



Board of Adjustments Regular Meeting

Agenda

September 20, 2022 @ 5:00 pm

City Hall Commission Chambers
401 S. Park Avenue

welcome

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

assistance & appeals

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

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

please note

Times are projected and subject to change.

-
1. **Call to Order**
 2. **Consent Agenda**
 - a. [Approval of the August 16, 2022 Meeting Minutes.](#) 1 minute
 3. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 4. **Public Hearings**
(Public participation and comment on these matters must be in-person.)
 - a. [BOA-2022-0017: Request of Lamar Design. The applicant has requested to table this item until the next Board of Adjustment meeting on October 18, 2022.](#) 20 minutes
Request of Lamar Design for variance approval from Section 58-66 subsections (f)(4) and (f)(6) to allow a side setback of 10.5-feet in lieu of the required side setback of 19-feet and a first-story building height of 16-feet in lieu of the required maximum 12-feet to extend the wall height to accommodate a vehicle lift and to enclose the existing courtyard to create an enclosed addition to the existing home located at 1620 Highland Road, zoned R-1AA.
 - b. [BOA-2022-0014: Request of Darrell and Meredith Carpenter.](#) 10 minutes
The applicants, Darrell and Meredith Carpenter, are requesting variance approval from Section 58-66(f)(7) to allow a rear setback of 20.5-feet in lieu of the required rear setback of 25-feet in conjunction with the proposed 460 square-foot addition to the existing home located at 2216 Mallard Circle, zoned R-1AA.
 5. **Non-Action Items**
 6. **Staff Updates**
 7. **Board Comments**
 8. **Upcoming Agenda Items**
 9. **Adjournment**



Board of Adjustments

agenda item

item type	Consent Agenda	meeting date	September 20, 2022
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the August 16, 2022 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[BOA August 16, 2022 Draft Meeting Minutes.pdf](#)



Board of Adjustments Regular Meeting Minutes

August 16, 2022 at 5:00 p.m.

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

Present

Present In-Person: Jason Johnson, Charles Steinberg, Robert Trompke, Michael Clary, Cathy Sawruk, Tom Sims, and Ann Higbie. Also Present: City Attorney J. Giffin Chumley. Staff: Assistant Director of Planning and Transportation Allison McGillis, Planner I Nicholas Lewis, Planning Technician Aaron Hull, Building and Permitting Director Gary Hiatt, Building and Permitting Manager Renata Minoga, and Recording Secretary Mary Bush.

(1) Call to Order

Chairman Jason Johnson called the meeting to order at 4:59 p.m.

(2) Consent Agenda

Approval of Minutes:

Motion made by Robert Trompke, seconded by Tom Sims to approve the July 19, 2022 meeting minutes.

Motion carried unanimously with a 7-0 vote.

(3) Staff Updates

Mr. Lewis noted to the Board that this was the first month using the newly revised Chairman's opening statement per the Board's request and asked for their feedback. The Board was in acceptance of the revised statement and did not desire any further changes to be made to it.

(4) Public Comments (for items not on Agenda)

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

(5) Non-Action Items

No non-action items.

(6) Action Items

No action items.

(7) Public Hearings

- BOA-2022-0012: Request of B-Nyce LLC for variance approval from Section 58-71 subsection (n)(2) to replace the existing 4-foot white decorative fencing with a 6-foot white vinyl privacy fence along the street-side lot line, for the property located at 1411 Norfolk Avenue, zoned R-1A.

Mr. Lewis provided the Board a brief summary of the request. He presented to the Board an area map, aerial view, survey, and photos of the property. He noted that it is one of only three properties within the entire City that are residential and abut directly onto US Highway 17-92. He also noted that all of the other residential properties to the south are all in the City of Orlando. Mr. Lewis then presented a street view of the existing fence as well as the general area of the property. He explained that the existing four foot high white

decorative fence is the maximum that can be built under code for corner lots and abuts directly onto the sidewalk, which is only five feet from US Highway 17-92. He went on to briefly discuss the existing vegetative canopies for two neighboring properties. He expressed that the applicant feels there is zero room on his lot to establish a vegetative canopy to mitigate noise and for privacy reasons. Mr. Lewis added that the existing home sits only 15 feet away from US Highway 17-92 and 10 feet away from the property line. He indicated that the other homes located in the City of Orlando are permitted up to eight feet for privacy walls and fences. Mr. Lewis went on to review the variance approval criteria as it related to the request, emphasizing that a vegetative buffer and privacy fence or wall could not be achieved due to the existing conditions.

Staff recommendation was for approval.

The Board briefly discussed the item and inquired about the following:

- the distance from the existing six foot fence and the fence at the property line,
- the setback of the house to the north of the applicant's property from US Highway 17-92,
- the reason for there being no room for a hedge along the concrete retaining wall,
- if the applicant had plans for another structure in the back yard,
- if the existing six foot fence would be replaced by the new proposed fence,
- and the side setback on the west side of the property.

The applicant, William Fitzsimmons of 1411 E. Norfolk Avenue, Winter Park, FL 32789 addressed the Board. Mr. Fitzsimmons spoke on concerns regarding noise and speeding. He expressed that the proposed fence would provide security and privacy for his family and property.

