AN ORDINANCE OF THE CITY OF ORLANDO AMENDING THE
ORDINANCE ESTABLISHING THE LAKE COPELAND HISTORIC
DISTRICT, ADOPTED APRIL 2, 1984 (DOCUMENTARY NO. 18470)
AS AMENDED DECEMBER 15, 1986 (DOCUMENTARY NO. 18470-A),
deleting reference to the Lake Copeland Review Board.

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

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

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

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

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

The ordinance establishing the Lake Copeland Historic
District be, and the same is hereby amended to read as
follows:
SECTION ONE: After due notice and public hearing, the described property on Exhibit "A" attached hereto and made a part hereof, is hereby designated a historic district pursuant to Section 58.2333, Orlando City Code, to be called Lake Copeland District.

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

1. Alterations which do not require a building permit from the City of Orlando Building Department.

2. Alterations other than demolition, to existing buildings built after 1940. Buildings are considered to be built after 1940 if the original building permit for construction of the building was filed after January 1, 1940.

3. Exterior architectural features within the Lake Copeland Historic District which are not subject to view from one or more designated public streets or public ways, or public parks, and, in addition, those features for which the Lake Copeland Review Board as deemed not visible from public ways and areas.

4. Paint color.

5. The color of materials used on roofs.
6. Signs of not more than one square foot in area.

7. The emergency repair, with no changes in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster. The authority of the Historic Preservation Board and the Lake Copeland Review Board shall not extend to the review of the above exceptions nor to the interior arrangement of any structure.

SECTION THREE: A Lake Copeland Review Board comprised of five (5) owner-residents of the Lake Copeland Historic District shall be established and appointed by City Council to review these Certificate of Appropriateness within the Lake Copeland Historic District as outlined in Sections Two and Four. A Certificate of Appropriateness must be reviewed and acted upon by a majority of Lake Copeland Review Board members before the Orlando Historic Preservation Board may take action upon the Certificate.

SECTION THREE: In considering an application for a Certificate of Appropriateness pursuant to Chapter 58 of the Orlando City Code in the Lake Copeland Historic District, the Lake Copeland Neighborhood Review Board and the Historic Preservation Board shall adhere to and seek compatibility of structures in the district in terms of size, texture, scale and site plan, and in so doing, the following basic standards shall be considered by the Board
in review of applications:
A. Basic Standards

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

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

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

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

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

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

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

B. Demolition

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

1. The historic or architectural significance of the building.

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

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

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

5. The future utilization of the site.
SECTION FOUR: Any changes to this ordinance and the standards included herein must be reviewed by the Lake Copeland Review Board and the Historic Preservations Board, and approved by ordinance by the City Council.

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

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

READ FIRST TIME______________________________, 1989.

________________________
Mayor

ATTEST:

Grace A. Chewning, City Clerk

APPROVED AS TO FORM AND LEGALITY for the use and reliance of the City of Orlando, Florida, only.

________________________
City Attorney
Orlando, Florida
STATE OF FLORIDA
COUNTY OF ORANGE

PERSONALLY APPEARED before me, the undersigned authority, ___________ and Grace A. Chewning, well known to me and known by me to be ___________ and City Clerk, respectively, of the City of Orlando, Florida, and 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.

WITNESS my hand and official seal this _______ day of ______________, 19__.

Notary Public
My Commission Expires:

THIS INSTRUMENT PREPARED BY:
JEAN A. ROUSH-BURNETT
Assistant City Attorney
CITY OF ORLANDO
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 EASTERNLY 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 126, 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 EASTERNLY 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 EASTERNLY 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.

Revised: 3/26/84
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 RAENN'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 45, 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.

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

By [Signature]
Date 6-15-89

Revised: 3/26/84