

Development Review Board

**Norma Sutton
Timothy Balding
Stephen Withers
Frank Chase
Jennifer Roper
Molly Rose
Peter Fleck**

Council Liaison: Jim O'Brien

Agenda

Agenda

**April 16, 2019
6:30 PM**

**WINDERMERE TOWN HALL
520 MAIN STREET.
WINDERMERE, FL 34786**

PLEASE TURN OFF ALL CELL PHONES AND PAGERS

PLEASE NOTE: IN ACCORDANCE WITH F.S. 286.26: Person with disabilities needing assistance to participate in any such proceeding should contact the Office of the Town Clerk at least 48 hours beforehand at (407) 876-2563

Pursuant to Resolution No. 2005-12 adopted on December 13, 2005, the following Civility Code shall govern all proceedings before the Town of Windermere Town Council:

1. All electronic devices, including cell phones and pagers, shall be either turned off or otherwise silenced.
2. Prolonged conversations shall be conducted outside Council meeting hall.
3. Whistling, heckling, gesturing, loud conversations, or other disruptive behavior is prohibited.
4. Only those individuals who have signed the speaker list and/or who have been recognized by the Mayor (or Chair) may address comments to the Council.
5. Comments at public hearings shall be limited to the subject being considered by the Council.
6. Comments at Open Forums shall be directed to Town issues.
7. All public comments shall avoid personal attacks and abusive language
8. No person attending a Town Council meeting is to harass, annoy, or otherwise disturb any other person in the room.

Any member of the public whose behavior is disruptive and violates the Town of Windermere Civility Code is subject to removal from the Town Council meeting by an officer and such other actions as may be appropriate. **PLEASE NOTE:** IN ACCORDANCE WITH F.S. 286.0105: Any person who desires to appeal any decision at this meeting will need a record of this proceeding. For this, such person may need to ensure that a verbatim record of such proceeding is made which includes the testimony and evidence upon which the appeal is to be based.

AGENDA

- THE MEETING IS CALLED TO ORDER BY THE CHAIRMAN

1. **OPEN FORUM/PUBLIC COMMENT (3 Minute Limit):**

2. **NEW BUSINESS**

a. MINUTES

- i. DRB Meeting Minutes February 19, 2019 (Attachment-Staff Recommends Approval)

b. GENERAL ITEMS FOR CONSIDERATION

- i. Z19-005: 31 Pine Street – Variance to allow an expansion of an existing non-conforming home by more than 10%, allow a reduced side setback of 8.2 feet, and allow a reduced setback from the normal high-water elevation of 15 feet. (Attachment-Board Option)

3. ADJOURN:

TOWN OF WINDERMERE

Development Review Board Meeting Minutes

February 19, 2019

Present were Chair Frank Chase, Boards Members; Stephen Withers, Molly Rose, Jennifer Roper, and Peter Fleck. Town Manager Robert Smith, Town Planner Sarah Mastison, and Town Clerk Dorothy Burkhalter were also present. Council Liaison Jim O'Brien, Board Members Norma Sutton and Timothy Balding were absent.

Chair Chase called the meeting to order at 6:30pm. He then led everyone in the pledge of Allegiance.

1. **OPEN FORUM/PUBLIC COMMENTS:**

There were no public speakers.

2. **OLD BUSINESS: NONE**

3. **NEW BUSINESS:**

a. **MINUTES:**

i. **DRB meeting minutes January 15, 2019**

Member Rose made a motion to approve the DRB minutes of January 15, 2019 as presented. Member Withers seconded the motion. All were in favor.

b. **GENERAL ITEMS FOR CONSIDERATION:**

i. **Z-19-01: Taylor Morrison: Amendment to the Estancia at Windermere PUD agreement to allow the change of the property setback requirements of lots 40 and 41 from 25' to 10'**

Chair Chase turned the floor over to Ms. Sarah Mastison, Planner with Wade Trim. Ms. Mastison reviewed the request to allow the current setbacks of lots 40 and 41 to be reduced to 10'. Manager Smith stated for the record that, "this request has nothing to do with the Jain property." Chair Chase questioned the notices that were sent out. He stated that the plat maps mailed with the notice were incorrect. Chair Chase explained that comments sent in were made with wrong information being sent out. Ms. Mastison explained that the lots noted were from the Development Agreement, not the plat. Chair Chase commented on his concerns with the incorrect notification and the responses. Member Roper stated that she has concerns with the public thinking that these are interior lots, when they are not. She also stated that this should be re-noticed to the residents. Manager Smith stated that the applicant was present with a PowerPoint presentation. Chair Chase turned the floor over to the applicant. Ms. Carolyn Haslam with Akerman LLP and representative for the applicant introduced herself. She then gave a presentation regarding the lot locations and the proposed setbacks. Ms. Haslam reviewed what the current homes look like on certain sized lots, and what the two homes would like with and without the setback variance. Mr. Nicholas Gluckman Project Manager for Taylor Morrison introduced himself. He then stated that Taylor Morrison has "kit" homes and for the accurate size house for these two lots, there is not a kit home available.