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

The Board briefly shared their thoughts on the request and were unanimously in favor of it. Some Board members expressed that, if it were possible, they would want landscaping used to soften the look of the fencing. Chairman Johnson emphasized the fact that the applicant's property is one of only three properties within the City that abuts US Highway 17-92 and is the only one of the three that has the unique circumstance of not being able to put up a functional vegetative buffer.

Motion made by Ann Higbie, seconded by Tom Sims, for variance approval from Section 58-71 subsection (n)(2) to replace the existing 4-foot white decorative fencing with a 6-foot white vinyl privacy fence along the street-side lot line, for the property located at 1411 Norfolk Avenue, zoned R-1A.

Motion approved with a 7-0 vote.

(8) Board Comments

No board comments.

(9) Upcoming Agenda Items

No discussion ensued on upcoming agenda items.

(10) Adjournment

Meeting adjourned at 5:20 p.m.

/s/ Recording Secretary Mary Bush



Board of Adjustments

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date September 20, 2022
prepared by Nicholas Lewis	approved by John Harbilas, Allison McGillis
board approval Completed	
strategic objective	

subject

BOA-2022-0017: Request of Lamar Design. **The applicant has requested to table this item until the next Board of Adjustment meeting on October 18, 2022.**

item list

Request of Lamar Design for variance approval from Section 58-66 subsections (f)(4) and (f)(6) to allow a side setback of 10.5-feet in lieu of the required side setback of 19-feet and a first-story building height of 16-feet in lieu of the required maximum 12-feet to extend the wall height to accommodate a vehicle lift and to enclose the existing courtyard to create an enclosed addition to the existing home located at 1620 Highland Road, zoned R-1AA.

motion / recommendation

Staff recommendation is for denial of the variance from Section 58-66(f)(4) to extend the building height to 16-feet in lieu of the required maximum of 12-feet for single-story structures and approval of the variance from Section 58-66(f)(6) for a first-floor side setback of 10.5-feet in lieu of the required 19-feet subject to the following condition:

1) That the height of the proposed 452 square-foot addition be limited to the maximum required first-floor height of 12-feet.

background

alternatives / other considerations

fiscal impact



Board of Adjustments

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date September 20, 2022
prepared by Nicholas Lewis	approved by John Harbilas, Allison McGillis
board approval Completed	
strategic objective	

subject

BOA-2022-0014: Request of Darrell and Meredith Carpenter.

item list

The applicants, Darrell and Meredith Carpenter, are requesting variance approval from Section 58-66(f)(7) to allow a rear setback of 20.5-feet in lieu of the required rear setback of 25-feet in conjunction with the proposed 460 square-foot addition to the existing home located at 2216 Mallard Circle, zoned R-1AA.

motion / recommendation

Staff recommendation is for approval of the variance requested.

background

The applicants, Darrell and Meredith Carpenter, are requesting variance approval for their proposed 460 square-foot addition enclosing a portion of the existing patio with a setback of 20.5-feet located at 2216 Mallard Circle. The property is zoned R-1AA, and has a lot depth greater than 105-feet. Section 58-66(f)(7) requires a 25-foot rear setback to the first-floor of the principal structure for lots deeper than 105-feet.

Variance Review Criteria:

Special Conditions and Circumstances

In order for a variance to be granted, special conditions and circumstances must exist which are peculiar to the land, structure, or building involved and are not applicable to other land, structures, or buildings in the same zoning district.

The lot is uniquely pentagonal in shape with the existing home following the northern side lot line. The result is that the northeast corner of the home is much closer to the rear lot line than the opposite rear corner of the building. The natural position for an addition

would be along the southeast corner of the home. However, the location of the swimming pool and the proximity of the adjacent oak trees make an addition in this space impractical.

Further, there is a thick canopy of trees on the northern side lot line and a hedge and six-foot wood fence along the rear lot line that would block the proposed addition from view of the affected neighbors.

Deprivation of Rights

The second requirement for granting a variance request is that the literal interpretation of the provisions of the zoning code would deprive the applicant of the rights commonly enjoyed by other properties in the same zoning district.

A literal interpretation of Section 58-66(f)(7) requires a 25-foot rear setback for lots greater than 105-feet in depth. Due to the odd shaped lot and position of the existing home, pool, and trees on the property, the only area for an addition would be the northwest corner of the property. The existing floor area ratio (FAR) of the home is twenty-two percent (22%) with a maximum achievable FAR of thirty-three percent (33%). The proposed FAR after the new addition is twenty-five percent (25%). Because the proposed request follows the existing patio, the request does not change the impervious surface coverage of the lot.

Actions of the Applicant

The special conditions and circumstances must not result from the actions of the applicant.

The lot was platted as part of the Quail Hollow subdivision in 1970 the home was constructed three years later in 1973, both well before the applicants purchased the property in 2019. Further, the swimming pool was constructed prior to their ownership as well in 2013. Therefore, none of the special conditions and circumstances arose due to actions of the applicants.

Special Privilege

The last requirement necessary to grant a variance request is that the variance will not confer on the applicant any special privilege denied by the zoning ordinance to other lands, structures, or buildings in the same zoning district. No nonconforming use of the neighboring lands, structures, or buildings in other zoning districts shall be considered grounds for the issuance of a variance.

