

1 AN ORDINANCE OF THE CITY OF ORLANDO AMENDING THE
2 ORDINANCE ESTABLISHING THE LAKE COPELAND HISTORIC
3 DISTRICT, ADOPTED APRIL 2, 1984 (DOCUMENTARY NO. 18470)
4 AS AMENDED DECEMBER 15, 1986 (DOCUMENTARY NO. 18470-A),
5 DELETING REFERENCE TO THE LAKE COPELAND REVIEW BOARD.

6 WHEREAS, the City of Orlando has previously recognized
7 the unique historic and architectural character, as well as
8 the distinctive quality of life, of the Lake Copeland
9 neighborhood; and

10 WHEREAS, the City has expressed its desire to preserve
11 and maintain this character and quality through designation
12 of this neighborhood as an Historic District; and

13 WHEREAS, the City established the Lake Copeland Review
14 Board to provide neighborhood input to the historic
15 preservation process; and

16 WHEREAS, the Lake Copeland Historic District is now
17 well-established and the City has determined that
18 neighborhood representation on the Historic Preservation
19 Board will provide sufficient neighborhood input to the
20 historic preservation process;

21 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
22 THE CITY OF ORLANDO, FLORIDA:

23 The ordinance establishing the Lake Copeland Historic
24 District be, and the same is hereby amended to read as
25 follows:

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1 SECTION ONE: After due notice and public hearing,
2 the described property on Exhibit "A" attached hereto and
3 made a part hereof, is hereby designated a historic district
4 pursuant to Section 58.2333, Orlando City Code, to be called
5 Lake Copeland District.

6 SECTION TWO: a Certificate of Appropriateness
7 shall be required when a building permit is required for the
8 exterior alteration, constructions, or demolition of a
9 structure in a historic district, according to Chapter 58 of
10 the Orlando City Code, with the following exceptions:

- 11 1. Alterations which do not require a building permit
12 from the City of Orlando Building Department.
 - 13 2. Alterations other than demolition, to existing
14 buildings built after 1940. Buildings are
15 considered to be built after 1940 if the original
16 building permit for construction of the building
17 was filed after January 1, 1940.
 - 18 3. Exterior architectural features within the Lake
19 Copeland Historic District which are not subject to
20 view from one or more designated public streets or
21 public ways, or public parks, and, in addition,
22 those features for which the Lake Copeland Review
23 Board as deemed not visible from public ways and
24 areas.
 - 25 4. Paint color.
 - 26 5. The color of materials used on roofs.
- 27

- 1 6. Signs of not more than one square foot in area.
- 2 7. The emergency repair, with no changes in exterior
- 3 design, of a building, structure or exterior
- 4 architectural feature damaged or destroyed by fire,
- 5 storm or other disaster. The authority of the
- 6 Historic Preservation Board and the Lake Copeland
- 7 Review Board shall not extend to the review of the
- 8 above exceptions nor to the interior arrangement of
- 9 any structure.

10 SECTION THREE:--A Lake Copeland Review Board comprised

11 of five (5) owner residents of the Lake Copeland Historic

12 District shall be established and appointed by City

13 Council to review these Certificates of Appropriateness

14 within the Lake Copeland Historic District, as outlined in

15 Sections Two and Four.--A Certificate of Appropriateness

16 must be reviewed and acted upon by a majority of Lake

17 Copeland Review Board members before the Orlando Historic

18 Preservation Board may take action upon the Certificate.

19 SECTION THREE: In considering an application for a

20 Certificate of Appropriateness pursuant to Chapter 58 of the

21 Orlando City Code in the Lake Copeland Historic District,

22 the --Lake--Copeland--Neighborhood--Review--Board--and the

23 Historic Preservation Board shall adhere to and seek

24 compatibility of structures in the district in terms of

25 size, texture, scale and site plan, and in so doing, the

26 following basic standards shall be considered by the Board

27

1 in review of applications:

2 A. Basic Standards

3 1. The distinguishing original qualities or character of a
4 building, structure, or site and its environment should not
5 be destroyed. The removal or alteration of any historic
6 materials or distinctive architectural features should be
7 avoided when possible.

8 2. All buildings, structures, and sites shall be recognized
9 as products of their own time. Alterations which seek to
10 create an earlier appearance shall be discouraged.

11 3. Changes which may have taken place in the course of time
12 are evidence of the history and development of a building,
13 structure, or its environment. These changes may have
14 acquired significance in their own right, and this
15 significance shall be recognized and respected.

16 4. Distinctive stylistic features or examples of skilled
17 craftsmanship which characterize a building, structure, or
18 site shall be treated with sensitivity. Deteriorated
19 architectural features shall be repaired rather than
20 replaced, wherever possible.

21 5. Contemporary design for alterations and additions to
22 existing properties shall not be discouraged when such
23 alterations and additions do not destroy significant
24 historical, architectural or cultural materials, and such
25 design is compatible with the size, scale, material, and
26 character of the property, neighborhood or immediate
27

1 environment.

