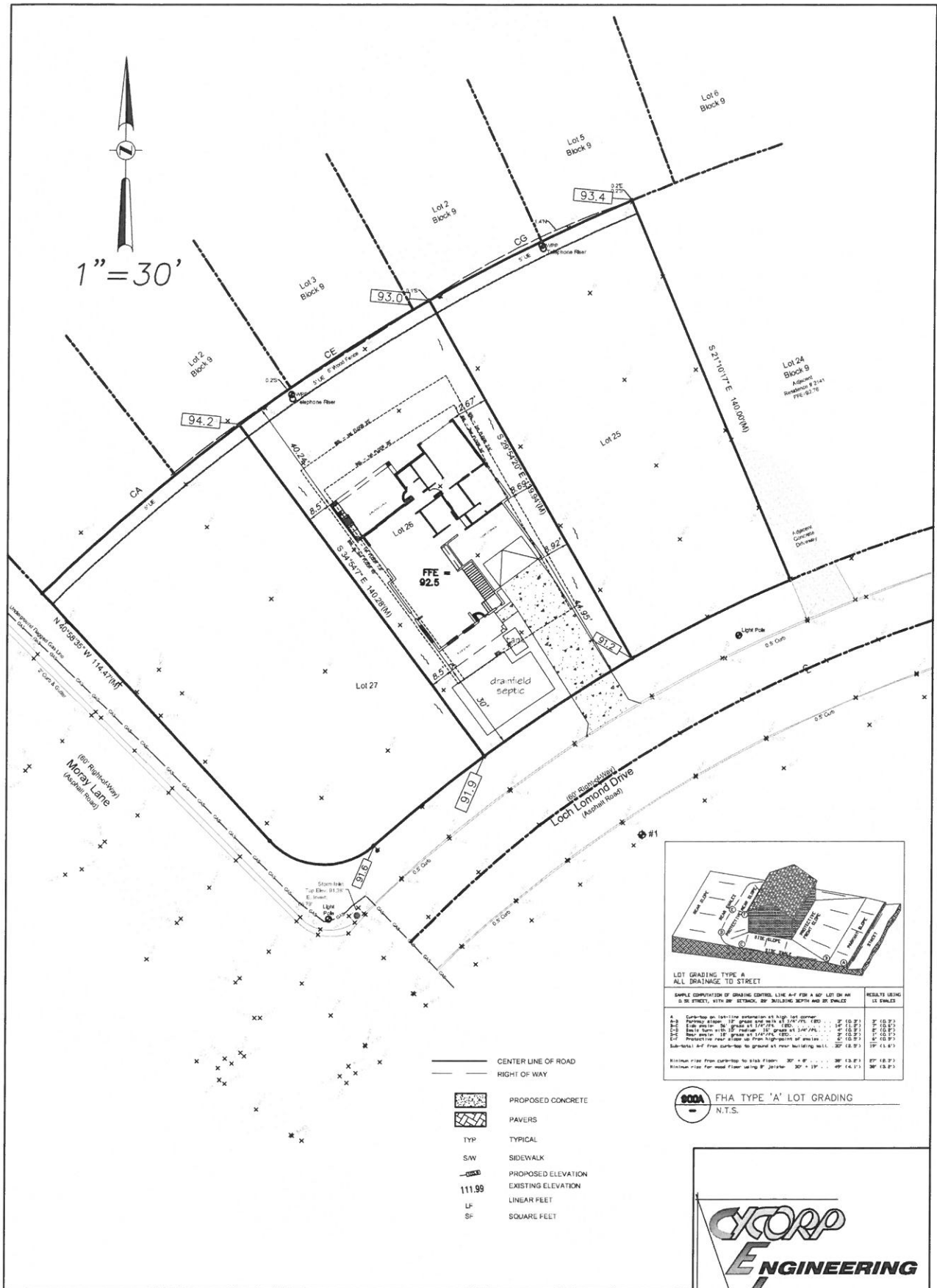
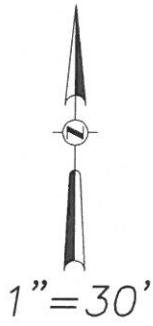


1 FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"

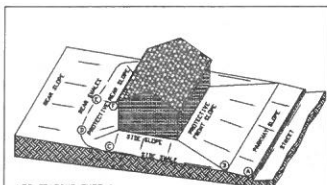


3 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

COASTAL - LOT 25



- CENTER LINE OF ROAD
- RIGHT OF WAY
- PROPOSED CONCRETE
- PAVERS
- TYP TYPICAL
- SW SIDEWALK
- PROPOSED ELEVATION
- EXISTING ELEVATION
- 111.99 LINEAR FEET
- LF
- SF SQUARE FEET



