

THE TOWN OF
Windermere



DEVELOPMENT REVIEW BOARD

Chair: Frank Chase

Peter Fleck

Jennifer Roper

Stephen Withers

Molly Rose

Council Liaison: Andy Williams

Agenda

Agenda

January 21, 2025

6:30 PM

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 proceedings should contact the Office of the 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 Development Review Board:

1. All electronic devices, including cell phones and pagers, shall be either turned off or otherwise silenced.
2. Prolonged conversation 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 Development Review Board 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 Development Review Board 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

AGENDA

1. THE MEETING IS CALLED TO ORDER BY THE CHAIR

2. OPEN FORUM / PUBLIC COMMENT (3-Minute Limit)

3. NEW BUSINESS

a. MINUTES

i. DRB Meeting Minutes September 17, 2024 (Attachments)

b. OTHER ITEMS FOR CONSIDERATION

i. Z24-10 - 1120 Lake Butler Boulevard (Parcel ID: 07-23-28-5616-00-721) - Iona Butler Properties, LCC, Representative: Anita Geraci-Carver; Variance Request to Allow a Three (3) Story Building and to Allow a Sport Court in the Front Yard. (Attachments)

ii. Member Application to Review: Stephen Lewis (Attachments)

4. ADJOURN

TOWN OF WINDERMERE

**Development Review Board
Meeting Minutes**

September 17, 2024

Present were Chair Frank Chase, Board Members Molly Rose, Jennifer Roper, and Peter Fleck. Town Council Liaison Andy Williams, Town Manager Robert Smith, and Town Planner Brad Cornelius were also present. Member Stephen Withers and Town Clerk Dorothy Burkhalter 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/comments.

2. NEW BUSINESS:

a. Minutes

i. June 18, 2024, DRB Meeting Minutes

Member Fleck made a motion to approve the June 18, 2024, minutes as presented. Member Rose seconded the motion. All were in favor.

b. General Items for Consideration

i. Z24-09 -1003 Oakdale Street – Matthew and Stacey Sullivan/Darrell Nunnelly – Variance to allow for an expansion of a non-conforming home and reduce the north side setback for a non-contiguous corner lot from 25 feet to 11.8 feet in line with the existing non-conforming home for an attached covered summer kitchen.

ii.

Chair Chase turned the floor over to Mr. Brad Cornelius. Mr. Cornelius introduced and reviewed variance request Z24-09. He explained that one request of the building permit was to put a roof and a wall to the existing rear patio. Mr. Cornelius explained that during the zoning review the request did not meet the code for a non-contiguous lot due to Oakdale Street and 10th Avenue. He stated that the setback is twenty-five feet on the effected side, fifteen feet on the other side and a thirty-five-foot setback for the rear. Mr. Cornelius stated that the current set-back is eleven-eight feet from the Oakdale Street side and does line up with the existing home. He then commented that in discussions with Mr. Nunnelly, it was noticed that the project was constructed without a permit. Mr. Cornelius stated that during the permitting process, Mr. Nunnelly was advised that the Roof and wall would not be approved and would either need to be removed or a variance applied for. He then commented on septic systems. Mr. Cornelius commented that notices were mailed out with six received in support, four received in opposition and one received with no opinion. Member Rose questioned if there was a previous variance when the house was built due to the side setback that currently encroaches. Mr. Cornelius commented that it was researched, and this home was built when Orange County issued permits, and the previous Town Manager signed off on the zoning. **Discussion was made and is inaudible.** Mr. Cornelius replied to comments on past approval in 2003, corner lots, easements, meeting setbacks, and PDCS review. Member Fleck commented on the uniqueness due to the

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Meeting Minutes**

September 17, 2024

setback from the easement. Member Fleck made a motion to recommend approval of the variance request. Member Rose seconded the motion. Mr. Darrell Nunnely, Development Group, 501 Main Street introduced himself. Manager Smith explained that a motion had already been stated and any further discussion would be by board members. Member Fleck rescinded his motion. Member Rose was friendly to the rescinding. Mr. Nunnely took responsibility for the error and the need for the variance. He then commented on past discussions that led up to finding the issue with the roof and wall. After discussion was made, Member Fleck made a motion to recommend approval. Member Rose seconded the motion. All were in favor.

ADJOURN:

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

The meeting adjourned at 7:00pm.

Dorothy Burkhalter, Town Clerk

Frank Chase, Chair

DRAFT

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 January 21, 2025

Town Council February 11, 2025

Case No.: Z24-10

Property Owner/Applicant: Ashraf Hassanein

Representative: Anita Geraci-Carver

Requested Action: Variance to allow for an attic access room, resulting in a 3rd story, and a pickle ball/sports court in the front yard.

Property Address: 11920 Lake Butler Blvd – Parcel 07-23-28-5616-00-721

Legal Description: REPLAT OF METCALF PARK Q/18 PORTION OF LOTS 72 & 73 DESC AS COMM AT SW COR OF LOT 29 TH S22-23-0E 60 FT TH N67-37-0E 91.21 FT TO POB TH N67-37-0E 150 FT TH S22-23-0E 350.56 FT TO SHORELINE OF LAKE BUTLER TH S73-47-6W 24.9 FT TH S79-12-19W 92.65 FT TH S81-8-51W 35.47 FT TH N22-23-0W 320.97 FT TO POB

Future Land Use/Zoning: Residential/Residential

Existing Use: Residential (Single Family)

Surrounding Future Land Use/Zoning

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

CASE SUMMARY:

Anita Geraci-Carver, authorized representative for Ashraf Hassanein, owner of parcel 07-23-28-5616-00-721 (11920 Lake Butler Blvd.), submitted a request for approval of a variance pursuant to Division 10.02.00 of the Town of Windermere Land Development Code. Under the Town’s Land Development Code, the maximum building height is 2.5 stories or 35 feet, whichever is less (Sec. 3.02.02), and sport courts must be located behind the front of the principal building (Sec.7.02.09). The purpose of the subject variance request is to allow for construction of an attic access room resulting in a third story, and construction of a pickleball court in front of the principal building (i.e., the front yard).

The total height of the home does not exceed the 35 foot maximum height limitation. The home is also compliant with all other zoning standards.

The sport court meets the required side setbacks and is compliant with all other zoning requirements.

Please note that this lot was created by an administrative lot split approved by the Town Manager. This variance is not related to the previous approved lot split.



*Birdseye view of Existing Single-Family Home at 11920 Lake Butler Blvd. from the south.
Source: Orange County Property Appraiser*

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 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:

There are two (2) variance requests:

1. Allow a three (3) story building; and
2. Allow a sport court in the front yard.

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 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. Please see information provided with the agenda item for the applicant's submittal.

PUBLIC NOTICE:

Public notices were mailed to property owners within 500 ft of the subject property. As of January 14, 2025, four (4) responses were received in support and none in opposition to the proposed variance.



October 22, 2024

**BY FED EX OVERNIGHT DELIVERY
& E-MAIL (bcornelius@wadetrim.com)**

Brad Cornelius, AICP, CPM, CFM
Vice President
Wade Trim
201 N Franklin St., Suite 1350
Tampa, FL 33602

Re: Ashraf Hassanein – Variances
xxxxx Lake Butler Blvd.
Windermere, FL

Dear Mr. Cornelius:

As you are aware from previous communications I have the pleasure of representing Dr. Ashraf Hassanein. In 2023 he acquired Iona Butler Properties, LLC, the entity which owns the real property located at and adjacent to 11940 Lake Butler Blvd., Windermere, FL. On December 19, 2023, after approval by the Town, the Orange County Property Appraiser's Office approved a lot split of 11940 Lake Bulter Blvd. The newly created vacant lot is located adjacent to 11940 Lake Butler Blvd. and is identified as Parcel 07-23-28-5616-00-721 (the "Property").

Dr. Hassanein seeks to obtain two variances from the Town of Windermere's Code. The two variance requests are outlined below:

1. Variance from Sec. 6.01.04, Height and floor area limitations. Maximum height, LDC. Sec. 6.01.04(b) states, *Maximum height*. No residential structure shall exceed 2 ½ stories or 35 feet in height, whichever is less, and all other structures shall be limited to two stories or 35 feet in height, whichever is less, as measured from the elevation of the average undisturbed existing lot grade at the front setback.

Sec. 6.01.04(d) states: *Adjoining properties to be considered*. The size, height, bulk and architecture of adjoining properties shall be considered so as to adequately protect surrounding properties. Excessively massive buildings or buildings which dominate

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neighborhood structures should be avoided. Inequitable loss of private views resulting from excessively tall or poorly planned structures shall not be permitted.

The new residence being constructed is 35' in height. Without increasing the height or changing the exterior architectural elevation of the new residence, Dr. Hassanein proposes an Attic Access Room. The Attic Access Room is considered a third story because of the definition of a "full story" under the Town's Code.

***Definition of a Full Story:** Story means that portion of a building included between the surface of any finished floor and the surface of the next finished floor above it, or if there is no floor above it, then the space between such floor and ceiling next above it, unless such space is less than 5.5 feet in height. Wherever the height between two finished floors (or finished floor and ceiling) exceeds 17½ feet, each height of 15 feet or portion greater than 5.5 feet thereof shall be construed to be one story. Sec. 6.01.04(a), LDC.*

The Attic Access Room is needed in order to fully access the roof and solar panels, in a meaningful way. Without the proposed Attic Access Room one will be forced to crawl in order to get onto the roof to clean the drains and change the solar batteries. Additionally, without the proposed Attic Access Room, getting equipment out to the roof for cleaning the drains, etc. will be extremely difficult and limit access from the exterior of the home that will require equipment with a lift. Dr. Hassanein will experience tremendous hardship in maintenance and repair activities without the variance.

By allowing the Attic Access Room with a height of 7-ft 8 inches without considering it as a third-story, (a) the height will remain 35-ft., (b) from the exterior one will not be able to determine the residence has a third-story, and (c) the residence constructed with the Attic Access Room is not excessively massive thereby dominating other homes in the subdivision which then meets the intent of what the Town is seeking to accomplish in Sec. 6.01.04, LDC.

Standards for granting a variance:

- a. The need for the variance arises out of the physical surroundings, shape, topographical conditions 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.

Response: The Property slopes significantly from Lake Butler Blvd. to Lake Butler ranging from 112.62 at the street side property line to 102.94 feet at the normal high water line. From the finished floor elevation of the residence to the normal high water

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line, the Property drops 8.77 ft. The location of the Property on the lake will contribute to the need for additional cleaning and maintenance of the roof and solar panel system. Therefore, adequate access to the roof is necessary, better access than can be achieved by crawling on one's hands and knees with limited ability to get equipment and tools on to the roof.

- b. There are practical or economic difficulties in carrying out the strict letter of the regulation.

Response: As stated above the practical difficulty in counting the Attic Access Room as a third-story, or prohibiting a third story is that access to the roof and solar panels will be extremely difficult. For minor maintenance and repairs, such as cleaning that portion of the flat roof, removing leaves that may accumulate, or changing the solar panel batteries will require someone to crawl on their hands and knees to gain access to the roof. Furthermore, getting any type of tools or equipment for these purposes will be almost impossible. Dr. Hassanein will then be required to obtain equipment with a lift to access the roof for even minor repairs and maintenance, which is impractical and costly.

- c. The variance request is not based exclusively upon a desire to reduce the cost of developing the site.

Response: Constructing the Attic Access Room as proposed with a 7-ft 8 inch height will increase the cost of developing the site, not reduce the cost.

- d. The proposed variance will not substantially increase congestion on surrounding public streets, the danger of fire or other hazard to the public.

Response: Allowing the Attic Access Room as proposed will not increase congestion on surrounding public streets, the danger of fire or other hazard to the public. The requested variance will have no impact at all on public streets, fire dangers or hazards to the public. The improvements are internal, is not noticeable from the exterior, will be built to Florida Building Code and the Florida Fire Prevention Code requirements.

- e. The proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.

Response: Constructing the Attic Access Room will increase the home's value thereby increasing the property values of the surrounding and comparable properties. Because it is not noticeable from the outside, and the exterior architectural elevation

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and building height do not change, the variance will not alter the essential character of the area or subdivision within which the residence is located.

- f. 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.