2 6. Contemporary design for new construction shall not be
3 discouraged when such new construction is compatible with
4 the size, scale, material and character of the property,
5 neighborhood or immediate environment.

6 7. Wherever possible, new additions or alterations to
7 structures shall be done in such a manner that if such
8 additions or alterations were to be removed in the future,
9 the essential form and integrity of the structure would be
10 unimpaired.

11 B. Demolition

12 In considering an application for the demolition of a
13 landmark or a building in a historic district, the following
14 shall be considered:

15 1. The historic or architectural significance of the
16 building.

17 2. The importance of the building to the overall ensemble
18 of buildings within the district.

19 3. The special character and aesthetic interest that the
20 building adds to the district.

21 4. The difficulty or impossibility of reproducing such a
22 building because of its design, texture, materials, or
23 detail.

24 5. The future utilization of the site.

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1 SECTION FOUR: Any changes to this ordinance and the
2 standards included herein must be reviewed by the Lake
3 Copeland Review Board and the Historic Preservations Board,
4 and approved by ordinance by the City Council.

5 SECTION FIVE: If any section, subsection, sentence,
6 clause, phrase or portion of this ordinance is for any
7 reason held invalid or unconstitutional by any court of
8 competent jurisdiction, such portion shall be deemed a
9 separate, distinct, and independent provision and such
10 holding shall not affect the validity of the remaining
11 portion hereto.

12 SECTION SIX: This ordinance shall take effect upon its
13 passage and as provided by law.

14 ADVERTISED: _____, 1989.

15 READ FIRST TIME _____, 1989.

16 READ SECOND TIME AND ADOPTED _____, 1989.

17
18
19 _____
Mayor

20 ATTEST:

21 _____
Grace A. Chewning, City Clerk

22 APPROVED AS TO FORM AND LEGALITY
23 for the use and reliance of the
24 City of Orlando, Florida, only.
_____ , 1989.

25 _____
26 City Attorney
Orlando, Florida
27

1 STATE OF FLORIDA
COUNTY OF ORANGE

2 PERSONALLY APPEARED before me, the undersigned
3 authority, _____ and Grace A. Chewning, well
4 known to me and known by me to be _____ and City
5 Clerk, respectively, of the City of Orlando, Florida, and
6 acknowledged before me that they executed the foregoing
instrument on behalf of the CITY OF ORLANDO, FLORIDA, as its
true act and deed, and that they were duly authorized so to
do.

7 WITNESS my hand and official seal this _____ day
8 of _____, 19____.

9 _____
10 Notary Public
My Commission Expires:

11 THIS INSTRUMENT PREPARED BY:
12 JEAN A. ROUSH-BURNETT
13 Assistant City Attorney
14 CITY OF ORLANDO
15 400 South Orange Avenue
Orlando, Florida, 32801
(407) 849-2295
0569B

EXHIBIT A

LAKE COPELAND HISTORIC DISTRICT
LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 29 EAST; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF WISTERIA AVENUE TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE WEST LOT LINE OF LOT 10, BLOCK C, OF COPELAND PARK, AS RECORDED IN PLAT BOOK K, PAGE 46, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE NORTHWESTLY ALONG SAID EXTENSION AND THE WEST LOT LINE TO THE NORTHWEST CORNER OF SAID LOT; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHEASTERLY TO THE SOUTHWEST CORNER OF LOT 3, BLOCK C, OF SAID SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LOT LINE OF SAID LOT AND ITS EXTENSION TO THE CENTERLINE OF FERNWOOD STREET; THENCE EASTERLY ALONG SAID CENTERLINE TO THE SOUTHERLY EXTENSION OF THE EAST LOT LINE OF LOT 9, BLOCK B, OF COPELAND PARK REPLAT, AS RECORDED IN PLAT BOOK K, PAGE 128, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTHERLY ALONG ITS EXTENSION AND THE EAST LOT LINE OF SAID LOT 9 TO THE SOUTHEAST CORNER OF LOT 5, BLOCK B, OF SAID SUBDIVISION; THENCE NORTHEASTERLY ALONG THE EAST LOT LINE OF SAID LOT AND ITS NORTHERLY EXTENSION TO THE CENTERLINE OF COPELAND DRIVE; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID COPELAND DRIVE TO THE SOUTHERLY EXTENSION OF THE WEST LOT LINE OF LOT 2, BLOCK A, OF COPELAND PARK AS RECORDED IN PLAT BOOK K, PAGE 46, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG SAID EXTENSION AND THE WEST LOT LINE OF SAID LOT 2, TO THE SHORELINE OF LAKE COPELAND; THENCE NORTHERLY AND EASTERLY ALONG THE SHORELINE OF LAKE COPELAND TO THE SOUTHWEST CORNER OF LOT 2, B.T. KUHL'S, AS RECORDED IN PLAT BOOK A, PAGE 17, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE WEST LOT LINE OF SAID LOT 2 AND ITS EXTENSION TO THE CENTERLINE OF ANNIE STREET; THENCE NORTHERLY ALONG SAID CENTERLINE OF ANNIE STREET TO THE INTERSECTION OF THE CENTERLINE OF DELANEY AVENUE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CENTERLINE OF DELANEY AVENUE TO THE INTERSECTION OF THE CENTERLINE OF BRIARCLIFF DRIVE; THENCE EASTERLY ALONG SAID CENTERLINE OF BRIARCLIFF DRIVE TO THE NORTHERLY EXTENSION OF THE EAST LOT LINE OF LOT 4, OF T.J. WILSON SUBDIVISION AS RECORDED IN PLAT BOOK E, PAGE 98, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTHERLY ALONG ITS EXTENSION AND THE EAST LOT LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER OF SAID LOT; THENCE EAST TO THE NORTHEAST CORNER OF LOT 6 OF SAID SUBDIVISION; THENCE SOUTH ALONG THE EAST LOT LINE OF LOTS 6 AND 7 TO THE SOUTHEAST CORNER OF LOT 7 OF OF SAID SUBDIVISION; THENCE CONTINUE SOUTHERLY 140 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT OF WAY OF DELANEY AVE.

