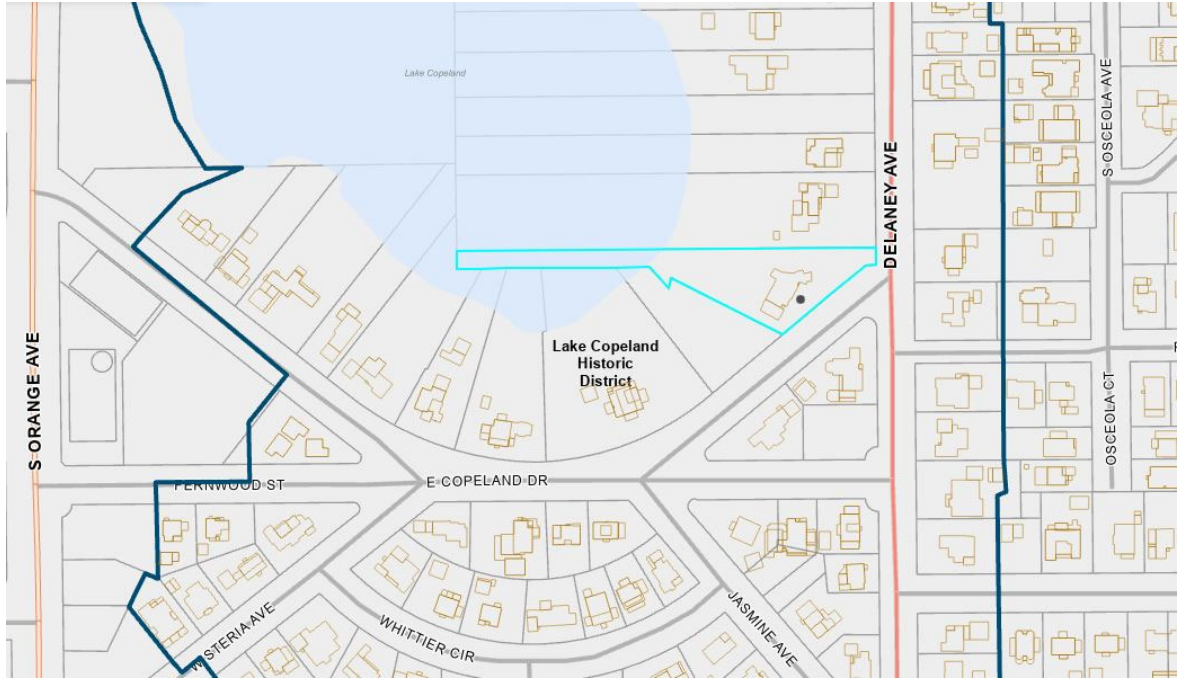


321 COPELAND DRIVE LAKE COPELAND HISTORIC DISTRICT



Location Map

 Subject Location

Summary

<p>Applicant Nishad Khan 1303 N Orange Ave Orlando, FL 32804</p> <p>Owner Andre Kessler and Carmen Zess 1007 Palmer Street Orlando, FL 32801</p> <p>Project Planner Jennifer Fritz-Hunter, AIA Historic Preservation Officer, Planner III</p> <p>Updated: January 2, 2026</p>	<p>Property Location: 321 Copeland Drive, Lake Copeland Historic District, Commissioner District 4.</p> <p>Applicant's Request: Major Certificate of Appropriateness request to demolish the existing house and construct a new residence.</p> <p>Staff's Recommendation: Denial of the request as submitted but recommending an alternative, subject to the conditions in this report.</p>	<p>Public Comment Courtesy notices were mailed to property owners within 300 ft. of the subject property the week of December 22, 2025 and a placard advertising the HPB meeting was posted at the subject property. As of the published date of this report, staff has received comments from the public concerning this request. These comments have been provided to the board.</p>
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HISTORIC AND SITE BACKGROUND

- The house is a contributing structure in the Lake Copeland Historic District (1984)
- The lot is zoned R-1/T/HP/AN and is a slight trapezoidal shape with an area of 0.82 acres.
- The lot is located at the northwest corner of Copeland Drive and Delaney Avenue.
- The primary structure and the garage were built in 1938.
- The style is listed as “Colonial Cottage” in the Florida Master Site File
- Previous Certificates of Appropriateness:
 - Roof (2016), Roof (2013)

PROJECT OVERVIEW

Major Certificate of Appropriateness to demolish the existing structure and rebuild in a new style.