Response: The general intent of the Land Development Code and the sections relating particularly to height and floor area limitations, and stories, is to ensure that massive structures are not constructed that dominate other structures in the area, or adversely alter the character of an area or town. The proposed Attic Access Room does not increase the height of the residence. All improvements relating to the Attic Access Room are internal and not noticeable from the street, from the lake, or from outside the residence. The residence being constructed is in keeping with the character of the Town of Windermere, and recently constructed homes in the subdivision.

and

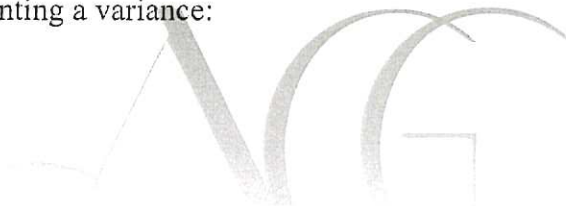
- g. The variance will not encourage further requests for changes where such a land use would not be deemed appropriate.

Response: The request to allow the Attic Access Room as a third-story, or not consider it as a third story, is for a residence being constructed in a residential subdivision, where such a use is appropriate and necessary. Granting the variance will not result in requests where such a land use is not deemed appropriate.

2. Variance from Sec.7.02.09(a)(1), LDC. Sec. 7.02.09(a) states in relevant part, Playsets, recreation equipment, sports courts, and other similar equipment or structures shall comply with the following requirements: (1) Located behind the front of the principal building, meet the required side yard setbacks, placed no closer than ten feet to a rear property line..... no closer than 50 feet from the normal high water elevation. (2) There shall be no direct glare visible from any adjacent property from any unshielded or other sources of lighting.

Dr. Hassanein proposes to construct a pickleball field 20' x 44' in front of the principal residence because the topography is better suited for a flat court in that location of the property. The field will be located west of the driveway, and will meet side yard, rear and normal high water elevation setbacks as required by Town code.

Standards for granting a variance:



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- a. The need for the variance arises out of the physical surroundings, shape, topographical conditions 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.

Response: The Property slopes significantly from Lake Butler Blvd. to Lake Butler ranging from 112.62 at the street side property line to 102.94 feet at the normal high water line. From the finished floor elevation of the residence to the normal high water line, the Property drops 8.77 ft. The portion of the Property lying between Lake Butler Blvd. and the rear wall of the residence is relatively flat with a difference of only 2ft. As a result the portion of the property in front of the residence is best suited for a flat court, allows for all setbacks to be met, and does not interfere with the septic drain field.

- b. There are practical or economic difficulties in carrying out the strict letter of the regulation.

Response: Locating the pickleball field behind the front of the principal residence will require physical alteration to the Property.

- c. The variance request is not based exclusively upon a desire to reduce the cost of developing the site.

Response: Constructing the pickleball field in the proposed location will not have an effect on the cost and is not a motivating factor in its proposed location.

- d. The proposed variance will not substantially increase congestion on surrounding public streets, the danger of fire or other hazard to the public.

Response: Allowing the pickleball field in the proposed location will not increase congestion on surrounding public streets, the danger of fire or other hazard to the public. The requested variance will have no impact at all on public streets, fire dangers or hazards to the public.

- e. The proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.

Response: Constructing the pickleball field in the proposed location will increase the home's value thereby increasing the property values of the surrounding and comparable properties. Pickleball is exceedingly popular as an emerging activity among all ages. Allowing it to be constructed in front of the principal dwelling will

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not alter the essential character of the area or subdivision within which the residence is located.

- f. 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.

Response: The general intent of the Land Development Code and the sections relating particularly to sports courts is to ensure the use is not harmful either aesthetically or physically to residents and surrounding areas. The pickleball field is not physically harmful to residents, and is not aesthetically harmful to residents and surrounding areas. It will be properly maintained, and meet all other setback requirements. There will be no direct glare visible from any adjacent property from any unshielded or other sources of light. If needed, a landscape buffer can be planted so it is not visible from Lake Butler Blvd.

and

- g. The variance will not encourage further requests for changes where such a land use would not be deemed appropriate.

Response: A pickleball field in a residential subdivision is an appropriate land use. The request to allow a pickleball field forward of the principal dwelling will not result in requests where such a land use is not deemed appropriate.

In support of Dr. Hassanein's requests enclosed please find the following documents:

1. Agent Authorization Form (executed)
2. Special Warranty Deed recorded August 11, 2015 in Official Records Book 10966, Page 205, of the Public Records of Orange, County, Florida.
3. Approved Lot Split.
4. Property Record for Parcel 07-23-28-5616-00-721
5. Sunbiz Report for Iona Properties, LLC, reflecting Dr. Hassanein as the Manager and his address for the LLC
6. xxxxx Lake Butler Blvd. aerial
7. Topographic Survey dated November 10, 2023
8. Architectural elevation of residence being constructed.
9. Check No. 008853 in the amount of \$1000.00 payable to the Town of Windermere.(Application Review Deposit)
10. Check No. 008854 in the amount of \$300.00 payable to the Town of Windermere.(Mail

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Notification Deposit)

11. Check No. 008855 in the amount of \$50.00 payable to the Town of Windermere (Application Fee)

In summary, my client seeks two variances from the Town of Windermere's Code. The significant slope of the Property justifies the granting of both variance, and supports a finding that the standard conditions for variances have been met. As stated above, the Property is slopes significantly from Lake Butler Blvd to Lake Butler ranging from 112.62 at the street side property line to 102.94 feet at the normal high water line, and the finished floor elevation of the residence to the normal high water line drops 8.77 ft. In order to fully access the roof and solar panels to clean the drains and change the solar batteries without being forced to crawl on hands and knees, the Attic Access Room needs to be a minimum height of 7-ft, 8 inches. Without this height, getting equipment out to the roof for cleaning the drains, etc. will be extremely difficult and require equipment with a lift to perform these necessary maintenance activities. By allowing the Attic Access Room with a height of 7-ft 8 inches without considering it as a third-story, (a) the height of the home will remain 35-ft., (b) from the exterior one will not be able to determine the residence has a third-story, and (c) the residence constructed with the Attic Access Room is not excessively massive thereby dominating other homes in the subdivision which then meets the intent of what the Town is seeking to accomplish in Sec. 6.01.04, LDC.

Additionally, due to the Property's slope, the property in front of the residence is best suited for a flat pickleball court. The proposed location of the pickleball field will allow for all setbacks to be met, and does not interfere with the septic drain field. Landscaping can also be added to shield it from street view.

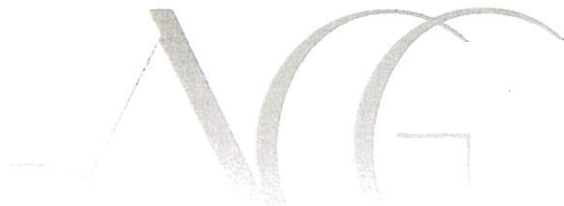
We appreciate your time and consideration of our requests and submittal.

If you have any questions or concerns, or require additional information, please contact my office.

Sincerely,

Anita Geraci-Carver

Enclosures



APPROVED
REVIEWED FOR CODE COMPLIANCE
MARCUS WINBURN P.A.177

Approval does not relieve Contractor of responsibility. Contractor shall meet all applicable codes and ordinances in cases of amendments or errors.

Truss and stair engineering are deferred

Graphic revised by
Marcus A. Winburn
Date: 10/23/2024

ABBREVIATIONS:

Table with 2 columns: Abbreviation and Full Name. Includes terms like A.C.T., ALLUM., ARCH., etc.

GENERAL NOTES:

- 1. THESE PLANS ARE THE PROPERTY OF RAAD DESIGN STUDIO LLC. NO CHANGE TO THESE...
2. ALL CONSTRUCTION TO BE IN COMPLIANCE WITH THE IRIS BUILDING CODES & ALL LOCAL GOVERNING BUILDING CODES.
3. ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR APPLICATION AND INSTALLATION.
4. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO HOLD UNLESS OTHERWISE SPECIFIED. CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION.
5. VERIFY ALL FABRIC SHALL HAVE DECORATIVE FINISHES IN ORDER.
6. ALL STRUCTURAL STEEL EXPOSED TO WEATHER TO BE STAINLESS STEEL, OR HOT DIP GALVANIZED.
7. ALL WOOD IN CONTACT WITH EARTH OR CONCRETE SHALL BE PRESERVATIVE TREATED (P.T.).
8. CONTRACTOR AND SUPPLIER TO VERIFY AND PROVIDE GREEN WINDOWS AND THERMAL AND IMPACT GLASS AS REQUIRED. IF IMPACT GLASS IS USED, PROVIDE EVIDENCE AND APPLICABLE AIA OR FLORIDA PRODUCT APPROVALS, IF REQUIRED.

PERMITS REQUIRED:
2023 FLORIDA BUILDING CODE - SEE GENERAL SECTION 0201 - PERMITS GENERAL
2023 FLORIDA PLUMBING CODE - SEE GENERAL SECTION 0201 - PERMITS GENERAL
2023 FLORIDA ELECTRICAL CODE - SEE GENERAL SECTION 0201 - PERMITS GENERAL
2023 FLORIDA ENERGY CONSERVATION CODE - SEE GENERAL SECTION 0201 - PERMITS GENERAL
2023 NATIONAL ELECTRICAL CODE

NEW RESIDENCE

11940 LAKE BUTLER BLVD
WINDERMERE, FL 34786



ARTISTIC VIEWS OF PROPOSED RESIDENCE
SCALE: N.T.S.

VICINITY MAP:
N.T.S.



PROJECT INFORMATION:

PROJECT DESCRIPTION:
NEW TWO-STORY SINGLE FAMILY RESIDENCE
JURISDICTION:
TOWN OF WINDERMERE
3361 ROUSE RD, SUITE 210
ORLANDO, FL 32817
APPLICABLE CODES:
2023 FLORIDA RESIDENTIAL BUILDING CODE, 8th EDITION
2023 FLORIDA BUILDING CODE - EXISTING BUILDING, 8th EDITION
2023 FLORIDA PLUMBING CODE, 8th EDITION
2023 FLORIDA ENERGY CONSERVATION CODE, 8th EDITION
2023 NATIONAL ELECTRICAL CODE
TYPE OF CONSTRUCTION: TYPE V
HEIGHT OF BUILDING: 35'-0" A.F.F.
OCCUPANCY CLASSIFICATION: GROUP R-3
BUILDING AREAS: EXISTING LIVING AREA - SEE A-101
NUMBER OF STORIES: 2 STORY

LIST OF DRAWINGS:

- ARCHITECTURAL DRAWINGS
CVR COVER SHEET
S-101 FUNDATION PLAN
S-102 SLAB & FLOOR FRAMING PLAN
S-103 FLOOR LOWER ROOF FRAMING PLAN
S-104 ROOF FRAMING PLAN
S-105 BUILDING SECTION A-A
S-106 BUILDING SECTION B-B
S-107 BUILDING SECTION C-C
S-108 GENERAL STRUCTURAL NOTES & DETAILS
S-109 GENERAL STRUCTURAL NOTES & DETAILS
S-110 GENERAL STRUCTURAL NOTES & DETAILS
MECHANICAL DRAWINGS
M-101 PLUMBING GROUND FLOOR PLAN
M-102 PLUMBING MAIN FLOOR PLAN
M-103 PLUMBING UPPER FLOOR PLAN
MECHANICAL DRAWINGS
M-101 HVAC GROUND FLOOR PLAN
M-102 HVAC MAIN FLOOR PLAN
M-103 HVAC UPPER FLOOR PLAN
ELECTRICAL DRAWINGS
E-101 ELECTRICAL GROUND FLOOR PLAN
E-102 ELECTRICAL MAIN FLOOR PLAN
E-103 ELECTRICAL UPPER FLOOR PLAN

RAAD DESIGN STUDIO LLC
CUSTOM HOME DESIGN
7811 South Cove Ln
Orlando, FL 32811
Phone: 817-321-7627
Email: info@raadstudio.com
EIN: 85-3433774