Due to the unique shape and nature of the lot and the existing conditions of the home, trees, and swimming pool area, staff believes that granting this variance would not confer any special privilege onto any other land, structure, or buildings in the same zoning district.

Summary

Staff believes that the applicant meets the four criteria necessary to grant this variance request. The special conditions and circumstances are specifically unique to this lot. The applicants' proposal would meet all requirements besides the rear setback and the proposed addition will be screened from all affected neighbors.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[BOA-2022-0014 - Area Map.pdf](#)

ATTACHMENTS:

[BOA-2022-0014 - Aerial Map.pdf](#)

ATTACHMENTS:

[BOA-2022-0014 - Neighbor Letter Map.pdf](#)

ATTACHMENTS:

[BOA-2022-0014 - Aerial View 1.JPG](#)

ATTACHMENTS:

[BOA-2022-0014 - Aerial View 2.JPG](#)

ATTACHMENTS:

[BOA-2022-0014 - Survey.pdf](#)

ATTACHMENTS:

[BOA-2022-0014 - Site Plan.pdf](#)

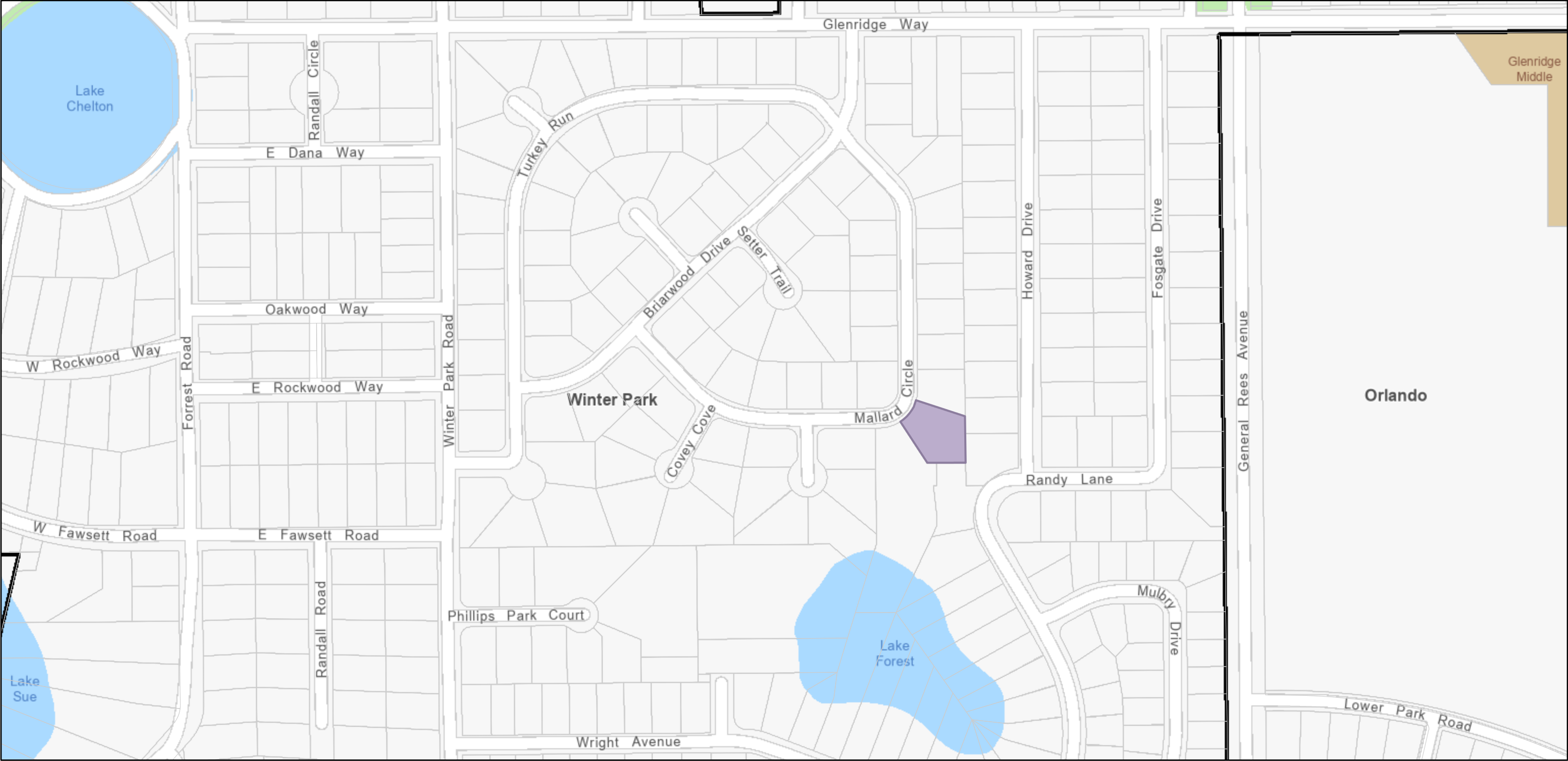
ATTACHMENTS:

[BOA-2022-0014 - Neighbor Letter.pdf](#)

ATTACHMENTS:

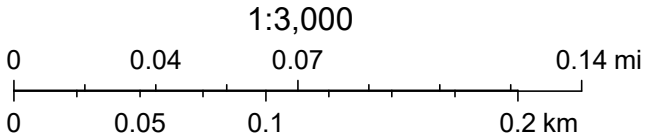
[BOA-2022-0014 - Applicant Submittal.pdf](#)