TOWN OF WINDERMERE

Development Review Board Meeting Minutes

February 19, 2019

Mr. Gluckman stated that the homes would be very small compared to the others, that is why a variance is needed. Member Rose stated that this item was before her when she was on the Town Council. She stated that at that time, the Town Council was very generous with setbacks in the original Developers Agreement. Member Withers commented that by moving the house more to the 10' setback on the west side of the lot, it will allow the home to make the 25' side setback. He then stated for lot 40, the house would be longer than others, but it would work. Mr. Gluckman commented that their catalog of homes has been researched to find a plan that might fit. He stated that a 45' wide would need to be utilized, and Taylor Morrison does not have one. Member Withers stated that the argument of the lot not being big enough to build on is incorrect. Mr. Gluckman stated that he feels for these two lots, the setback was an oversight. Member Rose stated that it is unknown as to what will be built on the other side of the wall. Further discussion followed. Chair Chase reiterated his concerns on the error of public notification. Mr. Kevin White, P.E. with Waldrop Engineering, introduced himself. He then stated that there was not any intentional intent to mislead this board. Mr. White commented on the widths of homes that Taylor Morrison has. He further commented that a 45' wide home would be sufficient but Taylor Morrison has a 40' or 50', not a 45' wide house plan. Member Withers questioned if a 50' wide home was placed on lot 41 and it was moved to the 10' west set back line, what variance would be needed for the other side? Mr. White stated a 5' encroachment would be needed. Member Withers stated that 5' would be more likely than 25'. Further discussion followed. Chair Chase questioned if there were any comments from the public. There were none. Ms. Haslam stated that they are requesting an amendment to the Developers Agreement, not a variance request. Some discussion followed. Member Withers made a motion to have the correct owners and addresses in the Developers Agreement. Manager Smith explained that a motion is not needed. He explained that the side set backs to allow 10' instead of 25' is what's being discussed. Member Rose made a motion to recommend to deny the variance requests. Member Roper seconded the motion for discussion. Member Withers stated that the original plat approved does show a 10' setback on the east boundary. After some discussion was made regarding Town Council approval, the Developers Agreement, set-backs, lot/house widths, roll call vote was as follows: Withers – no, Chase – no, Rose – yes, Roper – yes, and Fleck – yes. Motion carried 3-2. Manager Smith stated that this will be presented to the Town Council March 26th at 6:00pm in the Town Hall.

4. ADJOURN:

Member Rose made a motion to adjourn the meeting. Member Withers seconded the motion. All were in favor.

The meeting adjourned at 7:15pm

Dorothy Burkhalter, Town Clerk

Frank Chase, Chair

Town of Windermere

614 Main Street Windermere, FL 34786
Office: (407) 876-2563 Fax: (407) 876-0103

Mayor
JIM O'BRIEN



Town Manager
ROBERT SMITH

Clerk
DOROTHY BURKHALTER

Development Review Board April 16, 2019

Town Council May 14, 2019

Case No.: Z19-005

Applicant: Darrell Nunnelley

Property Owner: Kim & Steven Patiry

Representative: Darrell Nunnelley

Requested Action: Variance to allow a greater than 10% expansion to a non-conforming home, allow the encroachment into the 50-foot setback from the normal high-water line to allow a 15-foot setback, and to allow for the south side setback at 8.2 feet.

Property Address: 31 Pine Street

Legal Description: PLAT OF WINDERMERE G/36 THAT PT OF LOT 46-C LYING NWLY OF FOLLOWING DESC LINE FROM SW COR OF LOT 46-C RUN N 17 DEG W 130 FT FOR POB TH RUN N 72 DEG E 128.37 FT N 17 DEG W 14.32 FT S 86 DEG E 29.82 FT N 76 FT M/L TO N LINE OF LOT 46-C

Future Land Use/Zoning: Residential/Residential

Existing Use: Residential (Single Family)

Surrounding Future Land Use/Zoning

North: Residential/Residential
South: Residential/Residential
East: Lake Butler
West: Residential/Residential

CASE SUMMARY:

Darrell Nunnelley, on behalf of Kim and Steve Patiry, who are the owners of 31 Pine Street, submitted a request for approval of a variance, pursuant to Division 10.02.00 of the Town of Windermere Land Development Code. The purpose of the variance request is to allow a greater than 10% expansion to a non-conforming home, allow the encroachment into the 50-foot setback from the normal high-water line, and to allow for the south side setback to less than 10 feet.

The existing home on this property was constructed in 1966. The existing home on this property is non-conforming in that it does not meet the front (West) setback, side (South) setback, or normal high-water line setback. The existing structure has a front (West) setback of 24.7 feet (25 feet required), a side (South) setback of 8.2 feet (15 feet required), and a setback from the normal high-water line of 15 feet (50 feet from the normal high-water line required).

The applicant is requesting a variance to allow for an expansion greater than 10% to a non-conforming home. The proposed expansion is 33% of the existing gross floor area. The applicant is requesting a variance to allow for an addition of a second story and a covered porch to be constructed in line with the existing non-conforming home, at a setback of 8.2 feet, on the South side property line. The applicant is also requesting a variance to allow for the construction of a covered porch to encroach into the 50-foot required setback from the normal high-water line. The proposed covered porch would be 15 feet from the normal high-water line. The existing home currently encroaches into the 50-foot required setback from the normal high-water line.

Division 10.02.00 of the LDC empowers the Development Review Board to review and make recommendations for approval, approval with conditions or denial to the Town Council on these variance requests.

Division 10.02.00 of the LDC requires the Town Council to consider the recommendation of the Development Review Board and to take final action to either approve or deny the variance request.

CASE ANALYSIS:

Section 10.02.02 of the LDC provides the specific standards by which the Development Review Board and Town Council are to review to consider the approval or denial of a variance application. In addition, this Section requires a positive finding, based on substantial competent evidence, for each of the standards. These standards are summarized as follows:

1. The need for the variance arises out of the physical surroundings, shape, topographical condition or other physical or environmental conditions that are unique to the subject property. Variances should be granted for conditions peculiar

to the property and not the result of actions of the property owner;

2. There are practical or economic difficulties in carrying out the strict letter of the regulation;
3. The variance request is not based exclusively upon a desire to reduce the cost of developing the site;
4. The proposed variance will not substantially increase congestion on surrounding public streets, the danger of fire or other hazard to the public;
5. The proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site;
6. The effect of the proposed variance is in harmony with the general intent of this Land Development Code and the specific intent of the relevant subject areas of this Land Development Code; and
7. The variance will not encourage further requests for changes where such a land use would not be deemed appropriate.