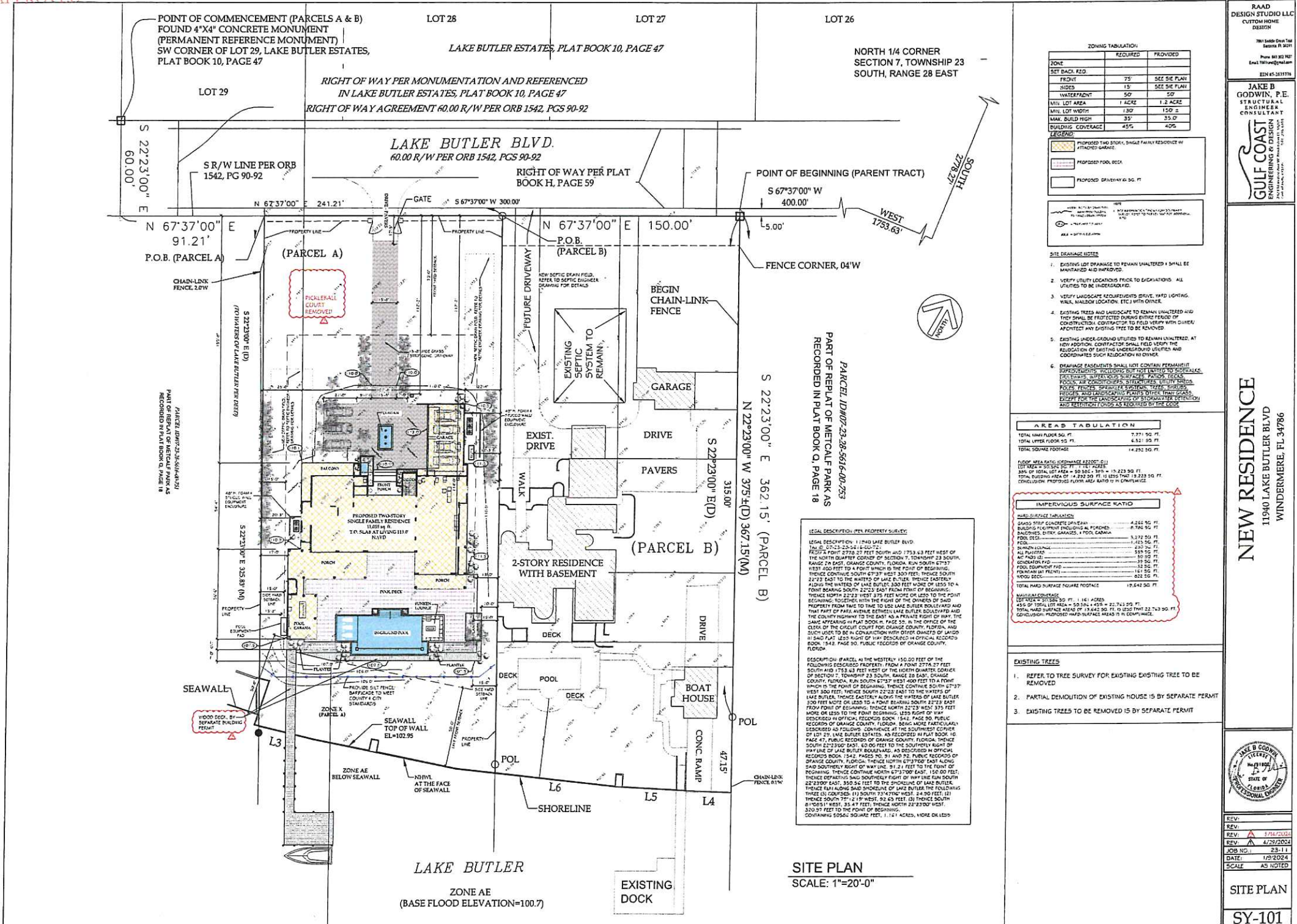
JAKE B. GODWIN, P.E.
STRUCTURAL ENGINEER
CONSULTANT
GULF COAST
ENGINEERING & DESIGN
11940 LAKE BUTLER BLVD
WINDERMERE, FL 34786

NEW RESIDENCE
11940 LAKE BUTLER BLVD
WINDERMERE, FL 34786

COVER SHEET
CVR

Professional Engineer Seal for Jake B. Godwin, No. 29397, State of Florida.

REV. 1
REV. 2
REV. 3
JOB NO.: 23-117
DATE: 10/23/2024
SCALE: AS NOTED



ZONING TABULATION

ZONE	REQUIRED	PROVIDED
SET BACK, F.D.		
FRONT	75'	SEE S&E PLAN
SIDE	15'	SEE S&E PLAN
WATERFRONT	50'	50'
MIN. LOT AREA	1 ACRE	1.2 ACRE
MIN. LOT WIDTH	130'	150' ±
MAX. BUILD HIGH	35'	35.0'
BUILDING COVERAGE	45%	40%

LEGEND:

- PROPOSED 2-3 STORY, SINGLE FAMILY RESIDENCE W/ ATTACHED GARAGE
- PROPOSED POOL, DECK
- PROPOSED DRIVEWAY 60.00 FT

- SITE DRAINAGE UTILITIES**
- EXISTING LOT DRAINAGE TO REMAIN UNALTERED & SHALL BE MAINTAINED AND IMPROVED.
 - VERIFY UTILITY LOCATIONS PRIOR TO EXCAVATIONS. ALL UTILITIES TO BE INDEXED AND MARKED.
 - VERIFY LANDSCAPE REQUIREMENTS DRIVE, YARD LIGHTING, WALL, HANDS LOCATION, ETC. WITH OWNER.
 - EXISTING TREES AND LANDSCAPE TO REMAIN UNALTERED AND THEY SHALL BE PROTECTED DURING ENTIRE PERIOD OF CONSTRUCTION. CONTRACTOR TO FIELD VERIFY WITH OWNER, ARCHITECT ANY EXISTING TREE TO BE REMOVED.
 - EXISTING UNDER-GROUND UTILITIES TO REMAIN UNALTERED. AT NEW ADDITION, CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UNDER-GROUND UTILITIES AND COORDINATE SUCH RELOCATION WITH OWNER.
 - DRAINAGE FACILITIES SHALL NOT CONTAIN PERMANENT IMPERVIOUS SURFACES, EXCEPT FOR DRIVEWAYS, PATIOS, TERRAZZO, POOLS, SPACERS, SIDEWALKS, UTILITY SERVICES, POLES, TRUCKS, SPECIFIC SYSTEMS, TREES, SHRUBS, TREES AND LANDSCAPE PLANTS OTHER THAN GRASS. EXCEPT FOR THE LANDSCAPE OF STONEMASTER, EXTERIOR AND EXTERIOR FINISH AS REQUIRED BY THE CODE.

AREA TABULATION

TOTAL FLOOR AREA SQ. FT.	7,771.50 FT.
TOTAL UPPER FLOOR SQ. FT.	6,321.50 FT.
TOTAL SQUARE FOOTAGE	14,093.00 FT.

FLOOR AREA RATIO (FLOOR AREA 2200' E/L)

LOT AREA = 520,320 SQ. FT. 11.78 ACRES

30% OF TOTAL LOT AREA = 156,096 SQ. FT. 3.55 ACRES

TOTAL BUILDING AREA = 4,222.50 SQ. FT. 0.97 ACRES

TOTAL FLOOR AREA = 7,771.50 SQ. FT. 1.75 ACRES

CONCLUSION: PROPOSED FLOOR AREA RATIO IS IN COMPLIANCE.

IMPERVIOUS SURFACE RATIO

IMPERVIOUS SURFACE TABULATION:

CONCRETE DRIVEWAY	4,222.50 SQ. FT.
PAVING FOOTPRINT INCLUDING ALL PORCHES, PATIOS, TERRAZZO, DECKS, GARAGES, POOL GARAGE	6,786.50 SQ. FT.
POOL DECK	1,125.50 SQ. FT.
CONCRETE DRIVE	280.00 SQ. FT.
ALL PAVEMENT	350.00 SQ. FT.
ASPHALT DRIVE	1,050.00 SQ. FT.
CONCRETE PAVES	35.00 SQ. FT.
POOL EQUIPMENT PAD	15.00 SQ. FT.
POOL PATIO (AT FRONT)	167.50 SQ. FT.
WOOD DECK	625.50 SQ. FT.
TOTAL HARD SURFACE SQUARE FOOTAGE	15,642.50 SQ. FT.

MAXIMUM COVERAGE:

OFFICIAL RECORDS 20.00 FT., 1.16 ACRES

45% OF TOTAL LOT AREA = 234,144 SQ. FT. 5.27 ACRES

TOTAL HARD SURFACE AREA OF 15,642.50 SQ. FT. IS LESS THAN 234,144 SQ. FT.

CONCLUSION: PROPOSED IMPERVIOUS SURFACE AREA IS IN COMPLIANCE.

- EXISTING TREES**
- REFER TO TREE SURVEY FOR EXISTING TREE TO BE REMOVED
 - PARTIAL DEMOLITION OF EXISTING HOUSE IS BY SEPARATE PERMIT
 - EXISTING TREES TO BE REMOVED IS BY SEPARATE PERMIT

RAAD DESIGN STUDIO LLC
CUSTOM HOME DESIGN

7801 South Ocean Blvd
Beverly Hills, FL 32615
Phone: 888 823 8237
Email: info@raad.com
EIN: 65-2819178

JAKE B. GODWIN, P.E.
STRUCTURAL ENGINEER CONSULTANT

GULF COAST ENGINEERING & DESIGN
INCORPORATED
4000 S. WINDERMERE BLVD. SUITE 200
WINDERMERE, FL 34786

NEW RESIDENCE
11940 LAKE BUTLER BLVD
WINDERMERE, FL 34786

JAKE B. GODWIN, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA

REV:

REV: 3/7/2024

REV: 4/29/2024

JOB NO.: 23-111

DATE: 1/9/2024

SCALE: AS NOTED

SITE PLAN

SY-101

SITE PLAN
SCALE: 1"=20'-0"

RAAD DESIGN STUDIO LLC
CUSTOM HOME DESIGN
181 Saddle Creek Trail
Beverly Hills, FL 33428
Phone: 561 982 7822
Email: raad@raadstudio.com
EIN: 81-2411978

JAKE B. GODWIN, P.E.
STRUCTURAL ENGINEER
CONSULTANT
GULF COAST ENGINEERING & DESIGN
144 W. 1st Street, Suite 100
Beverly Hills, FL 33428
Phone: 561 982 7822
EIN: 81-2411978

NEW RESIDENCE
11940 LAKE BUTLER BLVD
WINDERMERE, FL 34786



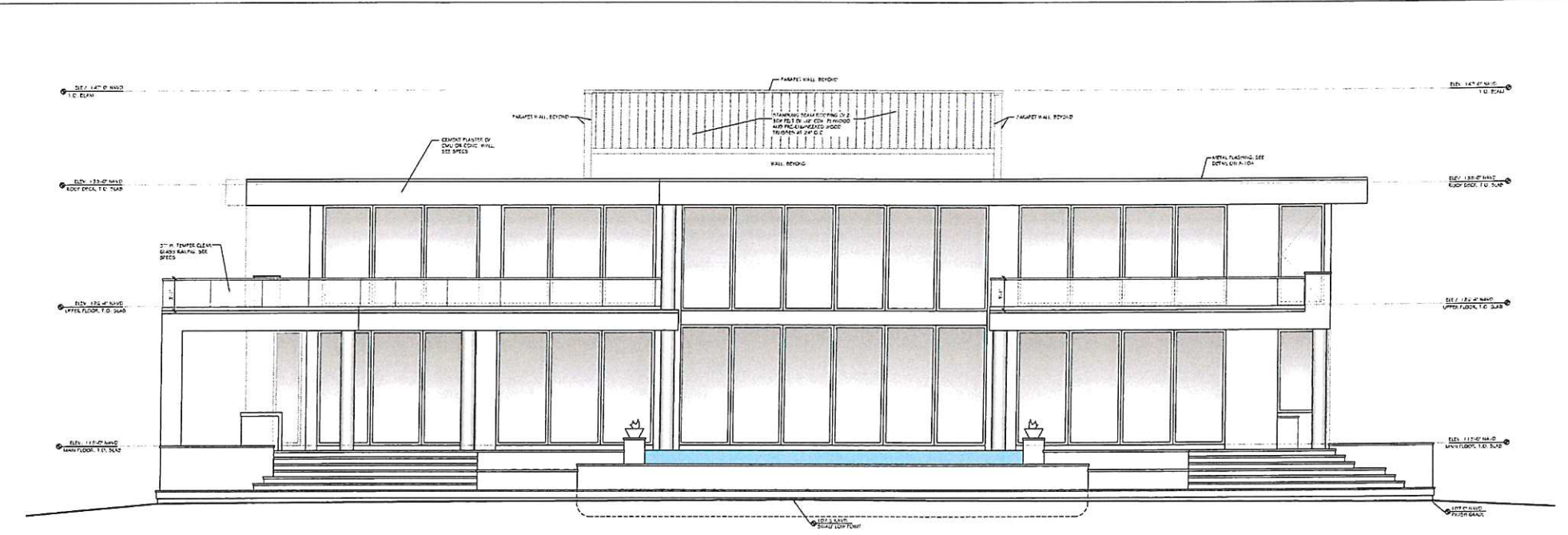
REV.	
REV.	
REV.	
REV.	
REV.	
JOB NO.	23-11
DATE	1/9/2024
SCALE	AS NOTED

BUILDING ELEVATIONS

A-201



STREET FRONT ELEVATION (NORTH WEST)
SCALE: 1/4"=1'-0"