2216 Mallard Cir. - Area Map



9/2/2022, 3:56:13 PM

Parcels Orange

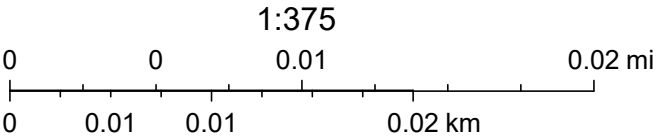


2216 Mallard Cir. - Aerial Map



9/2/2022, 3:55:35 PM

 Parcels Orange

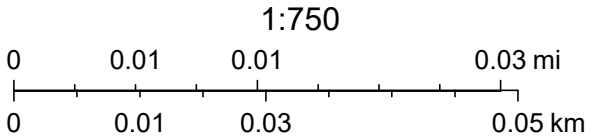


2216 Mallard Cir. - Neighbor Letter Map



9/2/2022, 3:58:53 PM

Parcels Orange







A/C - AIR CONDITIONER
BC - BACK OF CURB
CALC - CALCULATED
C&M - CALCULATED & MEASURED
Δ - CENTRAL ANGLE
CBW - CONCRETE BLOCK WALL
CLFC - CHAIN LINK FENCE
C - CENTERLINE
C.I.M. - CONCRETE MONUMENT
CMP - CORRUGATED METAL PIPE
CONC. - CONCRETE
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NGVD - NATIONAL GEODETIC
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PVC - PLASTIC PIPE
R - CURVE RADIUS
R/W OR R.O.W. - RIGHT OF WAY
TV - CABLE TV RISER
TYP - TYPICAL
EB - ELECTRICAL BOX
ESMT - EASEMENT
E/P - EDGE OF PAVEMENT
FIRM - FLOOD INSURANCE
RATE MAP
FFE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
FND - FOUND

L.N. - ARC LENGTH
★ - LIGHT POLE
LSA - LANDSCAPED AREA
MEAS - MEASURED
ID. - IDENTIFICATION
I.R.C. - IRON ROD AND CAP
N&D - NAIL & DISK
NTS - NOT TO SCALE
U.E. - UTILITY EASEMENT
UNTL - UNDERGROUND TELEPHONE
WD.FC. - WOOD FENCE
—W— - WATER LINE
⊗ - WATER METER
⊖ - WATER VALVE
- NUMBER
Ⓢ - EASEMENT NUMBER
P - PLAT
D - DEED
F - FIELD
C&G - CURB AND GUTTER
NAVD - NORTH AMERICAN VERTICAL DATUM
M - MEASURE
— - WOOD FENCE
— - CHAIN LINK FENCE
—□— - PLASTIC FENCE

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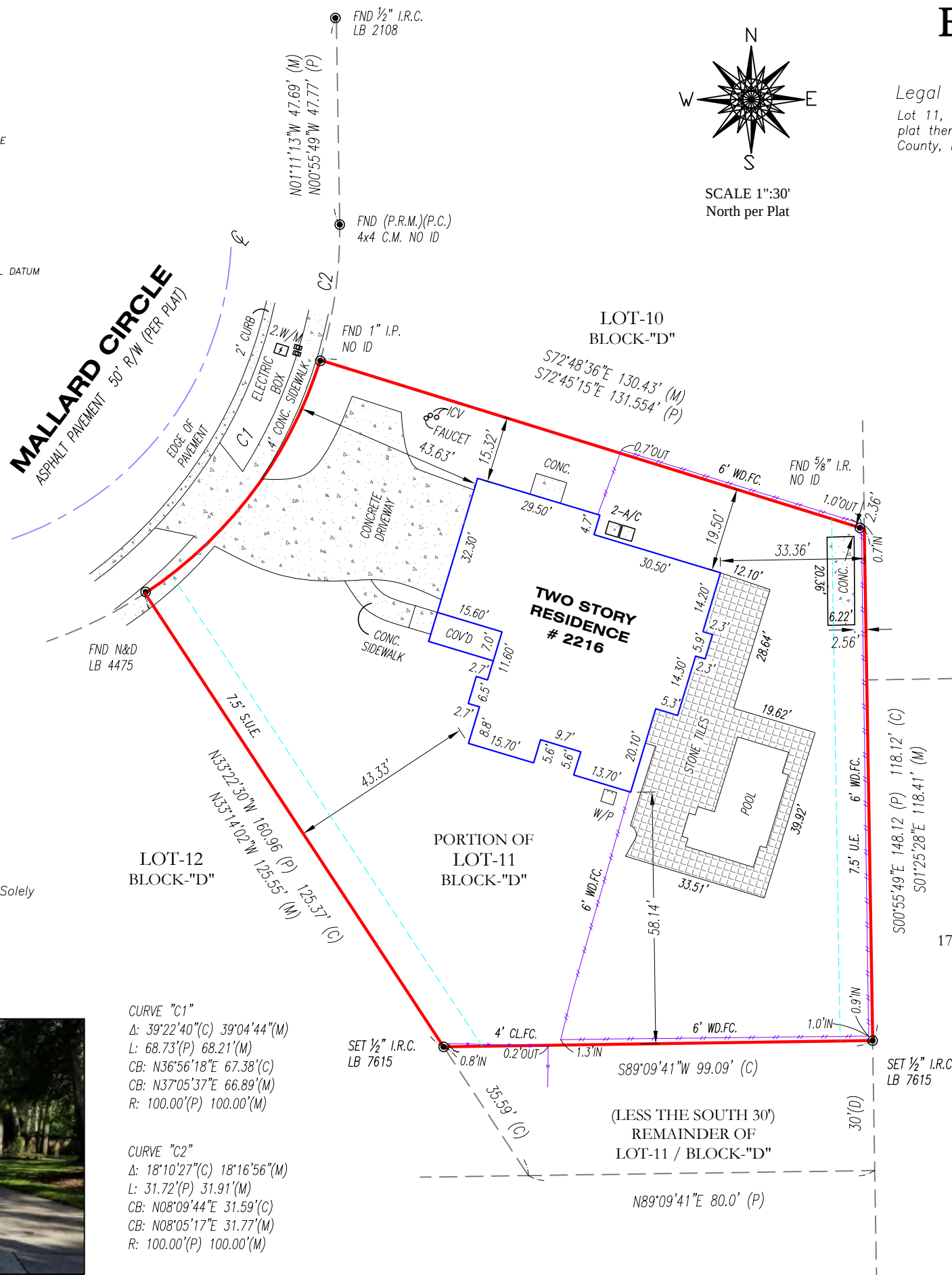
Bearings shown hereon are based on the EAST
Right-of-way line of MALLARD CIRCLE, being
Curve "C2" with chord bearing N08°09'44"E,
COMPUTED.