The home remains in its original form with only minor changes. The garage was added in 1943. There was an addition at the rear of the house in 1962 that added a bedroom, study and Florida room. These changes were made to complement the original style and have gained their own significance. Some windows were replaced in 1976.

Initially, the owners wanted to replace the roof over the Florida room as the slope causes the ceiling to drop very low. They also wanted to enlarge the garage to fit 2 modern cars, currently a 1 1/2 car garage. In the course of investigating the Florida Room roof structure to adjust the slope, the entire roof was found to be structurally deficient. The roof ridge is visibly sagging. The roof framing members are undersized, substandard wood members, and not joined correctly.

At that point, the owners pivoted to demolishing the entire structure, rebuilding with a completely new home.

Staff recognizes that the roof structure is deficient and should be replaced. But the entire structure is not structurally deficient and does not warrant demolition. The walls can remain in situ while the roof is removed from the top plate, properly sized trusses, sheathing and shingles are installed.

The applicant has provided four reports to support their request to demolish the significant structure. The Limited Residential Inspection report by BAA Inspections identifies areas that need additional inspection. But no additional inspection was provided to staff for review. The report specifically states the evaluation “does not declare the property unsafe or prescribe demolition.” The report does not find any issue that can not be reasonably repaired.

The Wood Destroying Organism Inspection Report by National Pest Control provides evidence of DEAD termites only. No active infestation or living specimens found. However, this home only has a wood structured roof and interior framing. The exterior walls and foundation are masonry/concrete. Staff recognizes the roof, and only the roof, needs to be removed and replaced.

The Insurance Report by Insurance Scout Partners makes several statements that are not backed up. The report claims the house is below street level. But no numbers are given for either elevation. The report states that FEMA requires properties to be above base flood level (BFE) by 3 ft. But base flood level is taken from the lake, not the street. Also, the current FEMA standard is 1 ft above BFE. City Engineering staff confirmed that street level to finished floor is not regulated by FEMA or any authority having jurisdiction and only 1 ft above BFE is required for New Construction as measured from the lake. This is not new construction, but an existing structure. The State Historic Preservation Office has a Memorandum of Understanding (MOU) with FEMA that exempts contributing historic structures from complying with current BFE requirements even in the case of the structure being located below the requirement.

The fourth report by Rimkus provides additional information on the elevation of the existing structure. They note the house is 17” below the sidewalk and the garage is 25” below the sidewalk level. Again, there is no code requirement that the house be higher than the sidewalk. No elevation is given for the sidewalk in absolute terms, just that it is higher than the house. The report also notes that there have been modifications to deal with past water runoff that were not effective because they were “undersized or not operational (clogged).”

Fortunately, the National Park Service has significantly investigated the issue of flooding in historic districts and structures. There are many solutions to solve the issue of water run-off that do not involve demolishing a structure.

PROJECT OVERVIEW CONT.

The first feasible solution would be to correctly size the French drains previously installed and provide routine maintenance to keep them unclogged. The next steps recommended by the National Park Service is to dam and divert water away from entry points with temporary protective measures. Sandbags, flood gates, and water bladders are all examples of these temporary measures that preserve the structure without losing the historic structure.

Further action recommended by the NPS includes site and landscape adaptations to berm the site with sump pumps for seepage and drainage. This would change how the flow of water leaves the street, traverses down the driveway and currently flows towards the house. Altering the pitch of the driveway away from the house, raising the garage floor, and creating a drainage path down the southwest side of the lot would be an option.