LOT GRADING TYPE 'A'
ALL DRAINAGE TO STREET

EXAMPLE COMPUTATION OF GRADING CONTROL LINE 'A' FOR A 60' LOT ON AN S-BE STREET, WITH 8' SETBACK, BY BUILDING DEPTH AND BY ELEVATION

RESULTS USING	RESULTS USING
FT ELEVATIONS	FT ELEVATIONS
A. Control on 1st-line extension at high lot corner	2' 10.0'
B. Property elevation 12' grade and 10' 1/2' offset	2' 10.0'
C. 1st-line extension to grade at 1/2' offset	2' 10.0'
D. 1st-line extension to grade at 1/2' offset	2' 10.0'
E. Property rear floor at high-point of slope	2' 10.0'
F. 1st-line extension to grade at rear building wall	2' 10.0'
Subtotal: 1st-line extension to grade at rear building wall	2' 10.0'
Minimum 1' rise from curb to 1st-line	3' 10.0'
Minimum 1' rise from curb to 1st-line	3' 10.0'

BOCA FHA TYPE 'A' LOT GRADING
N.T.S.

SITE/GRADING PLAN	
CLIENT	LOCATION
SA	LOT 26 LOCH LOMOND

CA 30526

**CIVIL ENGINEERS
LAND PLANNERS**

signed by
kimberley
fischer
Date:
2021.04.01

REGISTERED PROFESSIONAL ENGINEER
P.E. #56942 4/1/2021

16140 N. Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819

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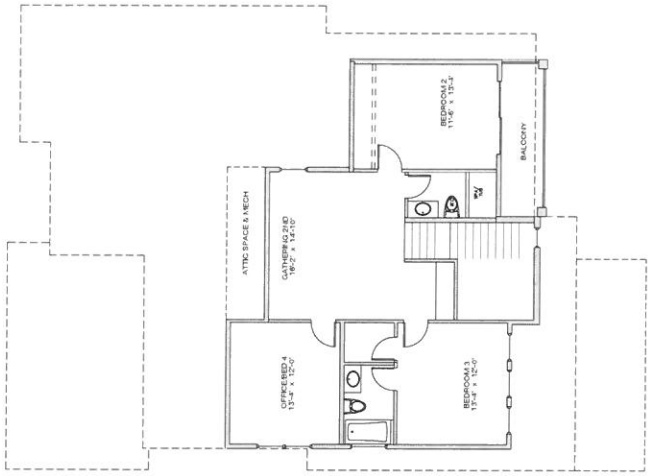
A NEW HOME BY ZERO LATITUDE HOMES
 A and R REAL STATE DEVELOPMENT, LLC.
 MORAY-LOCH LOMOND, WINTER PARK, FL 32789
 LOT 26