LAKE FRONT ELEVATION (SOUTH EAST)
SCALE: 1/4"=1'-0"

RAAD
DESIGN STUDIO LLC
CUSTOM HOME
DESIGN

7800 South Cypress Trail
Bartonsville, VA 22801

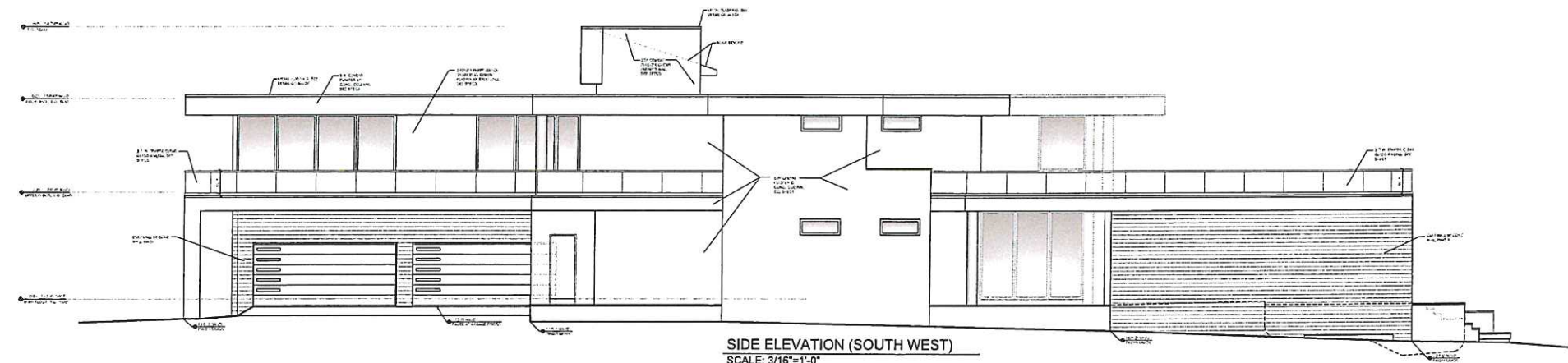
Phone: 813.382.7827
Email: raad@raadstudio.com

ENR #2-2815774

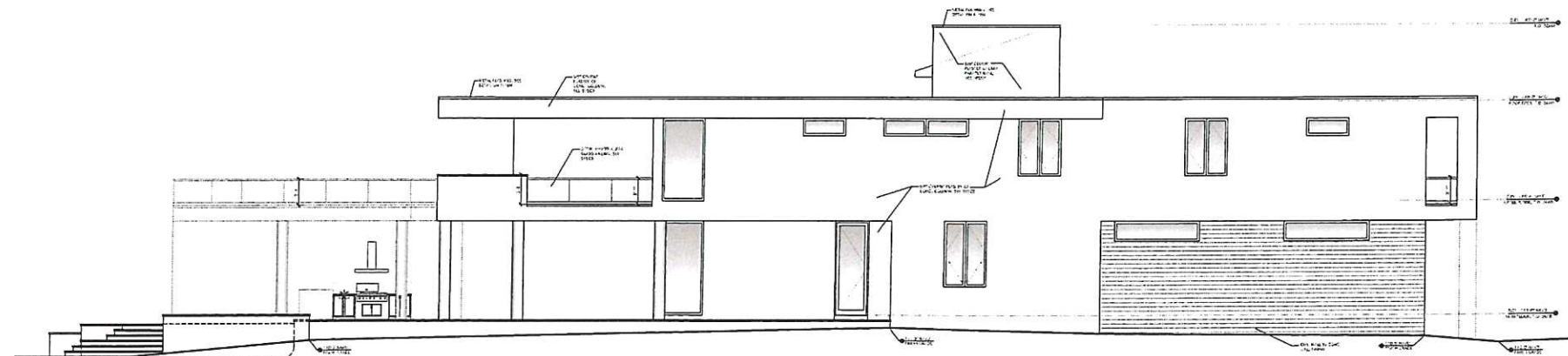
JAKE B
GODWIN, P.E.
STRUCTURAL
ENGINEER
CONSULTANT

GULF COAST
ENGINEERING & DESIGN
INC.

1101 W. UNIVERSITY BLVD., SUITE 200
TALLAHASSEE, FL 32310
TEL: 904.876.1111
WWW.GULFCOASTENGINEERING.COM



SIDE ELEVATION (SOUTH WEST)
SCALE: 3/16"=1'-0"



SIDE ELEVATION (NORTH EAST)
SCALE: 3/16"=1'-0"

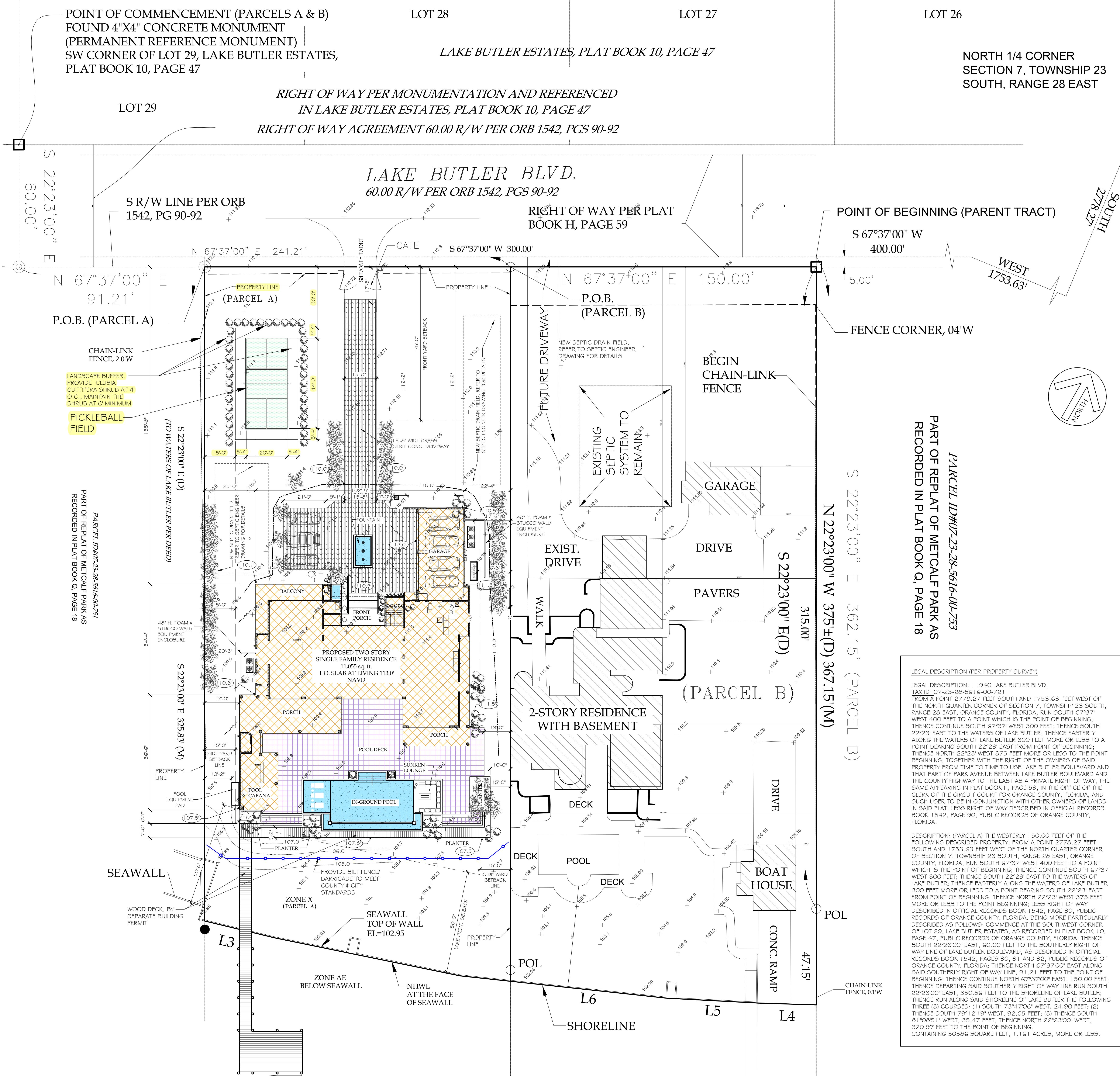
NEW RESIDENCE
11940 LAKE BUTLER BLVD
WINDERMERE, FL 34786



REV:	
REV:	
REV:	
REV:	
JOB NO.:	23-14
DATE:	1/29/2024
SCALE:	AS NOTED

BUILDING
ELEVATIONS

A-202



POINT OF COMMENCEMENT (PARCELS A & B)
FOUND 4"x4" CONCRETE MONUMENT
(PERMANENT REFERENCE MONUMENT)
SW CORNER OF LOT 29, LAKE BUTLER ESTATES,
PLAT BOOK 10, PAGE 47

LAKE BUTLER ESTATES, PLAT BOOK 10, PAGE 47

RIGHT OF WAY PER MONUMENTATION AND REFERENCED
IN LAKE BUTLER ESTATES, PLAT BOOK 10, PAGE 47
RIGHT OF WAY AGREEMENT 60.00 R/W PER ORB 1542, PGS 90-92

LAKE BUTLER BLVD.
60.00 R/W PER ORB 1542, PGS 90-92

RIGHT OF WAY PER PLAT
BOOK H, PAGE 59

NORTH 1/4 CORNER
SECTION 7, TOWNSHIP 23
SOUTH, RANGE 28 EAST

POINT OF BEGINNING (PARENT TRACT)
S 67°37'00" W
400.00'

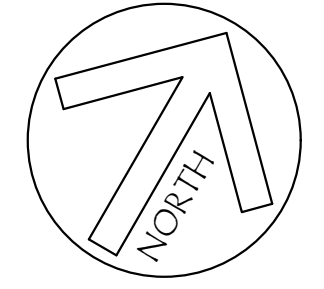
WEST
1753.63'

FENCE CORNER, 04'W

PART OF REPLAT OF METCALF PARK AS
RECORDED IN PLAT BOOK Q, PAGE 18

S 22°23'00" E 362.15' (PARCEL B)
N 22°23'00" W 375.4(D) 367.15'(M)

SOUTH
2778.27'



LANDSCAPE BUFFER
PROVIDE CLUSIA
GUTTIFERA SHRUB AT 4'
O.C., MAINTAIN THE
SHRUB AT 6" MINIMUM

PICKLEBALL
FIELD

PART OF REPLAT OF METCALF PARK AS
RECORDED IN PLAT BOOK Q, PAGE 18

SEAWALL

SEAWALL
TOP OF WALL
EL=102.95

LAKE BUTLER

ZONE AE
(BASE FLOOD ELEVATION=100.7)