Next, staff would recommend wetproofing the crawlspace. While dry-proofing is an alternative, that is usually more helpful when water is going to rise around a structure and not recede for many days. The situation here is more about water moving through the soil, so it would be best to keep it moving under the house and towards the lake.

Staff's final suggestion would be to raise the first floor approx. 6"-12". This would bring the finished floor of the house above the noted previous flood line in the garage/kitchen. There is no need to raise the house further. As staff already noted there is no code requirement to be above the sidewalk level (17").

Staff has requested several times an absolute elevation of the existing first floor and it was never provided. FEMA maps show the elevation of Lake Copeland is 79.1ft. Although the house does not need to comply with current FEMA regulations, the elevation of the first floor would need to be 80.1 ft. As demonstrated above, moving water through the lot in a way that is not harmful to the structure is possible. Demolition is not suggested by the National Park Service or State Historic Preservation Office.

To recap, none of the four reports provided sufficient reasons for demolishing this structure. Therefore, staff is recommending approval of the CoA to replace the roof structure and denial of the request to demolish the house.

CONDITIONS OF APPROVAL

Subject to the following conditions, the proposal is consistent with the requirements for approval contained in Sections 62.201 and 62.707 of the Land Development Code (LDC).

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting. Major modifications may require additional HPB approvals.
2. HPB approval does not grant permission to commence construction activity. All necessary permits must be obtained prior to commencement of construction activity.
3. HPB Construction Observation. Prior to the commencement of vertical construction the general contractor, developer and architect must schedule a coordination meeting with HPB Staff to review the HPB conditions of approval and the HPB review process for any proposed changes that may occur during construction. The general contractor must schedule periodic meetings with the HPB staff as needed to update staff on the project progress and potential issues complying with the HPB conditions of approval.
4. Only the roof shall be replaced with the same pitch, offsets, etc that match the existing roof form. The existing walls, visible to the street from the top plate down must remain.
5. Additions to add more square footage to the home must be submitted for a separate major review.

FLORIDA MASTER SITE FILE INFORMATION



The site was surveyed in 1981. The survey states that the year built is 1938 and that the area of significance is for architecture. The style is listed as "Colonial Cottage". The structure has a low pitched gable roof, casement windows, prominent brick chimney, and decorative scalloped trim. The house is noted as influenced by the Colonial Revival style made popular by Royal Barry Wills in New England. The garage was added in 1943 at a cost of \$200.

The permit for construction was issued on November 30, 1938 to Mr. and Mrs. Kuykendall for \$11,000. Kiehl and Stevens were the contractors. The permit notes a concrete block house, 1 story with tile roof. Kiehl and Stevens were a large design build firm, building dormitories at Rollins College, many residences in College Park, Winter Park, and the Spring Lake Terrace subdivision. Howard Kiehl was an architect trained at The Ohio State University who worked for his father's contracting business in Columbus before moving to Orlando and joining forces with Raymond Stevens Contracting. Mr. James C Kuykendall was an insurance executive and owned the Florida Mutual Insurance Company in Orlando until he retired in 1950. His wife, Prudence was active in the Sorosis and Garden Clubs until her passing in 1959. The couple had 3 children, James R, Lois and Claudine. They were originally from the Midwest. Moved to Pensacola first in 1936. Then Orlando in 1937. James lived until 1973 remaining active in Kiwanis and Masons.

After Mr. Kuykendall passed away the house sold to retired Lt. Col. James E and Patricia Yates. The couple had 1 daughter, Karen Lori and 1 son, Dean Edward both graduated from Boone High School. Mr. Yates passed away in 2010. The Estate owned the house until this year.