"This description has been verified by the Bureau Of Engineering and is acceptable for legal instruments. The source of information for verification was:
Plats
By James L. Mitchell
Date 3/28/84

TO THE NORTH RIGHT OF WAY OF PURDUE STREET; THENCE SOUTHWESTERLY TO THE NORTHEAST CORNER OF LOT 8, OF ELLARD SUBDIVISION, AS RECORDED IN PLAT BOOK M PAGE 82, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE EAST LOT LINES OF 8, 7, 6, AND 5, TO THE SOUTHEAST CORNER OF SAID LOT 5 OF SAID SUBDIVISION; THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 1 OF F. JOSEPH RAEHN'S SUBDIVISION AS RECORDED IN PLAT BOOK F, PAGE 132, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE EAST LOT LINE OF LOTS 1 AND 2 OF SAID SUBDIVISION AND CONTINUE SOUTHERLY TO THE NORTHEAST CORNER OF LOT 33, OF SAID SUBDIVISION; THENCE SOUTHERLY ALONG THE EAST LOT LINES OF 33 AND 34 TO THE SOUTHEAST CORNER OF SAID LOT 34; THENCE SOUTH TO THE INTERSECTION OF THE CENTERLINE OF MILLER STREET; THENCE EAST ALONG THE SAID CENTERLINE TO THE NORTHERLY EXTENSION OF THE EAST LOT LINE OF LOT 9, BLOCK G, LANCASTER HEIGHTS, AS RECORDED IN PLAT BOOK H, PAGE 77, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTHERLY ALONG ITS EXTENSION AND THE SAID EAST LOT LINE OF LOT 9 TO THE SOUTHEAST CORNER OF SAID LOT; THENCE WEST TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 2, BLOCK G, OF SAID SUBDIVISION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT AND ITS WESTERLY EXTENSION TO THE CENTERLINE OF DELANEY AVENUE; THENCE SOUTHERLY ALONG THE CENTERLINE OF DELANEY AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LOT LINE OF LOT 19, OF VERONICA HEIGHTS, AS RECORDED IN PLAT BOOK J, PAGE 6, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID EXTENSION AND THE SOUTH LINE OF SAID LOT 19, TO THE SHORELINE OF LAKE LURNA; THENCE NORTHERLY AND WESTERLY ALONG THE SHORELINE OF LAKE LURNA TO THE SOUTHWEST CORNER OF LOT 12, OF SAID SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LOT LINE OF SAID LOT AND ITS EXTENSION TO THE CENTERLINE OF MILLER STREET; THENCE WESTERLY ALONG THE CENTERLINE OF MILLER STREET TO THE SOUTHERLY EXTENSION OF THE WEST LOT LINE OF LOT 14, BLOCK D, OF COPELAND PARK, AS RECORDED IN PLAT BOOK K, PAGE 46, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH ALONG SAID EXTENSION AND THE WEST LOT LINE OF SAID LOT TO THE SOUTHEAST CORNER OF LOT 2, BLOCK D, OF SAID SUBDIVISION; THENCE NORTHWESTERLY ALONG THE EAST LOT LINE OF SAID LOT AND ITS NORTHERLY EXTENSION TO THE CENTERLINE OF WISTERIA AVENUE; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING. ALL BEING IN ORANGE COUNTY, FLORIDA.

RECORDED & INDEXED

Thomas W. ...

County Comptroller, Orange Co., Fla.

"This description has been verified by the Bureau Of Engineering and is acceptable for legal instruments. The source of information for verification was:

Plats

By *H. Jones*

Date 6-15-89

Revised: 3/26/84