Community Number: 120188 Panel: 0255
 Suffix "F" Flood Insurance Rate Map
 Dated September 25, 2009 Flood Zone: "X"
 Map ID: 12095C0255F

Darrell F. Carpenter Jr. And Meredith R. Carpenter
MERS (Mortgage Electronic Registration Systems, Inc.), Solely
As Nominee For TD Bank, N.A., ISQA/ATIMA
First International Title Inc.
First American Title Insurance Company



CURVE "C2"
 Δ : 18°10'27"(C) 18°16'56"(M)
 L: 31.72'(P) 31.91'(M)
 CB: N08°09'44"E 31.59'(C)
 CB: N08°05'17"E 31.77'(M)
 R: 100.00'(P) 100.00'(M)



Lot 11, Block "D", QUAIL HOLLOW, Less the South 30 feet thereof, according to the plat thereof, as recorded in Plat Book 3, Pages 53 & 54, Public Records of Orange County, Florida.

1. Legal Description provided by others
2. The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the Plat.
3. Underground portions of footings, foundations or other improvements were not located.
4. Wall ties are to the face of the wall and are not to be used to reconstruct boundary lines.
5. Only visible encroachments located.
6. No identification found on property corners unless otherwise shown.
7. Dimensions shown are Plat and Measured unless otherwise shown.
8. Fence ownership not determined.
9. This survey depicted here forms a closed geometric figure.
10. No underground improvements or visible installations have been located other than shown.
11. This survey is prepared for the exclusive use and benefit of the parties listed hereon liability to third parties may not be transferred or assigned.
12. This drawing may not be scaled due to electronic transfer.
13. This survey does not reflect or determine ownership.
14. Fence corners and building corners are witness monuments to obstructed corners, dimensions are as shown.
15. Subject to any dedication, limitations, restrictions, reservations, and/or easement of record no examination of Title made by Surveyor.
16. This Survey is not an ALTA/ACSM Land Title Survey.
17. This Survey was prepared without the benefit of a commitment for Title Insurance.
18. The flood data provided is for informational purposes only. The Surveyor makes no guarantees as to the accuracy of the Information provided. The local F.E.M.A. Agency should be contacted for verification.

- THERE ARE FENCES ON OR NEAR THE EASTERLY AND PORTIONS OF THE NORTHERLY AND SOUTHERLY BOUNDARY LINES.
- A PORTION OF A CONCRETE PAD IS ON THE EASEMENT ABUTTING THE EASTERLY BOUNDARY LINE.
- THERE ARE NO OTHER SIGNIFICANT OBSERVATIONS.