It is also important to note that this Section also provides specific standards that are not to be considered in the review of a variance application. These standards are:

1. That the implementation of these regulations would impose an economic hardship on the cost of the building or redevelopment project;
2. That these regulations impose a hardship by decreasing the maximum density of a property in terms of the number of units, square footage of buildings, etc.; and
3. That other adjacent lands, structures or buildings not in conformance with these regulations provide a rationale for a lessening of their application in this specific case.

Section 10.02.02(c) of the LDC allows the imposition of conditions and restrictions as may be necessary to allow a positive finding to be made on any of the variance standards to minimize the negative effect of the variance. The conditions and restrictions should further the interest of the LDC.

The applicant submitted a site plan and other materials in support of the variance request. The following is a summary of the information provided by the applicant in support of their variance request:

1. The configuration of the property limits the ability to make improvements or expansion to the property;

2. The proposed improvements will not exceed the maximum Floor Area limitations;
3. The proposed improvements will not exceed the maximum Impervious Surface limitations;
and
4. The applicant states that the adjacent property will not have their lakefront view impacted.

PUBLIC NOTICE:

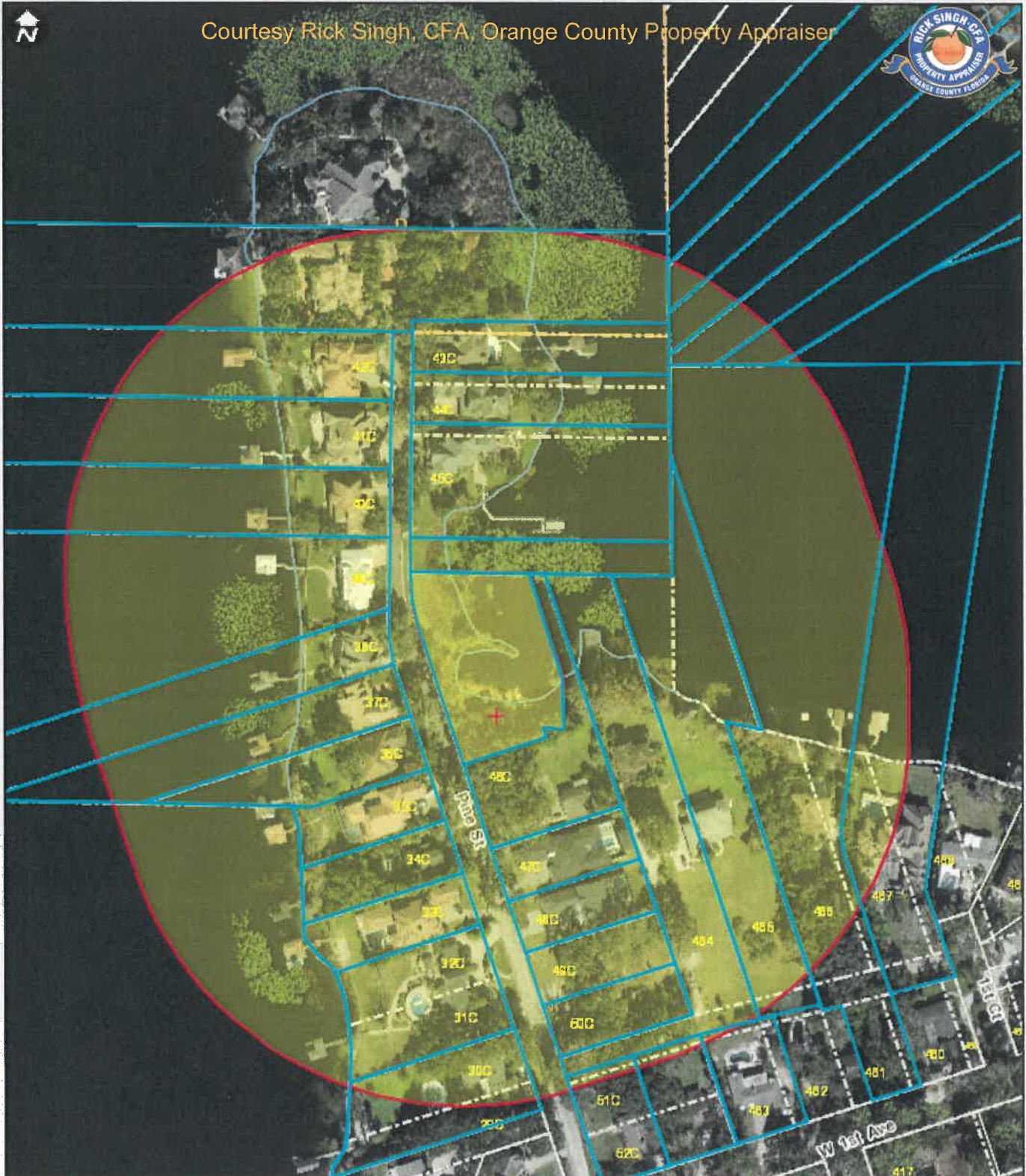
Public notices were mailed to property owners within 500 feet of the subject property on April 1, 2019 (36 notices sent). As of April 8, 2019, no responses were returned. An update to any responses received after April 8, 2019, will be provided at the DRB meeting.