LEGAL DESCRIPTION (PER PROPERTY SURVEY)
LEGAL DESCRIPTION: 11940 LAKE BUTLER BLVD,
TAX ID: 07-23-28-5616-00-721
FROM A POINT 2778.27 FEET SOUTH AND 1753.63 FEET WEST OF
THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 23 SOUTH,
RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN SOUTH 67°37'
WEST 400 FEET TO A POINT WHICH IS THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 67°37' WEST 300 FEET; THENCE SOUTH
22°23' EAST TO THE WATERS OF LAKE BUTLER, THENCE EASTERLY
ALONG THE WATERS OF LAKE BUTLER, 300 FEET MORE OR LESS TO A
POINT BEARING SOUTH 22°23' EAST FROM POINT OF BEGINNING;
THENCE NORTH 22°23' WEST 375 FEET MORE OR LESS TO THE POINT
BEGINNING, TOGETHER WITH THE RIGHT OF THE OWNERS OF SAID
PROPERTY FROM TIME TO TIME TO USE LAKE BUTLER BOULEVARD AND
THAT PART OF PARK AVENUE BETWEEN LAKE BUTLER BOULEVARD AND
THE COUNTY HIGHWAY TO THE EAST AS A PRIVATE RIGHT OF WAY, THE
SAME APPEARING IN PLAT BOOK H, PAGE 59, IN THE OFFICE OF THE
CLERK OF THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA, AND
SUCH USER TO BE IN CONJUNCTION WITH OTHER OWNERS OF LANDS
IN SAID PLAT, LESS RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS
BOOK 1542, PAGE 90, PUBLIC RECORDS OF ORANGE COUNTY,
FLORIDA.
DESCRIPTION: (PARCEL A) THE WESTERLY 150.00 FEET OF THE
FOLLOWING DESCRIBED PROPERTY: FROM A POINT 2778.27 FEET
SOUTH AND 1753.63 FEET WEST OF THE NORTH QUARTER CORNER
OF SECTION 7, TOWNSHIP 23 SOUTH, RANGE 28 EAST, ORANGE
COUNTY, FLORIDA, RUN SOUTH 67°37' WEST 400 FEET TO A POINT
WHICH IS THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 67°37'
WEST 300 FEET; THENCE SOUTH 22°23' EAST TO THE WATERS OF
LAKE BUTLER; THENCE EASTERLY ALONG THE WATERS OF LAKE BUTLER
300 FEET MORE OR LESS TO A POINT BEARING SOUTH 22°23' EAST
FROM POINT OF BEGINNING; THENCE NORTH 22°23' WEST 375 FEET
MORE OR LESS TO THE POINT BEGINNING; LESS RIGHT OF WAY
DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 90, PUBLIC
RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER
OF LOT 29, LAKE BUTLER ESTATES, AS RECORDED IN PLAT BOOK 10,
PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE
SOUTH 22°23'00" EAST, 60.00 FEET TO THE SOUTHERLY RIGHT OF
WAY LINE OF LAKE BUTLER BOULEVARD, AS DESCRIBED IN OFFICIAL
RECORDS BOOK 1542, PAGES 90, 91 AND 92, PUBLIC RECORDS OF
ORANGE COUNTY, FLORIDA, THENCE NORTH 67°37'00" EAST ALONG
SAID SOUTHERLY RIGHT OF WAY LINE, 91.21 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUE NORTH 67°37'00" EAST, 150.00 FEET;
THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH
22°23'00" EAST, 350.56 FEET TO THE SHORELINE OF LAKE BUTLER;
THENCE RUN ALONG SAID SHORELINE OF LAKE BUTLER THE FOLLOWING
THREE (3) COURSES: (1) SOUTH 73°47'06" WEST, 24.90 FEET; (2)
THENCE SOUTH 79°12'19" WEST, 92.65 FEET; (3) THENCE SOUTH
81°06'51" WEST, 35.47 FEET; THENCE NORTH 22°23'00" WEST,
320.97 FEET TO THE POINT OF BEGINNING,
CONTAINING 50586 SQUARE FEET, 1.161 ACRES, MORE OR LESS.

ZONING TABULATION

ZONE	REQUIRED	PROVIDED
SET BACK REQ.		
FRONT	75'	SEE SIE PLAN
SIDES	15'	SEE SIE PLAN
WATERFRONT	50'	50'
MIN. LOT AREA	1 ACRE	1.2 ACRE
MIN. LOT WIDTH	130'	150' ±
MAX. BUILD HIGH	35'	35.0'
BUILDING COVERAGE	45%	40%

LEGEND:

- PROPOSED TWO STORY, SINGLE FAMILY RESIDENCE W/ ATTACHED GARAGE.
- PROPOSED POOL DECK
- PROPOSED DRIVEWAY XX SQ. FT.

NOTE:

- ARROW INDICATES DRAIN FLOW
- MIN. FROM BUILDING
- MIN. FROM DRAIN SYSTEM
- 1. SITE INFORMATION TAKEN FROM BOUNDARY SURVEY. REFER TO SURVEY MAP FOR ADDITIONAL INFO.
- PROPOSED ELEVATION
- EXISTING ELEVATION

- SITE DRAINAGE NOTES
- EXISTING LOT DRAINAGE TO REMAIN UNALTERED & SHALL BE MAINTAINED AND IMPROVED.
 - VERIFY UTILITY LOCATIONS PRIOR TO EXCAVATIONS. ALL UTILITIES TO BE UNDERGROUND.
 - VERIFY LANDSCAPE REQUIREMENTS (DRIVE, YARD LIGHTING, WALK, MAILBOX LOCATION, ETC.) WITH OWNER.
 - EXISTING TREES AND LANDSCAPE TO REMAIN UNALTERED AND THEY SHALL BE PROTECTED DURING ENTIRE PERIOD OF CONSTRUCTION. CONTRACTOR TO FIELD VERIFY WITH OWNER/ARCHITECT ANY EXISTING TREE TO BE REMOVED.
 - EXISTING UNDER-GROUND UTILITIES TO REMAIN UNALTERED, AT NEW ADDITION, CONTRACTOR SHALL FIELD VERIFY THE RELOCATION OF EXISTING UNDERGROUND UTILITIES AND COORDINATES SUCH RELOCATION W/ OWNER.
 - DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES: PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR THE LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE CODE.

AREAS TABULATION

TOTAL MAIN FLOOR SQ. FT.	7,771 SQ. FT.
TOTAL UPPER FLOOR SQ. FT.	6,521 SQ. FT.
TOTAL SQUARE FOOTAGE	14,292 SQ. FT.

FLOOR AREA RATIO (ORDINANCE #22007-01)
LOT AREA = 50,586 SQ. FT., 1.161 ACRES.
38% OF TOTAL LOT AREA = 50,586 x .38% = 19,223 SQ. FT.
TOTAL BUILDING AREA OF 14,292 SQ. FT. IS LESS THAN 19,223 SQ. FT.
CONCLUSION: PROPOSED FLOOR AREA RATIO IS IN COMPLIANCE.

IMPERVIOUS SURFACE RATIO

HARD SURFACE TABULATION	
GRASS STRIP CONCRETE DRIVEWAY	4,266 SQ. FT.
BUILDING FOOTPRINT (INCLUDING ALL PORCHES, BALCONIES, ENTRY, GARAGES, & POOL CABANA)	8,796 SQ. FT.
POOL DECK	3,272 SQ. FT.
POOL	1,428 SQ. FT.
SUNKEN LOUNGE	230 SQ. FT.
ALL PLANTERS	559 SQ. FT.
AC PADS (2)	50 SQ. FT.
GENERATOR PAD	39 SQ. FT.
POOL EQUIPMENT PAD	32 SQ. FT.
FOUNTAIN (AT FRONT)	161 SQ. FT.
WOOD DECK	822 SQ. FT.
PICKLEBALL COURT	1,676 SQ. FT.
TOTAL HARD SURFACE SQUARE FOOTAGE	21,318 SQ. FT.

MAXIMUM COVERAGE
LOT AREA = 50,586 SQ. FT., 1.161 ACRES.
45% OF TOTAL LOT AREA = 50,586 x .45% = 22,763 SQ. FT.
TOTAL HARD SURFACE AREAS OF 21,318 SQ. FT. IS LESS THAN 22,763 SQ. FT.
CONCLUSION: PROPOSED HARD-SURFACE AREAS IS IN COMPLIANCE.

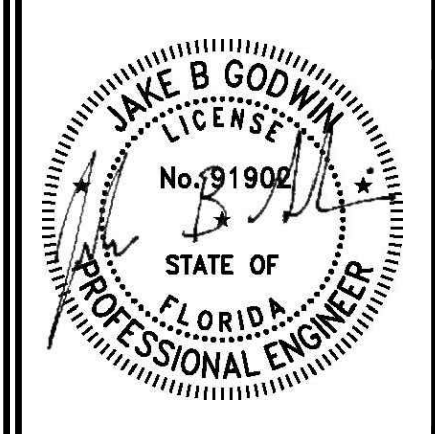
- EXISTING TREES
- REFER TO TREE SURVEY FOR EXISTING EXISTING TREE TO BE REMOVED
 - PARTIAL DEMOLITION OF EXISTING HOUSE IS BY SEPARATE PERMIT
 - EXISTING TREES TO BE REMOVED IS BY SEPARATE PERMIT

RAAD DESIGN STUDIO LLC
CUSTOM HOME DESIGN
7881 Saddle Creek Trail
Sarasota, FL 34241
Phone: 941 302 7837
Email: 7881raad@gmail.com
EIN 85-2635776

JAKE B GODWIN, P.E.
STRUCTURAL ENGINEER
CONSULTANT

GULF COAST ENGINEERING & DESIGN
2423 Manatee Ave W, Bradenton, FL 34205
Cert. of Auth. #3399

NEW RESIDENCE
11940 LAKE BUTLER BLVD
WINDERMERE, FL 34786



REV:

REV:	
REV:	
REV:	
REV:	
JOB NO.:	23-11
DATE:	1/9/2024
SCALE:	AS NOTED

SITE PLAN
SY-101

SITE PLAN
SCALE: 1"=20'-0"

AGENT AUTHORIZATION FORM

I/WE, (PRINT PROPERTY OWNER NAME) Iona Butler Properties, LLC, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 11940 Lake Butler Blvd., Windermere, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Anita Geraci-Carver, Esq., TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Variations, 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: 9-20-24


 Signature of Property Owner

Ashraf Hassanein, Manager
 Print Name Property Owner

Date: _____

Signature of Property Owner

Print Name Property Owner

STATE OF FLORIDA :
 COUNTY OF LAKE :

I certify that the foregoing instrument was acknowledged before me this 20th day of September, 2024 by Ashraf Hassanein. 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 20th day of September, in the year 2024.



DONNA L. DIVINE
 Notary Public
 State of Florida
 Comm# HH349636
 Expires 2/9/2027


 Signature of Notary Public
 Notary Public for the State of Florida

My Commission Expires: 2/9/2027

Legal Description(s) or Parcel Identification Number(s) are required:
PARCEL ID #: 07-23-28-5616-00-721
LEGAL DESCRIPTION: See attached Parcel A - Boundary Survey/Lot Split

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Gary M. Kaleita, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600

DOC# 20150419858 B: 10966 P: 0205
08/11/2015 03:29:44 PM Page 1 of 3
Rec Fee: \$27.00
Deed Doc Tax: \$0.70
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
PU - Ret To: LOWNDES DROSDICK ET AL



TAX PARCEL ID. NOS.:
07-23-28-5616-00-740
07-23-26-4338-00-280
07-23-28-4338-00-270

NOTE TO RECORDER: This Deed is made and given for no consideration by the Grantor to the Grantee. The property is not encumbered by any mortgages and there is no change in beneficial ownership of the property. Pursuant to Crescent Miami Center, LLC v. Florida Department of Revenue, 903 So.2d 913 (Fla. 2005), the minimum Florida documentary stamp tax of \$0.70 is being paid upon the recording of this Deed.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed as of the 11th day of August, 2015, by **GEKKK PROPERTIES, LLC**, a Florida limited liability company, whose address is 4716 Joanna Garden Court, Windermere, FL 34786 (hereinafter referred to as the "Grantor") to **IONA BUTLER PROPERTIES, LLC**, a Florida limited liability company, whose address is 4716 Joanna Garden Court, Windermere, FL 34786 (hereinafter referred to as the "Grantee");

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in Orange County, Florida more particularly described on Exhibit A (hereinafter referred to as the "Subject Property");

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2015 and thereafter, and easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of the following two (2) witnesses:

GRANTOR:

[Signature]
Signature of Witness #1
SARY M. KALEITA
Printed Name of Witness #1

GEKKK PROPERTIES, LLC, a Florida limited liability company

By: [Signature]
Gordon S. Nutt, Manager

[Signature]
Signature of Witness #2
Jennifer M. Clark
Printed Name of Witness #2

Address: 4716 Joanna Garden Court
Windermere, FL 34786

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 11th day of August, 2015, by Gordon S. Nutt, as Manager on behalf of GEKKK Properties, LLC, a Florida limited liability company, who is personally known to me or has produced Driver's License as identification.