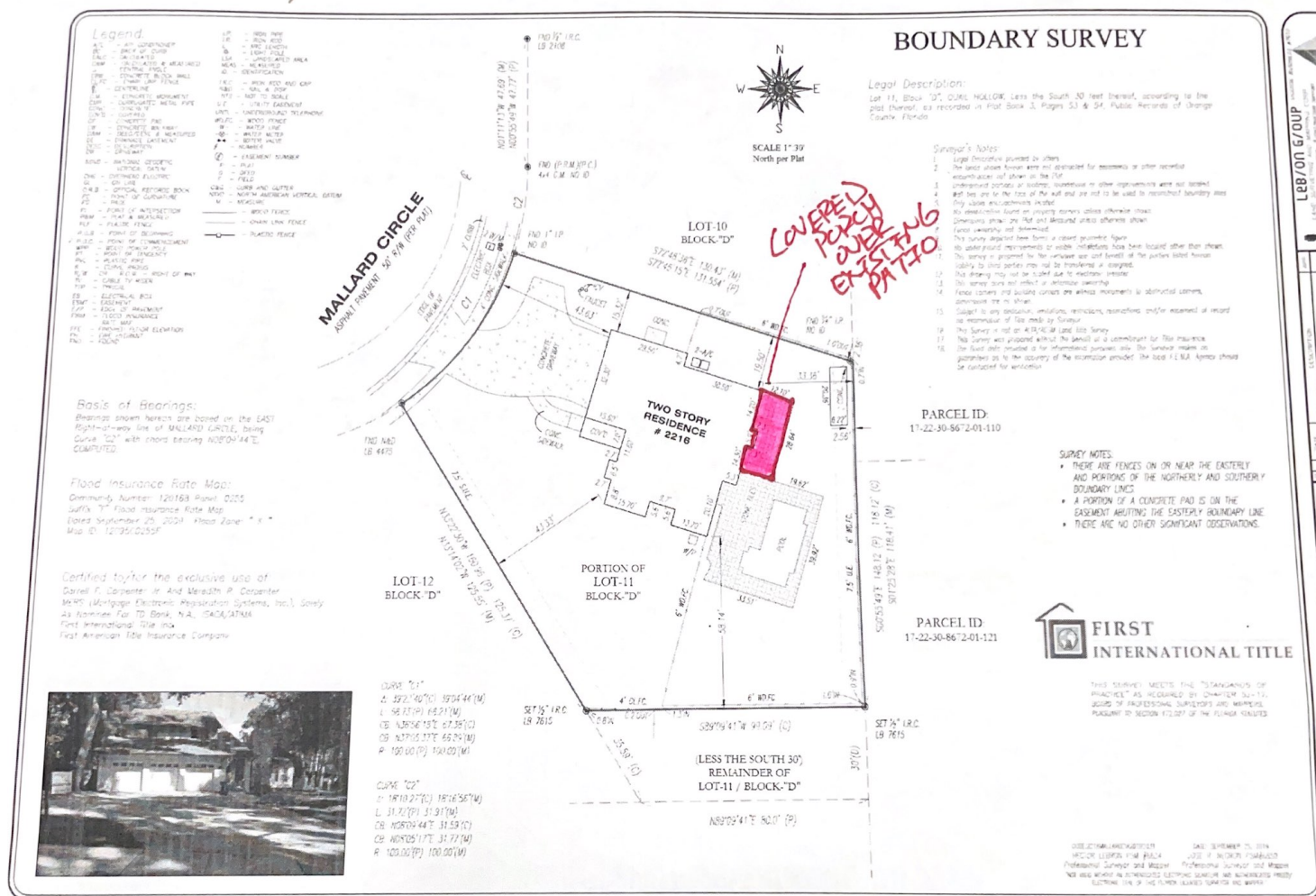
THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

CODE:2216MALLARDICIR20192031 DATE: SEPTEMBER 25, 2019
HECTOR LEBRON PSM #6634 JOSE R. NEGRON PSM#6850
Professional Surveyor and Mapper Professional Surveyor and Mapper
"NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED RAISED/
ELECTRONIC SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."

DATE	DESCRIPTION	APP
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U)		

ADDRESS: 2216 MALLARD CIRCLE,
WINTER PARK, FLORIDA 32789

DATE: 09/20/2019	
DRAWN: M.R.	
CHECKED: JRN	
CADD:	
JOB NO. 2019- 2031	SHEET 1



August 15th, 2022

RE: Carpenter Back Porch Variance

To Whom It May Concern:

We understand the Carpenter's are applying for a variance to build a covered porch over a portion of their back patio. We live at 2208 Mallard Circle, their immediate neighbors to the north. We don't believe this will have any adverse impacts on our property and are in favor of them proceeding with the porch. Please feel free to contact us with any questions.

Sincerely,



Ben Sharpe

2208 Mallard Circle

Winter Park, FL 32789

407.592.3232



PLAN SNAPSHOT REPORT BOA-2022-0014 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments	Project:	App Date: 08/15/2022
Work Class: Board of Adjustments/Variance Application	District: Winter Park	Exp Date: NOT AVAILABLE
Status: Submitted - Online	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Harbilas, John	Approval
Description: Planning to add a 460 square foot back porch over existing patio and need a variance for the NE corner of the patio due to angled lot line.		Expire Date:

Parcel: 302217727004110	Main	Address: 2216 Mallard Cir	Main	Zone:
		Winter Park, FL 32789-6153		

Applicant	Owner
Darrell Carpenter	Meredith Carpenter
2216 Mallard CIR	Home: (407) 580-8432
Winter Park, FL 32789	Mobile: (407) 580-6817
Home: (407) 580-8432	
Business: (407) 555-5555	
Mobile: (407) 580-6817	

Plan Custom Fields

Zoning		Section		Subsection	
Is the property on waterfront?	No	Is this property on historic registry or district?	No	Describe variance	We would like to add a 460 square-foot covered porch over the existing back patio. Due to the irregular shape of our lot, we need a variance for the NE corner of the patio (approximately 15% of the total porch). The rest of the porch will fall within proper setback limits.
How long have you owned the property?	3 years	How long have you occupied the property?	3 years	Special Condition	The lot is irregular shaped and unique to our neighborhood. The NE corner of the lot is the only portion of the porch that exceeds setback limits.
Rights/Priv	Having a back porch.	Hardship	Our lot is irregular shaped and not typical for the neighborhood. The back yard lot line does not run parallel with the house. This is what is creating the need for the variance for a portion of the porch. The majority of the patio is more than 25' away from the property line. The NE corner of the patio is approx. 21' from the property line.	Limited Variance	We believe the request for variance is reasonable and doesn't hinder the spirit of the code, but yes we would be open to other solutions assuming it makes sense from an aesthetic/architectural perspective.