OCA Web Map

Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Florida Turnpike	Public Roads	Brick Road	Governmental/Institutional/Misc	Waste Land	Lakes and Rivers
Interstate 4	Gated Roads	Rail Road	Commercial/Industrial/Vacant Land	County Boundary	Building
Toll Road	Road Under Construction	Proposed SunRail	Agriculture	Parks	Hospital
		Lot Line	Residential		
		Block Line	Agricultural Curtilage		



Courtesy Rick Singh, CFA, Orange County Property Appraiser



March 11, 2019

Ms. Dorothy Burkhalter
Town Clerk
Windermere, Fl. 34786

RE: 31 Pine Street Windermere

Dorothy:

Kim & Steve Patiry are requesting the Town of Windermere grant them a variance to do the following things:

Expand the footprint of the existing house by adding a covered porch and balcony on the 1st & 2nd floors on the East or rear side of the building toward the pool up to 10 feet deep – the existing covered porch is 10 feet deep and does not have a balcony

Put a 2nd story on the right or South side of the building staying under the 35 foot height restriction

Add a covered balcony on the North side of the building up to 6 feet deep

Increase the height of the existing 2nd floor on the left or North side of the building by raising the existing 8 foot ceilings to become 10 foot ceilings – Also staying under the 35 foot height restriction

The South property line is 126 feet long and the expansion on the right or South side of the building will be outside of the rear setback

The expansion on the North side of the building will encroach within the 50 foot setback from the Normal High Water Line (NHWL)

The front Southwest portion of the house is conforming and 27 feet from the West property line

The front Northwest portion of the house is 24.7 feet from the West property line

The South side of the building is 8 feet from the property line

The front left corner on the North side of the building is over 50 feet from the water (NHWL)

The rear left corner on the North side of the building is over 20 feet from the water (NHWL)

The existing house was created in 1966

The expansion requested will not impact any of the Neighbor's view of the water

Thank you with your help on this project



Darrell Nunnelley
407.467.8069

AGENT AUTHORIZATION FORM

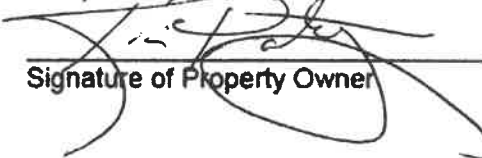
I/WE, (PRINT PROPERTY OWNER NAME) Steven & Kim Patiry, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 31 Pine Street Windermere, FL. 34786, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Darrell Nunnellev, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Building expansion and adding a 2nd story, AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

Date: March 7, 2019


Signature of Property Owner

Steven Patiry
Print Name Property Owner

Date: March 7, 2019

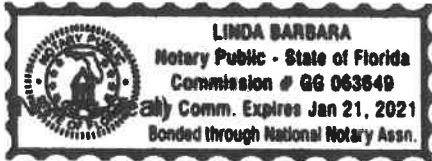

Signature of Property Owner

Kim Patiry
Print Name Property Owner

STATE OF FLORIDA
COUNTY OF Orange

I certify that the foregoing instrument was acknowledged before me this 7th day of March, 2019 by Steven & Kim Patiry. He/she is personally known to me or has produced as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 7th day of March, in the year 2019



Linda Barbara
Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires: JANUARY 21, 2021

Legal Description(s) or Parcel Identification Number(s) are required:	
PARCEL ID #:	<u>17-23-28-9336-30-462</u>
LEGAL DESCRIPTION:	<u>Plat of Windermere G/36 – See survey & deed for complete legal</u>



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

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

31 Pine St < 17-23-28-9336-30-462 >

Name(s)
Patiry Steven A
Patiry Kim Ann

Mailing Address On File
31 Pine St
Windermere, FL 34786-8549
[Incorrect Mailing Address?](#)

Physical Street Address
31 Pine St

Postal City and Zipcode
Windermere, FL 34786

Property Use
0130 - Sfr - Lake Front

Municipality
Windermere



View 2018 Property Record Card

[Update Information](#)

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

2019 values will be available in August of 2019.

Property Description

[View Plat](#)

PLAT OF WINDERMERE G/36 THAT PT OF LOT 46-C LYING NWLY OF FOLLOWING DESC LINE FROM SW COR OF LOT 46-C RUN N 17 DEG W 130 FT FOR POB TH RUN N 72 DEG E 128.37 FT N 17 DEG W 14.32 FT S 86 DEG E 29.82 FT N 76 FT M/L TO N LINE OF LOT 46-C

Total Land Area 45,787 sqft (+/-) | 1.05 acres (+/-) [GIS Calculated](#) [Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0130 - Sfr - Lake Front	SFR	1 LOT(S)	working...	working...	working...	working...

Page 1 of 1 (1 total records)

Buildings

Important Information		Structure				
	Model Code:	01 - Single Fam Residence	Actual Year Built:	1966	Gross Area:	3090 sqft
	Type Code:	0103 - Single Fam Class III	Beds:	3	Living Area:	2460 sqft
	Building Value:	working...	Baths:	3.0	Exterior Wall:	Concrete Block Stucco
	Estimated New Cost:	working...	Floors:	2	Interior Wall:	Plastered