alba ENGINEERING
 DANIEL ROUTER, P.E.
 1501 S.W. 15TH AVENUE
 ORLANDO, FL 32804
 PHONE: (407) 627-8686

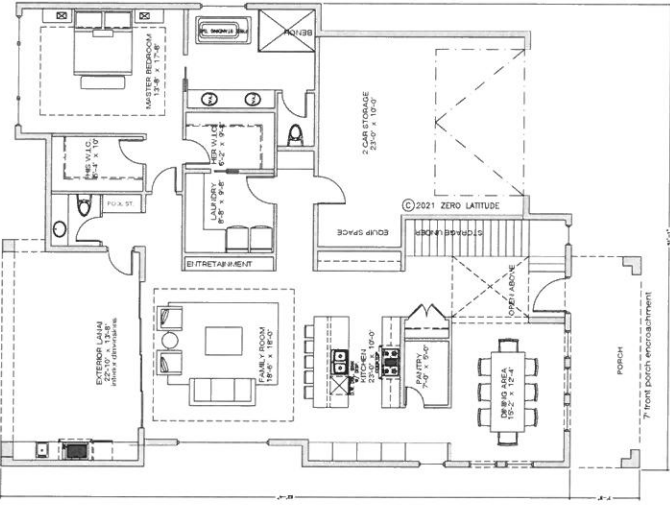


REVISIONS	DATE
	1/11/2020

Date	
Project #	
Drawn by	JPH
Checked by	
Total sheets	

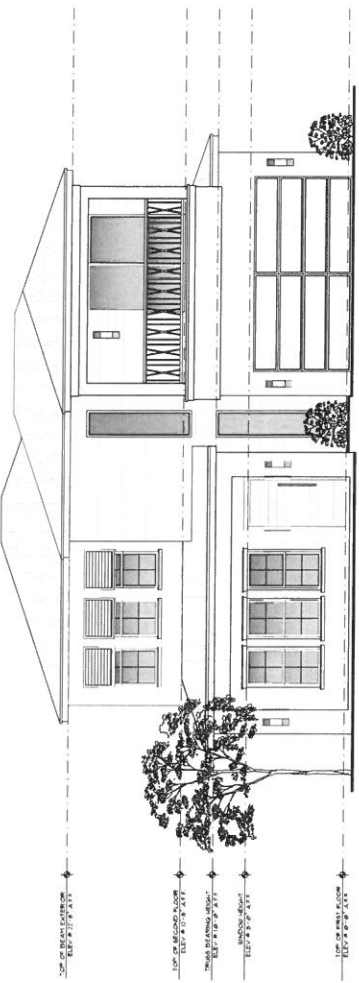


2 SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"



1 FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"

LEGAL DESCRIPTION	
FAIR BUILDING DATA - LOT 26	
FIRST FLOOR - GARAGE	2,820 SF
SECOND FLOOR	1,022 SF
TOTAL LIVING AREA	3,842 SF
PAK (100)	3,842 SF
BUILDING DATA - LOT 26	
FIRST FLOOR	2,101 SF
SECOND FLOOR	1,022 SF
TOTAL LIVING AREA	3,123 SF
GARAGE	979 SF
LAMA	140 SF
BALCONY	106 SF
TOTAL OTHER AREAS	1,217 SF
TOTAL CONSTRUCTION	4,340 SF



3 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

COASTAL - LOT 26

This instrument was prepared by:

JOHN DeM. HAINES, ESQ.
of the Law Offices of
WINDERWEEDLE, HAINES, WARD
& WOODMAN, P.A.
P. O. Box 880
WINTER PARK, FLORIDA 32789

Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

G.R. 2590 PG 334

404
PA

This Indenture, Made this 3rd day of December 1974, Between

1050
385

WILLIAM T. BRYSON and NANCY J. BRYSON, his wife,
of the County of Lee, State of Florida, grantor, and

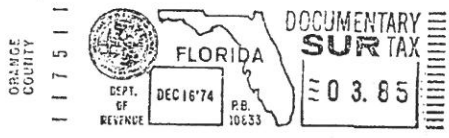
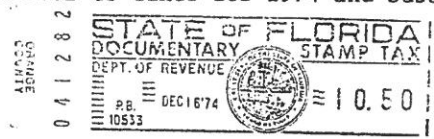
WILLIAM G. FERRIGNO and VIRGINIA M. FERRIGNO, his wife,
whose post office address is 162 Moray Lane, Winter Park, (32789)
of the County of Orange, State of Florida, grantee.

Witnesseth, That said grantor, for and in consideration of the sum of TEN and NO/100-----
-----(\$10.00)----- Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the fol-
lowing described land, situate, lying and being in Orange County, Florida, to-wit:

Lot 25, Block "9", ALOMA SUBDIVISION, according to the Plat thereof as
recorded in Plat Book "0", Page 51, Public Records of Orange County,
Florida.

SUBJECT to restrictions and easements of record, if any, but the reference
thereto shall not serve to reimpose the same.

SUBJECT to taxes for 1974 and subsequent years.



and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims
of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Sharon Baker
Dorlene Brown

William T. Bryson (Seal)
WILLIAM T. BRYSON
Nancy J. Bryson (Seal)
NANCY J. BRYSON

STATE OF FLORIDA
COUNTY OF LEE
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally
appeared WILLIAM T. BRYSON and NANCY J. BRYSON, his wife
to me known to be the person s described in and who executed the foregoing instrument and acknowledged before
me that they executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of December,
1974.

My commission expires: July 29, 1978

Walter K. Freeman
Notary Public

RECORDED & RECORD VERIFIED

Harold Hunt
County Comptroller, Orange Co., Fla.

883991 RECORDED
APR 22 10 07 AM '75
Printed for Lawyers' Title Guaranty Fund, Orlando, Florida This instrument was prepared by:

O.R. 2614 P.C. 1637 JOHN DeM. HAINES, ESQ
of the Law Office of
WINDERWEEDLE, HAINES, WARD
& WOODMAN, P.A.
P. O. Box 880
WINTER PARK, FLORIDA 32789 ✓

Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this _____ day of April 19 75, Between

ALICE E. NORMENT, a widow, and MARIE NORMENT GABALLA, (formerly MARIE E. NORMENT, as joint tenants with right of survivorship and not as tenants of the County of MONMOUTH, State of New Jersey in common, grantor*, and

WILLIAM G. FERRIGNO and VIRGINIA M. FERRIGNO, his wife,
whose post office address is 162 Moray Lane, Winter Park (32789)

of the County of Orange, State of Florida, grantee*.

1350
495

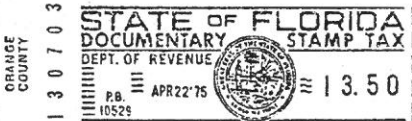
Witnesseth, That said grantor, for and in consideration of the sum of TEN and NO/100-----
-----(\$10.00)----- Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Orange County, Florida, to-wit:

Lot 26, Block 9, ALOMA SUBDIVISION, according to the Plat thereof as recorded in Plat Book "0", Page 51, Public Records of Orange County, Florida.