Attachment File Name	Added On	Added By	Attachment Group	Notes
2216 Mallard Survey.pdf	08/15/2022 9:41	Carpenter, Darrell		Uploaded via CSS
BOUNDARY SURVEY.pdf	08/15/2022 9:41	Carpenter, Darrell		Uploaded via CSS
Neighbor Letter.pdf	08/15/2022 9:41	Carpenter, Darrell		Uploaded via CSS
SETBACK COVERAGE	08/15/2022 9:41	Carpenter, Darrell		Uploaded via CSS

PLAN SNAPSHOT REPORT (BOA-2022-0014)

WORKSHEET.pdf

Signature_Darrell_Carpenter_8/15/2022 08/15/2022 9:41 Carpenter, Darrell
 .jpg

Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026304	Residential Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00026304		\$200.00	\$200.00
Grand Total for Plan		\$200.00	\$200.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Board of Adjustments Review v.1	Approved	08/15/2022	08/17/2022	08/19/2022	No	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Review	Building & Permitting Services	Lewis, Nick	Approved	08/15/2022	08/17/2022	08/19/2022

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			08/19/2022 9:30
Board of Adjustments Review v.1	Receive Submittal	08/15/2022 0:00	08/19/2022 9:30
Issue Invoice v.1	Generic Action		08/19/2022 9:30
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		

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△ — CENTRAL ANGLE
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EB — ELECTRICAL BOX
ESMT — EASEMENT
E/P — EDGE OF PAVEMENT
FIRM — FLOOD INSURANCE
 RATE MAP
FFE — FINISHED FLOOR ELEVATION
FH — FIRE HYDRANT
FND — FOUND

I.P. — IRON PIPE
I.R. — IRON ROD
L — ARC LENGTH
★ — LIGHT POLE
LSA — LANDSCAPED AREA
MEAS — MEASURED
ID. — IDENTIFICATION

I.R.C. — IRON ROD AND CAP
N&D — NAIL & DISK
NTS — NOT TO SCALE
U.E. — UTILITY EASEMENT
UNTL — UNDERGROUND TELEPHONE
WD.FC. — WOOD FENCE
—W— — WATER LINE
—⊗— — WATER METER
—⬄— — WATER VALVE
— NUMBER

⊘ — EASEMENT NUMBER
P — PLAT
D — DEED
F — FIELD

C&G — CURB AND GUTTER
NAVD — NORTH AMERICAN VERTICAL DATUM
M — MEASURE

 — WOOD FENCE
 — CHAIN LINK FENCE
 — PLASTIC FENCE

Bearings shown hereon are based on the EAST
Right-of-way line of MALLARD CIRCLE, being
Curve "C2" with chord bearing N08°09'44"E,
COMPUTED.

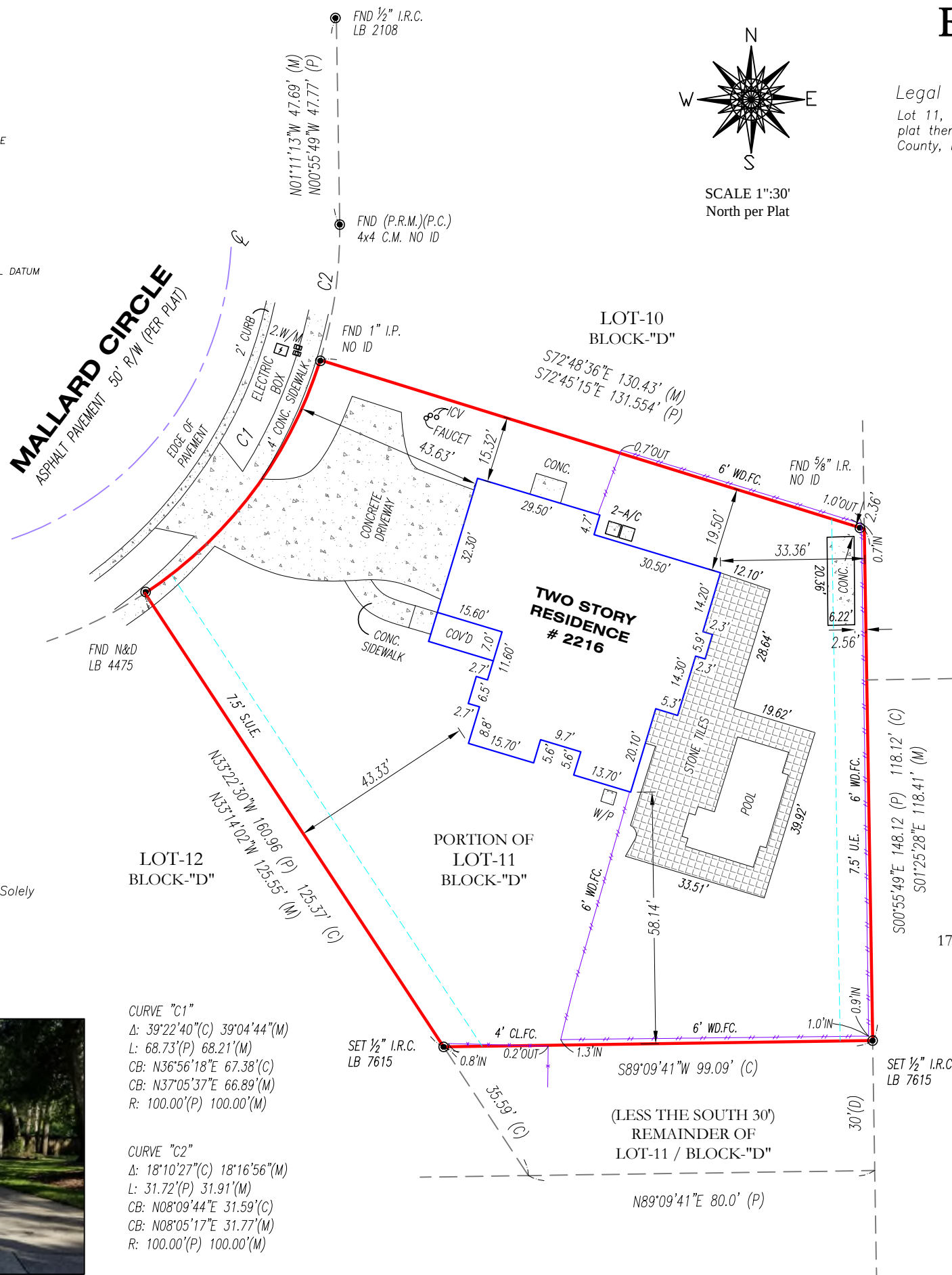
Community Number: 120188 Panel: 0255
 Suffix "F" Flood Insurance Rate Map
 Dated September 25, 2009 Flood Zone: "X"
 Map ID: 12095C0255F