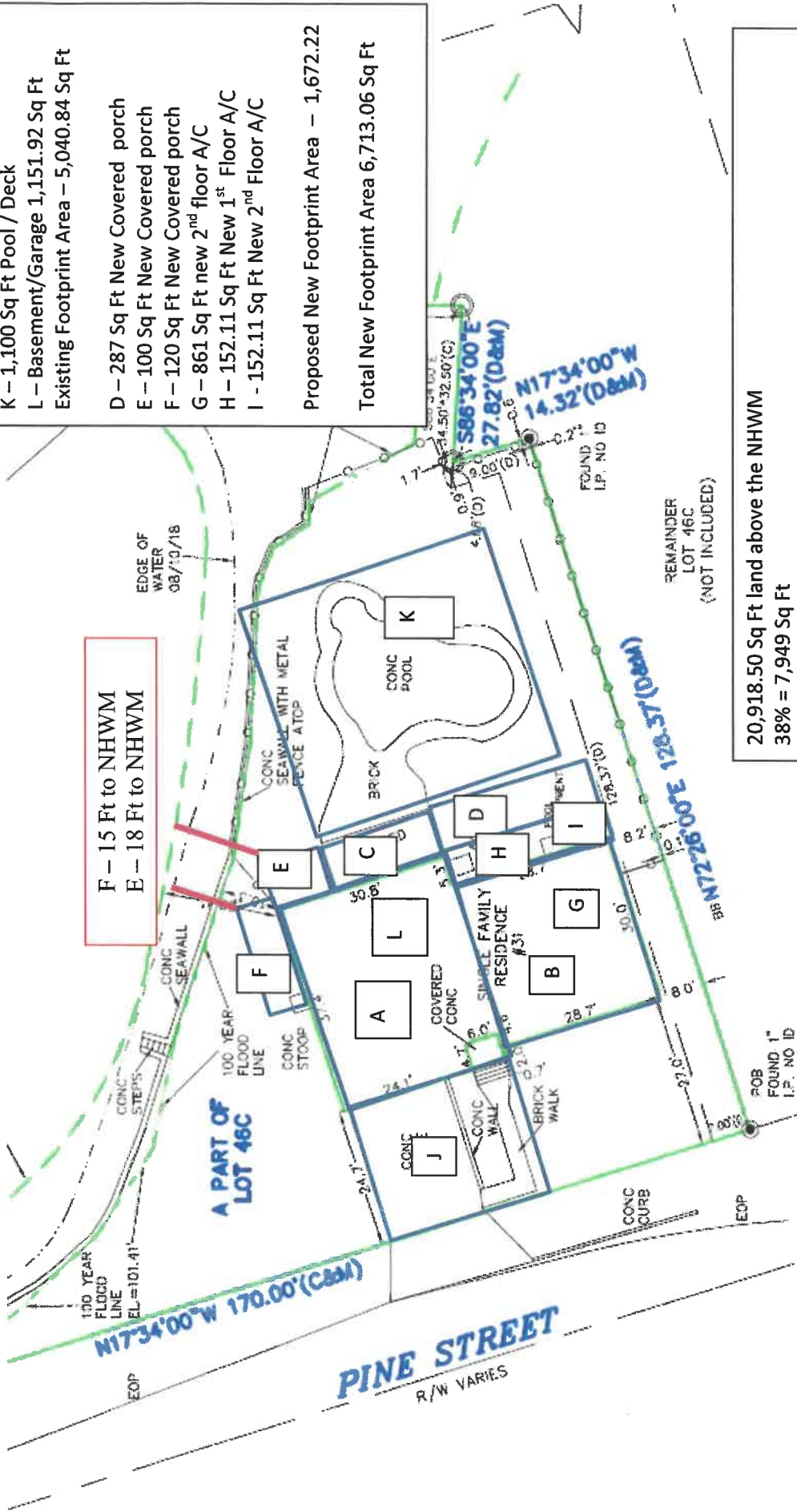
Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
FPL3 - Good Fireplace	01/01/1966	1 Unit(s)	working...
PL2 - Above Average Pool	01/01/2009	1 Unit(s)	working...
CVAL - Aluminum Cover	01/01/2000	220 Square Feet	working...

Page 1 of 1 (3 total records)

31 Pine St Windermere
Impervious Surface Ratio



- A - 1,151.92 Sq Ft A/C
- B - 861 Sq Ft A/C
- C - 200 Sq Ft covered porch
- J - 576 Sq Ft Driveway/Walkway
- K - 1,100 Sq Ft Pool / Deck
- L - Basement/Garage 1,151.92 Sq Ft
- Existing Footprint Area - 5,040.84 Sq Ft
- D - 287 Sq Ft New Covered porch
- E - 100 Sq Ft New Covered porch
- F - 120 Sq Ft New Covered porch
- G - 861 Sq Ft new 2nd floor A/C
- H - 152.11 Sq Ft New 1st Floor A/C
- I - 152.11 Sq Ft New 2nd Floor A/C
- Proposed New Footprint Area - 1,672.22
- Total New Footprint Area 6,713.06 Sq Ft

20,918.50 Sq Ft land above the NHWM
 38% = 7,949 Sq Ft
 45% = 9,413 Sq Ft

Existing Footprint Area - 5,040.84 Sq Ft or under 24%

Proposed New Footprint Area - 1,672.22 Sq Ft or under 8%

Total New Footprint Area 6,713.06 Sq Ft or under 32%
 (Subject to Professional verification)

BOUNDARY SURVEY



PROPERTY DESCRIPTION: THAT PART OF LOT 46C, TOWN OF WINDERMERE REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGE 36 THROUGH 39, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE, TO WIT:

FROM THE SOUTHWEST CORNER OF SAID LOT 46C, RUN NORTH 17 DEGREES 34 MINUTES WEST 130.00 FEET ALONG THE WESTERLY BOUNDARY OF SAID LOT FOR THE POINT OF BEGINNING; THENCE RUN NORTH 72 DEGREES 26 MINUTES EAST 128.37 FEET; THENCE NORTH 17 DEGREES 34 MINUTES WEST 14.32; THENCE SOUTH 86 DEGREES 34 MINUTES EAST 27.82; THENCE NORTH 00 DEGREES 33 MINUTES WEST 76 FEET, MORE OR LESS, TO THE WATERS OF LAKE BUTLER AND THE NORTHERLY BOUNDARY OF SAID LOT 46C.