(NOTARY SEAL)



[Signature]
Notary Public Signature
(Name typed, printed or stamped)

Exhibit A**Legal Description**

PARCEL 1 - 11940 Lake Butler Blvd, Tax ID 07-23-28-5616-00-740, Legal description:

FROM A POINT 2778.27 FEET SOUTH AND 1753.63 FEET WEST OF THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 23 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN SOUTH 67°37' WEST 400 FEET TO A POINT WHICH IS THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 67°37' WEST 300 FEET; THENCE SOUTH 22°23' EAST TO THE WATERS OF LAKE BUTLER; THENCE EASTERLY ALONG THE WATERS OF LAKE BUTLER 300 FEET MORE OR LESS TO A POINT BEARING SOUTH 22°23' EAST FROM POINT OF BEGINNING; THENCE NORTH 22°23' WEST 375 FEET MORE OR LESS TO THE POINT BEGINNING;

TOGETHER WITH THE RIGHT OF THE OWNERS OF SAID PROPERTY FROM TIME TO TIME TO USE LAKE BUTLER BOULEVARD AND THAT PART OF PARK AVENUE BETWEEN LAKE BUTLER BOULEVARD AND THE COUNTY HIGHWAY TO THE EAST AS A PRIVATE RIGHT OF WAY, THE SAME APPEARING IN PLAT BOOK H, PAGE 59, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA, AND SUCH USER TO BE IN CONJUNCTION WITH OTHER OWNERS OF LANDS IN SAID PLAT

Parcel 2 - 11923 Lake Butler Blvd, Tax ID 07-23-26-4338-00 -280, Legal description:

LOT 28, LAKE BUTLER ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 47 AND 48, PUBLIC RECORDS OF ORANGE COUNTY,

Parcel 3 - 11811 Lake Butler Blvd, Tax ID 07-23-28-4338-00-270, Legal description:

LOT 27, LAKE BUTLER ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 47 AND 48, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

BOUNDARY SURVEY / LOT SPLIT

(SHEET 1 OF 2)

(PARENT TRACT)

LEGAL DESCRIPTION: 11940 LAKE BUTLER BLVD, TAX ID 07-23-28-5616-00-740

FROM A POINT 2778.27 FEET SOUTH AND 1753.63 FEET WEST OF THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 23 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN SOUTH 67°37' WEST 400 FEET TO A POINT WHICH IS THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 67°37' WEST 300 FEET; THENCE SOUTH 22°23' EAST TO THE WATERS OF LAKE BUTLER; THENCE EASTERLY ALONG THE WATERS OF LAKE BUTLER 300 FEET MORE OR LESS TO A POINT BEARING SOUTH 22°23' EAST FROM POINT OF BEGINNING; THENCE NORTH 22°23' WEST 375 FEET MORE OR LESS TO THE POINT BEGINNING;

TOGETHER WITH THE RIGHT OF THE OWNERS OF SAID PROPERTY FROM TIME TO TIME TO USE LAKE BUTLER BOULEVARD AND THAT PART OF PARK AVENUE BETWEEN LAKE BUTLER BOULEVARD AND THE COUNTY HIGHWAY TO THE EAST AS A PRIVATE RIGHT OF WAY, THE SAME APPEARING IN PLAT BOOK H, PAGE 59, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA, AND SUCH USER TO BE IN CONJUNCTION WITH OTHER OWNERS OF LANDS IN SAID PLAT.

LESS RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 90, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

DESCRIPTION: (PARCEL A)

THE WESTERLY 150.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

FROM A POINT 2778.27 FEET SOUTH AND 1753.63 FEET WEST OF THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 23 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN SOUTH 67°37' WEST 400 FEET TO A POINT WHICH IS THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 67°37' WEST 300 FEET; THENCE SOUTH 22°23' EAST TO THE WATERS OF LAKE BUTLER; THENCE EASTERLY ALONG THE WATERS OF LAKE BUTLER 300 FEET MORE OR LESS TO A POINT BEARING SOUTH 22°23' EAST FROM POINT OF BEGINNING; THENCE NORTH 22°23' WEST 375 FEET MORE OR LESS TO THE POINT BEGINNING;

LESS RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 90, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 29, LAKE BUTLER ESTATES, AS RECORDED IN PLAT BOOK 10, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 22°23'00" EAST, 60.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF LAKE BUTLER BOULEVARD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGES 90, 91 AND 92, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 67°37'00" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 91.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 67°37'00" EAST, 150.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 22°23'00" EAST, 350.56 FEET TO THE SHORELINE OF LAKE BUTLER; THENCE RUN ALONG SAID SHORELINE OF LAKE BUTLER THE FOLLOWING THREE (3) COURSES: (1) SOUTH 73°47'06" WEST, 24.90 FEET; (2) THENCE SOUTH 79°12'19" WEST, 92.65 FEET; (3) THENCE SOUTH 81°08'51" WEST, 35.47 FEET; THENCE NORTH 22°23'00" WEST, 320.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 50586 SQUARE FEET, 1.161 ACRES, MORE OR LESS.

DESCRIPTION: (PARCEL B)

THE EASTERLY 150.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

FROM A POINT 2778.27 FEET SOUTH AND 1753.63 FEET WEST OF THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 23 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN SOUTH 67°37' WEST 400 FEET TO A POINT WHICH IS THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 67°37' WEST 300 FEET; THENCE SOUTH 22°23' EAST TO THE WATERS OF LAKE BUTLER; THENCE EASTERLY ALONG THE WATERS OF LAKE BUTLER 300 FEET MORE OR LESS TO A POINT BEARING SOUTH 22°23' EAST FROM POINT OF BEGINNING; THENCE NORTH 22°23' WEST 375 FEET MORE OR LESS TO THE POINT BEGINNING;

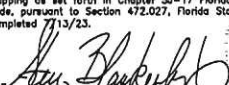
LESS RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 90, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 29, LAKE BUTLER ESTATES, AS RECORDED IN PLAT BOOK 10, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 22°23'00" EAST, 60.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF LAKE BUTLER BOULEVARD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGES 90, 91 AND 92, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 67°37'00" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 241.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 67°37'00" EAST, 150.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 22°23'00" EAST, 362.15 FEET TO THE SHORELINE OF LAKE BUTLER; THENCE RUN ALONG SAID SHORELINE OF LAKE BUTLER THE FOLLOWING THREE (3) COURSES: (1) THENCE SOUTH 69°25'25" WEST, 28.96 FEET; (2) THENCE SOUTH 70°41'47" WEST, 44.44 FEET; (3) THENCE SOUTH 73°47'06" WEST, 77.13 FEET; THENCE NORTH 22°23'00" WEST, 350.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 53644 SQUARE FEET, 1.232 ACRES, MORE OR LESS.

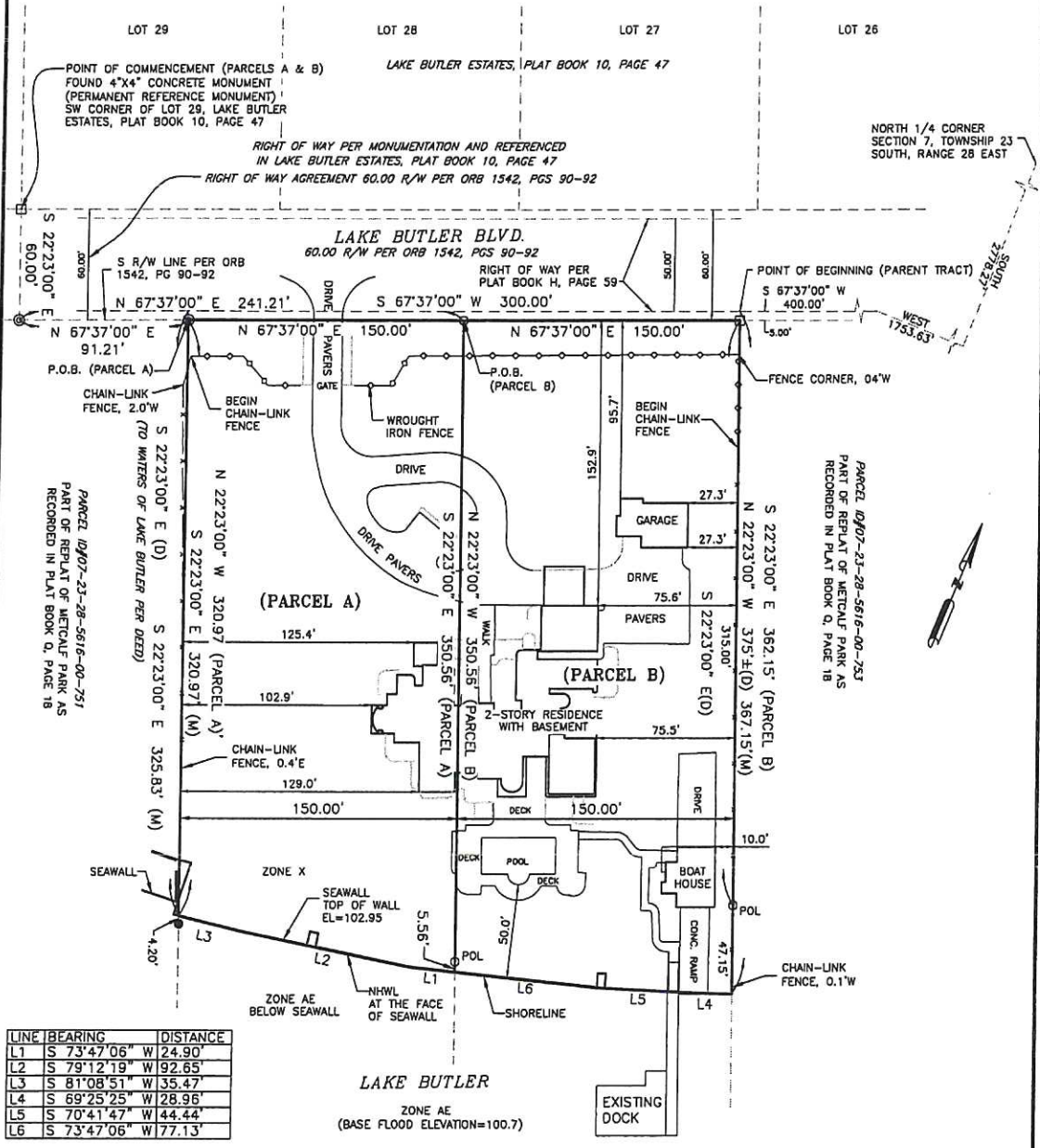
SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE MONUMENTED SOUTH LINE OF LAKE BUTLER BOULEVARD AS BEING S67°37'00"W PER DEED.
2. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSTRUCTED VISIBLE, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FUEL TANKS, FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
3. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
4. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR ELECTRONIC SIGNATURE AS SET FORTH IN F.A.C. 5J-17.602(3).
5. PROPERTY IS LOCATED IN FLOOD ZONES "X" AND ZONE AE ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LAKE COUNTY COMMUNITY PANEL NUMBER 12095C0385F, EFFECTIVE DATE OF 9/25/2009. THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
6. ADJACENT PARCEL INFORMATION WAS OBTAINED FROM ORANGE COUNTY PUBLIC ACCESS SYSTEM.
7. THIS SURVEY IS BASED ON TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE, COMMITMENT NO. 1423098, DATED JUNE 23, 2023.