SUBJECT to restrictions and easements of record, if any, but the reference thereto shall not serve to reimpose the same.

SUBJECT to taxes for 1975 and subsequent years.



and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Camillo Calatelli

Alice E. Norment (Seal)
ALICE E. NORMENT

Alice Anselmy

Marie Norment Gaballa (Seal)
MARIE NORMENT GABALLA (formerly
MARIE E. NORMENT) (Seal)

STATE OF NEW JERSEY
COUNTY OF MONMOUTH

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared ALICE E. NORMENT, a widow, and MARIE NORMENT GABALLA (formerly MARIE E. NORMENT)

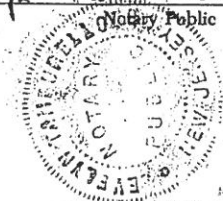
to me known to be the person s described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of April 1975

My commission expires:

Evelyn Tamburello
Notary Public

EVELYN TAMBURELLO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov. 28, 1978



RECORDED & RECORD VERIFIED

James B. Smith
County Comptroller, Orange Co., Fla.

SEP 20 1957
4:05 P

O.R. 282 PAGE 563

526090

This Indenture

Made this _____ day of August, A. D. 1957.

Between ANTHONY P. MIER and ELEANOR F. MIER, his wife,

of the County of Orange and State of Florida parties of the first part, and WILLIAM G. FERRIGNO and VIRGINIA M. FERRIGNO his wife, in estate by entirety with right of survivorship, whose mailing address is 2103 Montana Avenue, Orlando, Florida

of the County of Orange and State of Florida parties of the second part,

Witnesseth, that the said parties of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and transferred, and by these presents do grant, bargain, sell and transfer unto the said parties of the second part and their heirs and assigns forever, all that certain parcel of land lying and being in the County of Orange, and State of Florida, more particularly described as follows:

30.40
6.60

Lot 27, Block 9 of ALOMA SUBDIVISION, according to Plat thereof as recorded in Plat Book "O", page 51, Public Records of Orange County, Florida.

Subject to taxes for the year 1957 and subsequent years.

Subject to mortgage to the Winter Park Savings and Loan Association in original amount of \$9,500.00 dated May 9, 1957 and recorded May 10, 1957 in Official Records Book 231, page 641, Public Records of Orange County, Florida, on which the unpaid balance is \$9,500.00, which the parties of the second part herein hereby assume and agree to pay.

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining:

To Have and to Hold the same in fee simple forever.

And the said parties of the first part do covenant with the said parties of the second part that they are lawfully seized of the said premises, that they are free from all incumbrances and that they have good right and lawful authority to sell the same; and the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals the day and year above written.

Signed, Sealed and Delivered in Our Presence:

Vernice Welch
C. C. [Signature]

Anthony P. Mier
Eleanor F. Mier

The [Signature]
Notary Public, State of Florida
My commission expires Jan 1, 1961.
Bonded by [Signature] Insurance Co.

ALL/bjw

State of Florida,

O.R. 282 PAGE 564

County of ORANGE.

I HEREBY CERTIFY, That on this day of August, A. D. 1957, before me personally appeared

ANTHONY P. MIER and ELEANOR F. MIER, his wife, to me well known and known to me to be the persons described in and who executed the foregoing conveyance to WILLIAM G. FERRIGNO and VIRGINIA M. FERRIGNO, his wife, and they acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned.

WITNESS my signature and official seal at Orlando in the County of Orange and State of Florida, the day and year last aforesaid.

My Commission Expires Jan. 8, 1961.

Thelma Christensen, Notary Public, State of Florida, Large. My commission expires Jan. 8, 1961. Bonded by Mass. Bonding & Insurance Co.



Warranted True

TO

Date

ABSTRACT OF DESCRIPTION

OF FLORIDA,



at o'clock m., this day of August, 1957, was filed for record, and being duly acknowledged and proven, I have recorded the same on pages of Book of Book public records of said County. In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the Judicial Circuit of said State, in and for said County.

Clerk.

D. C.

BEARDALL, GRIDLEY AND LEWIS ATTORNEYS AT LAW, 80 NORTH COURT STREET ORLANDO, FLORIDA

FILED IN THE OFFICE OF THE CLERK OF THE COUNTY COURT OF ORANGE COUNTY, FLORIDA ON SEP 2 9 1957 AT 4:05 O'CLOCK PM AND RECORDED IN THE 'OFFICIAL RECORDS' BEGINNING WITH BOOK NO. 282 PAGE 563 AND BEING VERIFIED.

Arthur W. Maxwell