ALSO DESCRIBED AS

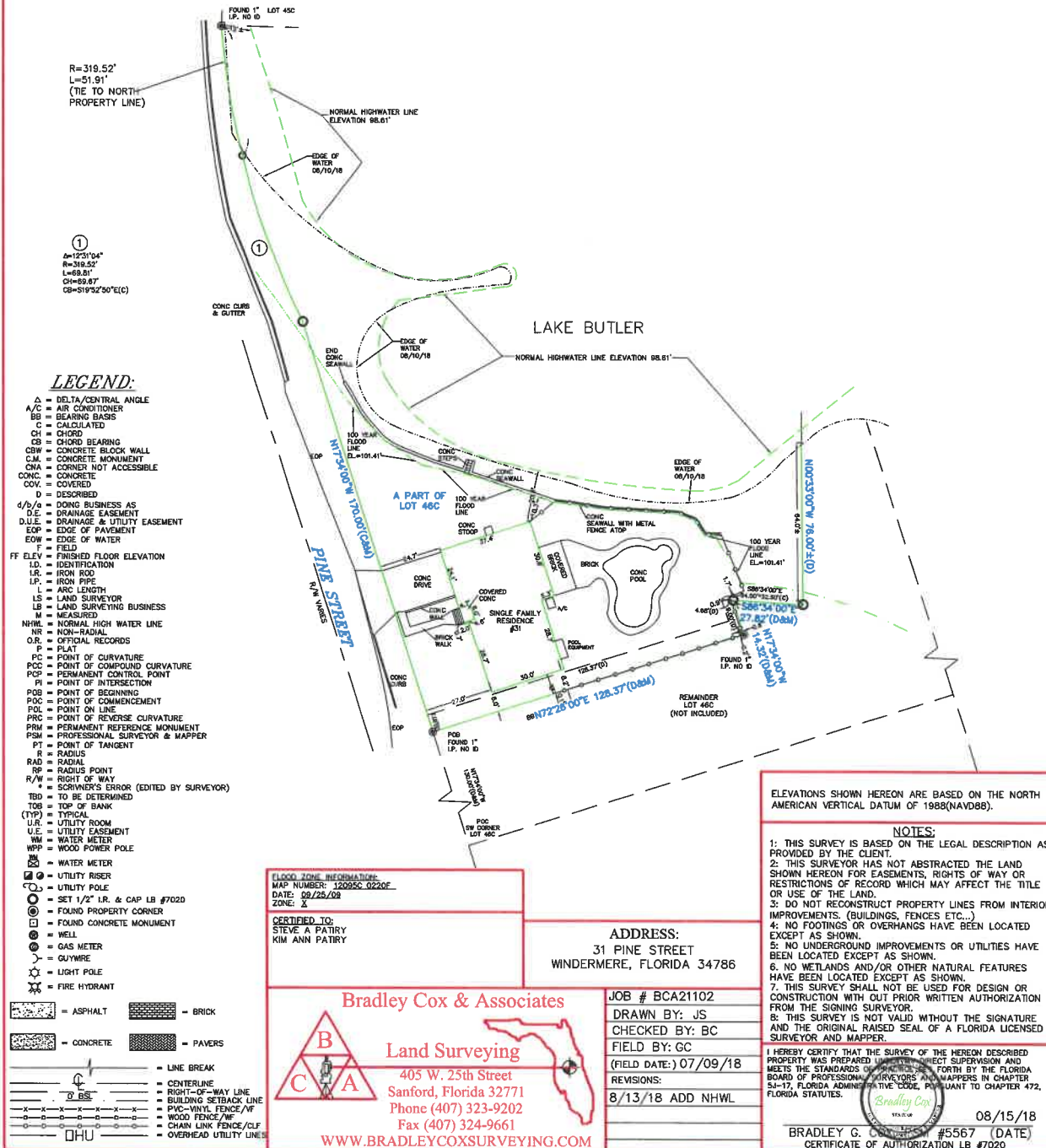
THAT PART OF LOT 46C, TOWN OF WINDERMERE REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGE 36 THROUGH 39, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE, TO WIT:

FROM THE SOUTHWEST CORNER OF SAID LOT 46C, RUN NORTH 17 DEGREES 34 MINUTES WEST 137.00 FEET ALONG THE WESTERLY BOUNDARY OF SAID LOT FOR THE POINT OF BEGINNING; THENCE RUN NORTH 72 DEGREES 26 MINUTES EAST 124.00 FEET; THENCE NORTH 17 DEGREES 34 MINUTES WEST 9.00 FEET; THENCE SOUTH 86 DEGREES 34 MINUTES EAST 34.50*(32.50' CALCULATED); THENCE NORTH 00 DEGREES 33 MINUTES WEST 76 FEET, MORE OR LESS, TO THE WATERS OF LAKE BUTLER AND THE NORTHERLY BOUNDARY OF SAID LOT 46C.

AND

THAT PART OF LOT 46C, TOWN OF WINDERMERE REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGE 36 THROUGH 39, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE, TO WIT:

FROM THE SOUTHWEST CORNER OF SAID LOT 46C, RUN NORTH 17 DEGREES 34 MINUTES WEST 130.00 FEET ALONG THE WESTERLY BOUNDARY OF SAID LOT FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 17 DEGREES 34 MINUTES WEST 7.00 FEET; THENCE RUN (NORTH) *72 DEGREES 26 MINUTES EAST 124.00 FEET, NORTH 17 DEGREES 34 MINUTES WEST 9.00 FEET, THENCE SOUTH 86 DEGREES 34 MINUTES EAST 4.68 FEET; SOUTH 17 DEGREES 34 MINUTES EAST 14.32 FEET, THENCE RUN SOUTH 72 DEGREES 26 MINUTES WEST 128.37 FEET TO THE POINT OF BEGINNING.



LEGEND:

- Δ = DELTA/CENTRAL ANGLE
- A/C = AIR CONDITIONER
- BB = BEARING BASIS
- C = CALCULATED
- CH = CHORD
- CB = CHORD BEARING
- CBW = CONCRETE BLOCK WALL
- C.M. = CONCRETE MONUMENT
- CNA = CORNER NOT ACCESSIBLE
- CONC. = CONCRETE
- COV. = COVERED
- D = DESCRIBED
- d/b/a = DOING BUSINESS AS
- D.E. = DRAINAGE EASEMENT
- D.U.E. = DRAINAGE & UTILITY EASEMENT
- EOP = EDGE OF PAVEMENT
- EOW = EDGE OF WATER
- F = FIELD
- FF ELEV. = FINISHED FLOOR ELEVATION
- I.D. = IDENTIFICATION
- IR. = IRON ROD
- I.P. = IRON PIPE
- L = ARC LENGTH
- LS = LAND SURVEYOR
- LB = LAND SURVEYING BUSINESS
- M = MEASURED
- NH.W.L. = NORMAL HIGH WATER LINE
- NR = NON-RADIAL
- O.R. = OFFICIAL RECORDS
- P = PLAT
- PC = POINT OF CURVATURE
- POC = POINT OF COMPOUND CURVATURE
- PCP = PERMANENT CONTROL POINT
- PI = POINT OF INTERSECTION
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POL = POINT ON LINE
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- PT = POINT OF TANGENT
- R = RADIUS
- RAD = RADIAL
- RP = RADIUS POINT
- R/W = RIGHT OF WAY
- * = SCRIBBLES ERROR (EDITED BY SURVEYOR)
- TBD = TO BE DETERMINED
- TOB = TOP OF BANK
- (TYP) = TYPICAL
- U.R. = UTILITY ROOM
- U.E. = UTILITY EASEMENT
- WM = WATER METER
- WPP = WOOD POWER POLE
- ⊗ = WATER METER
- ⊕ = UTILITY RISER
- ⊖ = UTILITY POLE
- ⊙ = SET 1/2" I.R. & CAP LB #7020
- ⊠ = FOUND PROPERTY CORNER
- ⊡ = FOUND CONCRETE MONUMENT
- ⊚ = WELL
- ⊙ = GAS METER
- ⊙ = GUYWIRE
- ⊙ = LIGHT POLE
- ⊙ = FIRE HYDRANT
- ▨ = ASPHALT
- ▨ = BRICK
- ▨ = CONCRETE
- ▨ = PAVERS
- = LINE BREAK
- = CENTERLINE
- = RIGHT-OF-WAY LINE
- = BUILDING SETBACK LINE
- = PVC-WAY, FENCE/WF
- = WOOD FENCE/WF
- = CHAIN LINK FENCE/CLF
- = OVERHEAD UTILITY LINE

FLOOD ZONE INFORMATION:
 MAP NUMBER: 12092C 0220F
 DATE: 02/25/20
 ZONE: X

CERTIFIED TO:
 STEVE A PATRY
 KIM ANN PATRY

ADDRESS:
 31 PINE STREET
 WINDERMERE, FLORIDA 34786

Bradley Cox & Associates
Land Surveying
 405 W. 25th Street
 Sanford, Florida 32771
 Phone (407) 323-9202
 Fax (407) 324-9661
WWW.BRADLEYCOXSURVEYING.COM

JOB # BCA21102
DRAWN BY: JS
CHECKED BY: BC
FIELD BY: GC
(FIELD DATE): 07/09/18
REVISIONS:
 8/13/18 ADD NHWL

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD88).

- NOTES:**
- 1: THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AS PROVIDED BY THE CLIENT.
 - 2: THIS SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
 - 3: DO NOT RECONSTRUCT PROPERTY LINES FROM INTERIOR IMPROVEMENTS, (BUILDINGS, FENCES ETC...)
 - 4: NO FOOTINGS OR OVERHANGS HAVE BEEN LOCATED EXCEPT AS SHOWN.
 - 5: NO UNDERGROUND IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS SHOWN.
 - 6: NO WETLANDS AND/OR OTHER NATURAL FEATURES HAVE BEEN LOCATED EXCEPT AS SHOWN.
 - 7: THIS SURVEY SHALL NOT BE USED FOR DESIGN OR CONSTRUCTION WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE SIGNING SURVEYOR.
 - 8: THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