Date	Revisions	DATE: 10/02/23	SCALE: 1" = 60'	CAL BY: SEB	DRAWN BY: SEB	JOB NO. 117023
<p>ATLANTIC SURVEYING 308 S. DILLARD STREET WINTER GARDEN, FLORIDA 34787 407-656-4993 LB 8060</p>			<p>I hereby certify that this Survey was prepared in accordance with the standards of practice for the profession of surveying and mapping as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Field work completed 7/13/23.</p> <p style="text-align: right;">  STEVEN E. BLANKENSHIP P.S.M. #5381 STATE OF FLORIDA </p>			

BOUNDARY SURVEY / LOT SPLIT

(SHEET 2 OF 2)



LINE	BEARING	DISTANCE
L1	S 73°47'06" W	24.90'
L2	S 79°12'19" W	92.65'
L3	S 81°08'51" W	35.47'
L4	S 69°25'25" W	28.96'
L5	S 70°41'47" W	44.44'
L6	S 73°47'06" W	77.13'

- LEGEND:**
- = SET 1/2" IRON ROD LB8050
 - ⊙ = FOUND 1-1/2" IRON PIPE NO#
 - = FOUND 1/2" IRON ROD NO#
 - = FOUND 4"x4" CONCRETE MONUMENT NO#
- NHWL = NORMAL HIGH WATER LINE
 (D) = DEED
 (M) = MEASURED
 CONC. = CONCRETE
 EL. = ELEVATION (NAVD88)
 ORB = OFFICIAL RECORDS BOOK
 PG(S) = PAGE OR PAGES
 P.O.B. = POINT OF BEGINNING
 POL = POINT ON LINE

SCHEDULE B-11 SURVEY RELATED EXCEPTIONS NOTES

- ITEM 12. All matters contained on the Plat of METCALF PARK, as recorded in Plat Book H, Page 59, as affected by REPLAT OF METCALF PARK, as recorded in Plat Book Q, Page 18, Public Records of Orange County, Florida. (AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON)
- ITEM 13. Right-of-Way Agreements recorded in O.R. Book 1542, Pages 90 and 92, Public Records of Orange County, Florida. (AFFECTS PROPERTY, PLOTTED AND SHOWN HEREON)

Date	Revisions	DATE: 10/02/23	SCALE: 1" = 60'	CAL BY: SEB	DRAWN BY: SEB	JOB NO. 117023
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ATLANTIC SURVEYING
 308 S. DILLARD STREET
 WINTER GARDEN, FLORIDA 34787
 407-656-4993
 LB 8060

STEVEN E. BLANKENSHIP P.S.M. #5361
 STATE OF FLORIDA



Request for Parcel Split or Combination for Properties Within Unincorporated Orange County

PARENT PARCEL NUMBER(S)

NEW PARCEL IDENTIFICATION NUMBER(S)

(ISSUED BY MAPPING DEPT P.A. OFFICE)

SEC __ TWP __ RNG __ SUB __ PARCEL _____

SEC __ TWP __ RNG __ SUB __ PARCEL _____

07-23-28-5616-00-740

07-23-28-5616-00-721 FOR PARCEL A
1.161 AC PER SURVEY

07-23-28-5616-00-740 FOR PARCEL B
1.232 AC PER SURVEY

NOTES:

11940 Lake Butler Blvd., Windermere, FL 34786

OWNER WISHES TO SPLIT PROPERTY - APPROVED BY TOWN OF WINDERMERE



Important Notice

Pursuant to **Florida Statute 197.192** the property appraiser's office **will not split or combine parcels until all taxes due or delinquent have been paid to the Tax Collector.** It should also be noted that a parcel split / combination by the Property Appraiser is for **taxation purposes only** and does not imply legality of the land division being requested, the legality for such parcel to be conveyed via land title, nor the suitability for such parcel to be developed. Contact the appropriate land development, zoning, and/or planning department of your jurisdiction for questions concerning property development.

HOMESTEAD/NON-HOMESTEAD PROPERTIES AFFECTED BY ASSESSMENT LIMITATION:

I/We understand that splitting or combining property may increase taxes by affecting existing capped values. If at a future date you choose to reverse the process, the cap will not be restored to its former level.

PROPERTY APPRAISER TO BE HELD HARMLESS:

It is the responsibility of the owner to ensure that any and all prior or currently due tax amounts on any parcels being split or aggregated with any other parcels are paid in full to the Tax Collector. This agency is not responsible for any delinquent taxes, penalties, or interest that could occur and accrue due to negligence on the part of the property owner, the owner's representatives, or other parties when requesting parcel splits or combinations. Furthermore, if the property is encumbered by a mortgage, it is the owner's responsibility to seek prior approval from the mortgage company for any changes to the property involving a split or combination.

By signing below, whether by the owner or the owner's representative, the owner acknowledges they have read and understand the aforementioned and availed themselves of the opportunity to ask any questions, seek clarification, or obtain additional information prior to this action being requested.

Signature: _____ Date: 12/11/2023

Owner or Owner's Representative

Print Name: Ashraf Hassanein

Phone: 352-256-1544

Signature: _____ Date: _____

Orange County Zoning (407) 836-0092

This split/combination will be effective for the 20²⁴ tax year.

Signature: Rocco Campanale Date: 12/19/2023
Orange County Property Appraiser's Office

For questions regarding new parcel numbers:

Contact: Rocco Campanale, CCF, CFE
Cadastral Mapping Manager
rcampanale1@ocpaf1.org

Phone: (407)836-5077
Fax: (407)836-5985

Orange County Property Appraiser's Office
200 S. Orange Ave. Suite 1700
Orlando, FL 32801

Property Record - 07- Orange County Property Appraiser • 23-28-5616-00-721 <http://www.ocpafl.org>

Property Summary as of 09/26/2024

Property Name

Lake Butler Blvd

Names

Iona Butler Properties LLC

Municipality

WND - Windermere

Property Use

0030 - Vacant Water

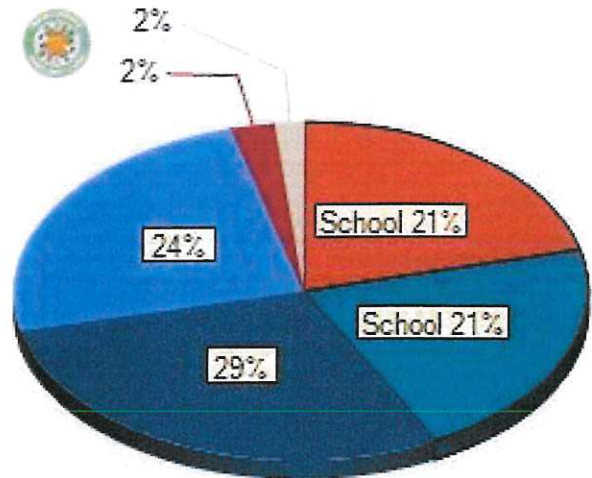
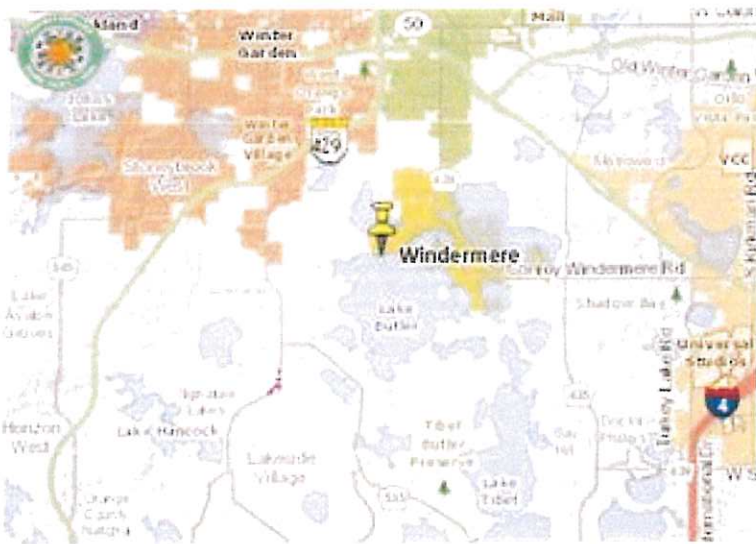
Mailing Address

16619 Arezo Ct
Bella Collina, FL 34756-3612

Physical Address

Lake Butler Blvd
Windermere, FL 34786

OR
OR
Code
Code
For
Mobile
Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2024	\$1,200,000	+	\$0	+ \$0 = \$1,200,000	\$1,200,000

2024 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$1,200,000	\$0	\$1,200,000	3.2160	\$3,859.20	21%
Public Schools: By Local Board	\$1,200,000	\$0	\$1,200,000	3.2480	\$3,897.60	21%
Orange County (General)	\$1,200,000	\$0	\$1,200,000	4.4347	\$5,321.64	29%
Town Of Windermere	\$1,200,000	\$0	\$1,200,000	3.7425	\$4,491.00	24%
Library - Operating Budget	\$1,200,000	\$0	\$1,200,000	0.3748	\$449.76	2%
South Florida Water Management District	\$1,200,000	\$0	\$1,200,000	0.0948	\$113.76	1%
South Florida Wmd Okeechobee Basin	\$1,200,000	\$0	\$1,200,000	0.1026	\$123.12	1%
South Florida Wmd Everglades Const	\$1,200,000	\$0	\$1,200,000	0.0327	\$39.24	0%
Wind Wtr & Nav Cntrl Dist	\$1,200,000	\$0	\$1,200,000	0.2528	\$303.36	2%
				15.4989	\$18,598.68	

2024 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
TOWN OF WINDERMERE	WND SOLID WASTE - GARBAGE - (407)876-2563	343.11	\$1.00	\$343.11
				\$343.11

Tax Savings

2024 Estimated Gross Tax Total:	\$18,941.79
Your property taxes without exemptions would be	\$18,598.68
Your ad-valorem property tax with exemptions is	– \$18,598.68
Providing You A Savings Of	= \$0.00

Property Features

Property Description

REPLAT OF METCALF PARK Q/18 PORTION OF LOTS 72 & 73 DESC AS COMM AT SW COR OF LOT 29 TH S22-23-0E 60 FT TH N67-37-0E 91.21 FT TO POB TH N67-37-0E 150 FT TH S22-23-0E 350.56 FT TO SHORELINE OF LAKE BUTLER TH S73-47-6W 24.9 FT TH S79-12-19W 92.65 FT TH S81-8-51W 35.47 FT TH N22-23-0W 320.97 FT TO POB

Total Land Area

50,573 sqft (+/-) | 1.16 acres (+/-) Deeded

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0030 - Vacant Water	SFR	1 LOT(S)	\$1,200,000.00	\$1,200,000	\$0.00	\$1,200,000

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
There are no sales for the selected parcel							

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
Keystone Dr	08/30/2024	\$850,000		Warranty Deed	0/0	20240526283/	
9752 Laurel Berry Dr	08/28/2024	\$2,460,100	\$558	Special Warranty	5/6	20240520594/	
11220 Rising Sun St	08/26/2024	\$796,600	\$322	Special Warranty	4/3	20240506001/	
10183 Atwater Bay Dr	08/23/2024	\$1,534,500	\$394	Special Warranty	5/4	20240497639/	
10165 Atwater Bay Dr	08/23/2024	\$1,507,500	\$385	Special Warranty	5/4	20240497686/	
13635 Mcmillan Dr	08/20/2024	\$830,000	\$287	Warranty Deed	4/3	20240508243/	
13623 Mcmillan Dr	08/20/2024	\$829,000	\$268	Warranty Deed	5/4	20240526172/	
10441 Atwater Bay Dr	08/20/2024	\$1,276,700	\$376	Special Warranty	5/5	20240487121/	
7043 Reverie Park Ave	08/16/2024	\$875,200	\$276	Special Warranty	5/4	20240490349/	
9474 Santorini Dr	08/15/2024	\$1,768,400	\$350	Special Warranty	5/6	20240490110/	

Services for Location

TPP Accounts At Location

Account Market Value Taxable Value Business Name(s) Business Address
 There are no TPP Accounts associated with this parcel.

Schools

Olympia (High School)

Principal Christy Lyn Gorberg
Office Phone 407.905.6400
Grades 2023: | 2022: B | 2019: A

Windermere (Elementary)

Principal Diana Greer
Office Phone 407.876.7520
Grades 2023: | 2022: A | 2019: A

Gotha (Middle School)

Principal Monica Emery
Office Phone 407.521.2360
Grades 2023: | 2022: B | 2019: B

Utilities/Services

Electric Duke Energy

Water Orange
County

**Recycling (Tuesday,
Friday)** Windermere

Trash (Friday, Tuesday) Windermere

Yard Waste (Wednesday) Windermere

Elected Officials

County Commissioner Nicole H. Wilson

State Senate Dennis Baxley

State Representative Carolina Amesty

US Representative Daniel Webster

School Board Representative Pam Gould

Orange County Property
Appraiser Amy Mercado



Request for Parcel Split or Combination for Properties Within Unincorporated Orange County

PARENT PARCEL NUMBER(S)

NEW PARCEL IDENTIFICATION NUMBER(S)

(ISSUED BY MAPPING DEPT P.A. OFFICE)

SEC __ TWP __ RNG __ SUB __ PARCEL _____

SEC __ TWP __ RNG __ SUB __ PARCEL _____

07-23-28-5616-00-740

07-23-28-5616-00-721 FOR PARCEL A
1.161 AC PER SURVEY

07-23-28-5616-00-740 FOR PARCEL B
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NOTES:

11940 Lake Butler Blvd., Windermere, FL 34786

OWNER WISHES TO SPLIT PROPERTY - APPROVED BY TOWN OF WINDERMERE



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By signing below, whether by the owner or the owner's representative, the owner acknowledges they have read and understand the aforementioned and availed themselves of the opportunity to ask any questions, seek clarification, or obtain additional information prior to this action being requested.

Signature: [Handwritten Signature] Date: 12/11/2023

Owner or Owner's Representative

Print Name: Ashraf Hassanein

Phone: 352-256-1544

Signature: _____ Date: _____

Orange County Zoning (407) 836-0092

This split/combination will be effective for the 2024 tax year.