Darrell F. Carpenter Jr. And Meredith R. Carpenter
MERS (Mortgage Electronic Registration Systems, Inc.), Solely
As Nominee For TD Bank, N.A., ISAQA/ATIMA
First International Title Inc.
First American Title Insurance Company



CURVE "C1"
 Δ : 39°22'40"(C) 39°04'44"(M)
 L: 68.73'(P) 68.21'(M)
 CB: N36°56'18"E 67.38'(C)
 CB: N37°05'37"E 66.89'(M)
 R: 100.00'(P) 100.00'(M)

CURVE "C2"
 Δ : 18°10'27"(C) 18°16'56"(M)
 L: 31.72'(P) 31.91'(M)
 CB: N08°09'44"E 31.59'(C)
 CB: N08°05'17"E 31.77'(M)
 R: 100.00'(P) 100.00'(M)



Lot 11, Block "D", QUAIL HOLLOW, Less the South 30 feet thereof, according to the plat thereof, as recorded in Plat Book 3, Pages 53 & 54, Public Records of Orange County, Florida.

1. Legal Description provided by others
2. The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the Plat.
3. Underground portions of footings, foundations or other improvements were not located.
4. Wall ties are to the face of the wall and are not to be used to reconstruct boundary lines.
5. Only visible encroachments located.
6. No identification found on property corners unless otherwise shown.
7. Dimensions shown are Plat and Measured unless otherwise shown.
8. Fence ownership not determined.
9. This survey depicted here forms a closed geometric figure.
10. No underground improvements or visible installations have been located other than shown.
11. This survey is prepared for the exclusive use and benefit of the parties listed hereon liability to third parties may not be transferred or assigned.
12. This drawing may not be scaled due to electronic transfer.
13. This survey does not reflect or determine ownership.
14. Fence corners and building corners are witness monuments to obstructed corners, dimensions are as shown.
15. Subject to any dedication, limitations, restrictions, reservations, and/or easement of record no examination of Title made by Surveyor.
16. This Survey is not an ALTA/ACSM Land Title Survey.
17. This Survey was prepared without the benefit of a commitment for Title Insurance.
18. The flood data provided is for informational purposes only. The Surveyor makes no guarantees as to the accuracy of the Information provided. The local F.E.M.A. Agency should be contacted for verification.

- THERE ARE FENCES ON OR NEAR THE EASTERLY AND PORTIONS OF THE NORTHERLY AND SOUTHERLY BOUNDARY LINES.
- A PORTION OF A CONCRETE PAD IS ON THE EASEMENT ABUTTING THE EASTERLY BOUNDARY LINE.
- THERE ARE NO OTHER SIGNIFICANT OBSERVATIONS.



THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

CODE:2216MALLARDICIR20192031 DATE: SEPTEMBER 25, 2019
HECTOR LEBRON PSM #6634 JOSE R. NEGRON PSM#6850
Professional Surveyor and Mapper Professional Surveyor and Mapper
"NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED RAISED/
ELECTRONIC SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."

[illegible]

ADDRESS: 2216 MALLARD CIRCLE,
WINTER PARK, FLORIDA 32789

DATE: 09/20/2019	
DRAWN: M.R.	
CHECKED: JRN	
CADD:	
JOB NO. 2019- 2031	SHEET 1