08/15/18

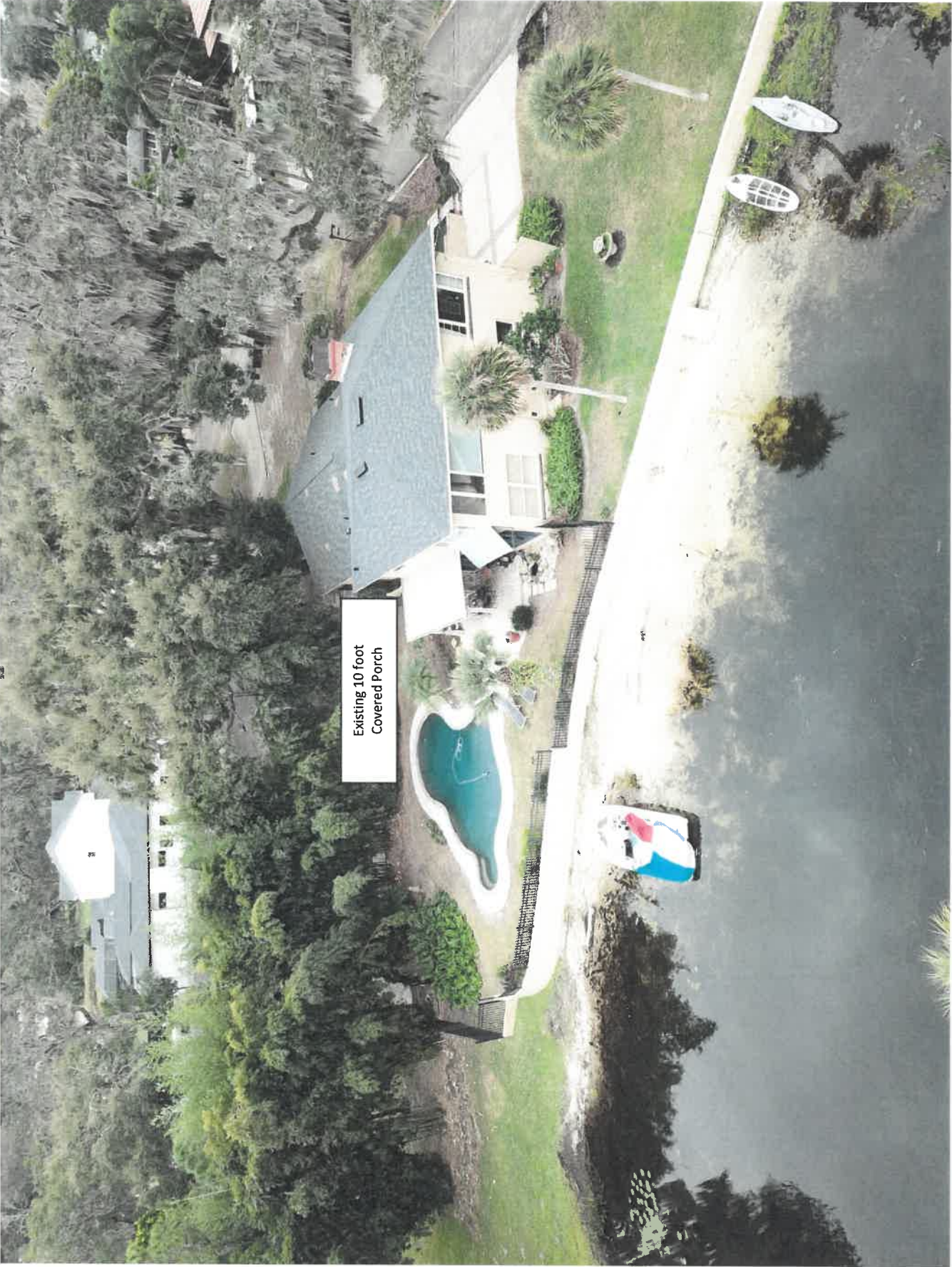
BRADLEY G. COX #5567 (DATE)
 CERTIFICATE OF AUTHORIZATION LB #7020



Existing North side of the building
31 Pine St

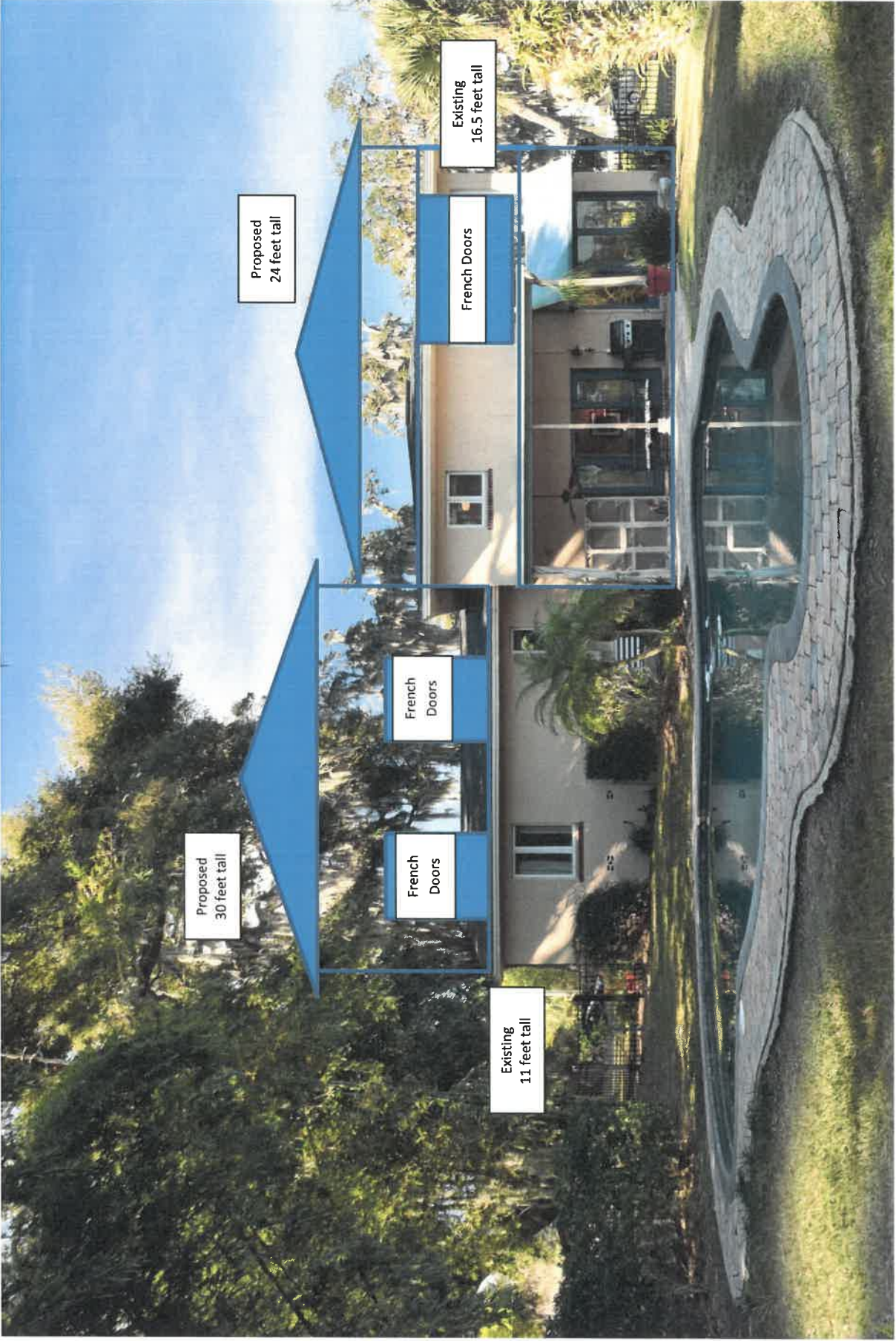


Existing North side of the building
31 Pine St



Existing 10 foot
Covered Porch

Existing North & East side of the building
31 Pine St



Proposed
30 feet tall

Existing
11 feet tall

French
Doors

Proposed
24 feet tall

French
Doors

Existing
16.5 feet tall

Rear & East side of the building
31 Pine St



Front & West side of the building
31 Pine St