Signature: [Handwritten Signature: Rocco Campanale] Date: 12/19/2023
Orange County Property Appraiser's Office

For questions regarding new parcel numbers:

Contact: Rocco Campanale, CCF, CFE
Cadastral Mapping Manager
rcampanale1@ocpafi.org

Phone: (407)836-5077
Fax: (407)836-5985

Orange County Property Appraiser's Office
200 S. Orange Ave. Suite 1700
Orlando, FL 32801



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
IONA BUTLER PROPERTIES, LLC

Filing Information

Document Number	L15000134512
FEI/EIN Number	N/A
Date Filed	08/07/2015
State	FL
Status	ACTIVE
Last Event	LC DISSOCIATION MEM
Event Date Filed	09/14/2023
Event Effective Date	02/18/2017

Principal Address

16619 AREZO COURT
MONTVERDE, FL 34756

Changed: 10/10/2023

Mailing Address

16619 AREZO COURT
MONTVERDE, FL 34756

Changed: 10/10/2023

Registered Agent Name & Address

HASSANEIN, ASHRAF
16619 AREZO COURT
MONTVERDE, FL 34756

Name Changed: 09/05/2023

Address Changed: 09/05/2023

Authorized Person(s) Detail

Name & Address

Title Manager

HASSANEIN, ASHRAF
 16619 AREZO COURT
 MONTVERDE, FL 34756

Annual Reports

Report Year	Filed Date
2023	01/31/2023
2023	10/10/2023
2024	01/21/2024

Document Images

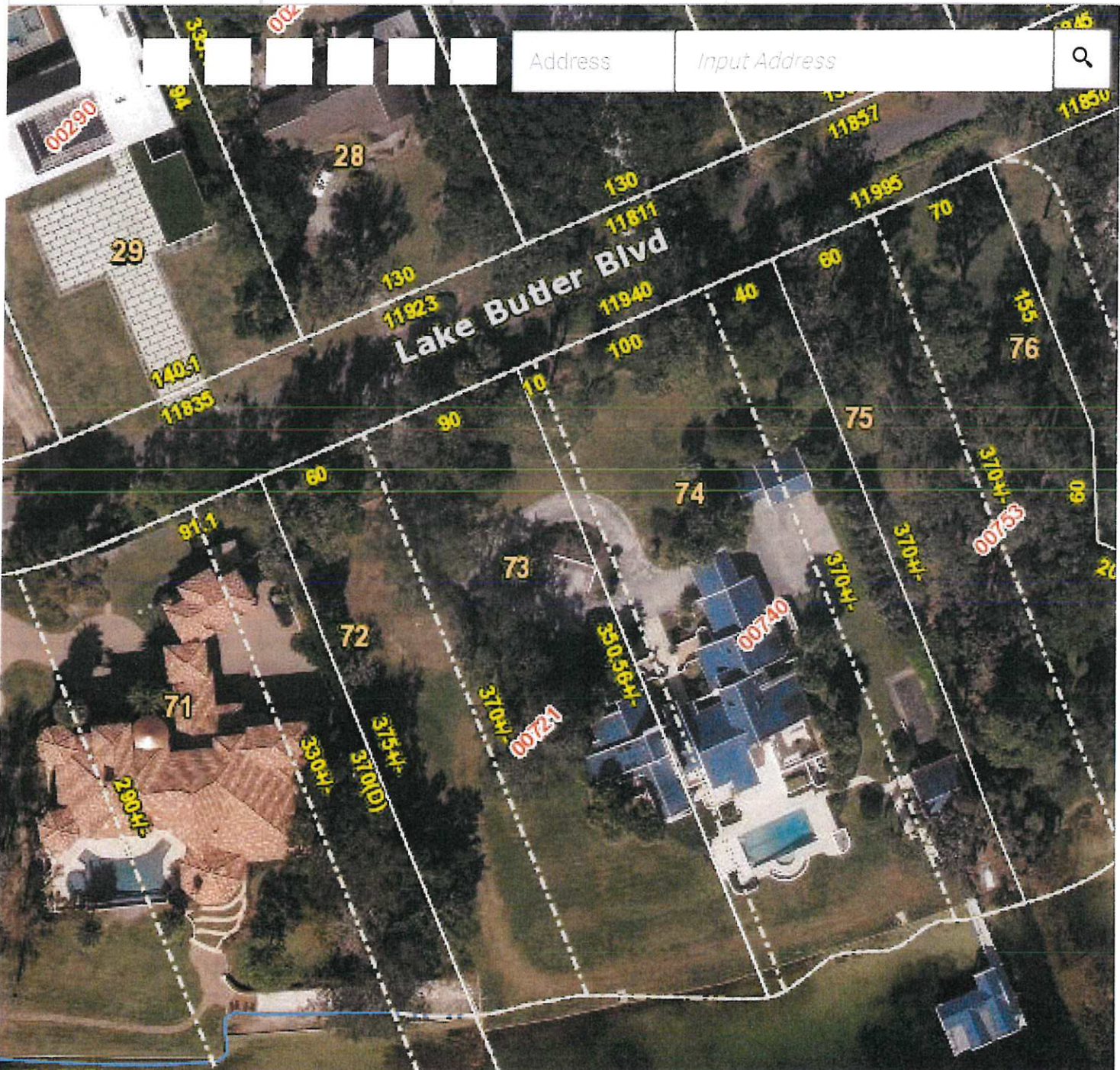
01/21/2024 -- ANNUAL REPORT	View image in PDF format
10/10/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
09/14/2023 -- CORLCDSMEM	View image in PDF format
09/05/2023 -- CORLCRACHG	View image in PDF format
01/31/2023 -- ANNUAL REPORT	View image in PDF format
02/03/2022 -- ANNUAL REPORT	View image in PDF format
02/12/2021 -- ANNUAL REPORT	View image in PDF format
01/18/2020 -- ANNUAL REPORT	View image in PDF format
01/29/2019 -- ANNUAL REPORT	View image in PDF format
04/17/2018 -- ANNUAL REPORT	View image in PDF format
02/18/2017 -- REINSTATEMENT	View image in PDF format
10/01/2015 -- CORLCDSMEM	View image in PDF format
08/11/2015 -- LC Amendment	View image in PDF format
08/07/2015 -- Florida Limited Liability	View image in PDF format



Orange County Property Appraiser Florida

help

Base map	Layers	Foreclosure	Sales		
Parcel Search	Legend	Identify	OCA Tools		
Custom Print	Trending	Parcel Themes			



100ft

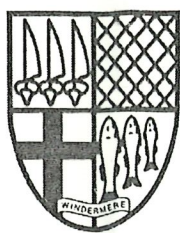
477,480.62 1,514,878.00 Feet
1:1,200

Town of Windermere

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

Received
DEC 16 2024
Wade Trim

Mayor
JIM O'BRIEN



Town Manager
ROBERT SMITH

Clerk
DOROTHY BURKHALTER

November 25, 2024

RAYMOND LOIS S
11850 LAKE BUTLER BLVD
WINDERMERE, FL 34786

RE: Public Notice of Variance Public Hearing for 11920 Lake Butler Blvd.

Ashraf Hassanein, owner of pending address 11920 Lake Butler Blvd., submitted approval of a variance pursuant to Division 10.02.00 of the Town of Windermere Land Development Code. Under the Town's Land Development Code, the maximum building height is 2.5 stories or 35 feet, whichever is less (Sec. 3.02.02), and sport courts must be located behind the front of the principal building (Sec. 7.02.09). The purpose of the subject variance request is to allow for construction of an attic access room resulting in a third story, and construction of a pickleball court in front of the principal building (i.e., the front yard).

Enclosed is additional information regarding this request.

Pursuant to the Town of Windermere Code of Ordinances, you as a surrounding property owner are entitled to comment on this matter. If you wish to comment, this form must be received by the Town of Windermere use of the enclosed stamped envelope to Wade Trim, Inc. or by email to tow@wadetrim.com by **December 13, 2024**.

This matter will be presented to the Development Review Board on **Tuesday, December 17, 2024, at 6:30 p.m.** Their recommendation will be heard by the Town Council on **Tuesday, January 14, 2025, at 6:00 p.m.** You may attend the meetings at Town Hall, located at 520 Main Street. All meetings are open to the public and you are welcome to participate. Feel free to contact me if you have any questions.

Sincerely,
Brad Cornelius, AICP, Town Planner
Wade Trim, Inc.
813.882.4373
tow@wadetrim.com
Encl.

RECOMMEND - Z24-10 (11920 Lake Butler Blvd)

APPROVAL: ✓✓ per conditions below DISAPPROVAL _____

COMMENTS: _____

see Below

SIGNATURE: HTJ. Samuel MD DATE: 12/9/24

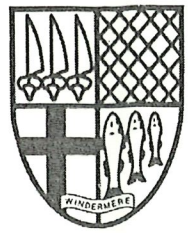
1) 2.5 → 3 stories → permission as long as height does not exceed 35ft per code

2) Sport's court → permission granted as long as there is no manure run off in to Lake Butler (all water contained prior to flow into the lake)

Town of Windermere

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

Received
DEC 16 2024
Wade Trim



Mayor
JIM O'BRIEN

Town Manager
ROBERT SMITH

Clerk
DOROTHY BURKHALTER

November 25, 2024

RAYMOND LOIS S ESTATE
11850 LAKE BUTLER BLVD
WINDERMERE, FL 34786

RE: Public Notice of Variance Public Hearing for 11920 Lake Butler Blvd. - Z24-10

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Encl.

same as above copy!
↓

RECOMMEND - Z24-10 (11920 Lake Butler Blvd.)

APPROVAL: *conditions per sports court, 3 stories* DISAPPROVAL

COMMENTS: God Day

1) 2.5 → 3.0 stories as long as structure does not exceed 35' per code → OK

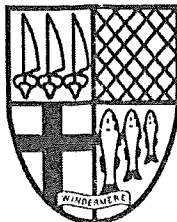
2) sport court → as long as there is no more run off to the lake OK

SIGNATURE: Off Paul Raymond, MKD

DATE: 12/9/24

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

November 25, 2024

MARTINEZ CARLOS DAVID
11835 LAKE BUTLER BLVD
WINDERMERE, FL 34786

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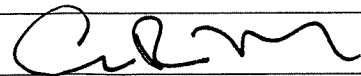
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tow@wadetrim.com
Encl.

RECOMMEND – Z24-10 (11920 Lake Butler Blvd.)

APPROVAL: DISAPPROVAL

COMMENTS: GREAT IDEA, VERY NICE DESIGN

SIGNATURE:  DATE: 11/27/2024

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		Parke		Hospital



MAYOR
JIM O'BRIEN

THE TOWN OF
Windermere



TOWN MANAGER
ROBERT SMITH

CLERK
DOROTHY BURKHALTER

614 MAIN STREET, WINDERMERE, FL 34786
OFFICE: (407) 876-2563 FAX: (407) 876-0103

COMMITTEE MEMBER APPLICATION FORM

- 1. Name: Stephen Lewis Phone: (321) 377-1646
- 2. Home Address: 936 Oakdale St. Windermere, FL 34786
- 3. Business: West Orange Chamber of Commerce Business Phone: (407) 656-1804
- 4. Business Address: 12124 W. Colonial Dr., Winter Garden, FL 34787
- 5. Email: stephenrobertlewisjr@gmail.com
- 6. Brief Summary of Education and Experience:
M.S. Political Science, Florida State University
B.S. Political Science and Social Science, Florida State University

- 7. Are you a U.S. Citizen? Yes No
- 8. Are you a registered voter? Yes No
- 9. Resident of the Town for 6 Months or longer? Yes No
- 10. Do you hold public office? Yes No
- 11. Are you employed by the Town? Yes No
- 12. Do you now serve on a Town Board or Committee? Yes No
- 13. Indicate which Board(s) or Committee(s) you are interested in:

- Code Enforcement Board Development Review Board
- Downtown Business Committee Elders Committee
- Historical Preservation Committee Long Range Planning Committee
- Parks and Recreation Committee Windermere Tree Board

14. Why do you think you are qualified to serve on this board?
As a lifelong resident of central Florida, I have seen both the positive and negative impacts of community growth. In my current role, I am required to remain informed on all matters of growth in West Orange County that will impact our industries and our community, which I believe will be beneficial if appointed to serve our town. From a personal perspective, I have two young children that I would love to see make our town their

*FINANCIAL DISCLOSURE FORMS MAY BE REQUIRED FOLLOWING APPOINTMENT
 Signature: *[Signature]* Date: 12/2/24
 Note: If you have any questions, please call the Town Clerk at (407) 876-2563 ext. 5323

home some day and would like to ensure it remains a great place for them to start and raise a family in the future!