KIEHL AND STEVENS



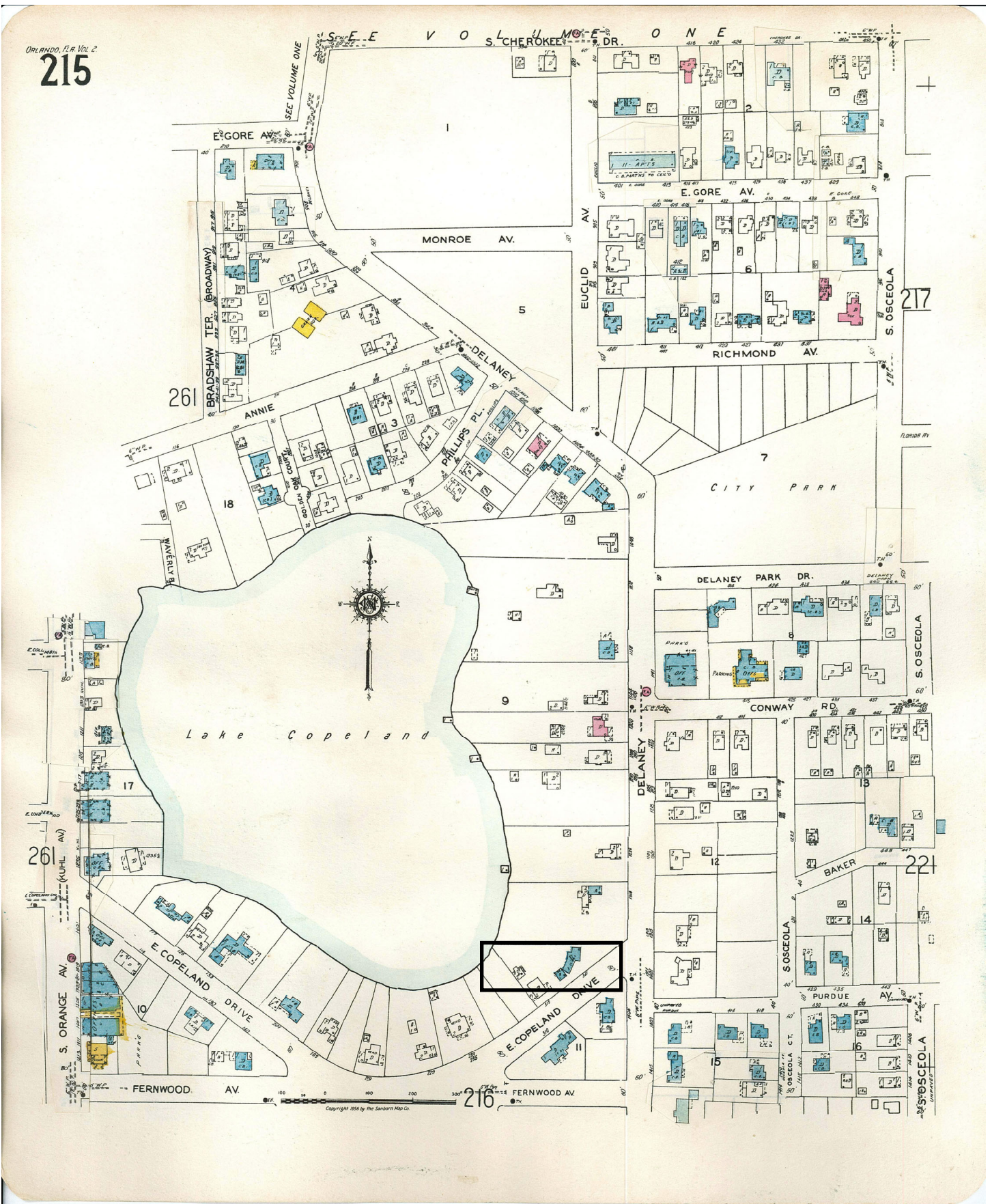
711 Park Lake Circle: 1938

400 W Par Street: 1932

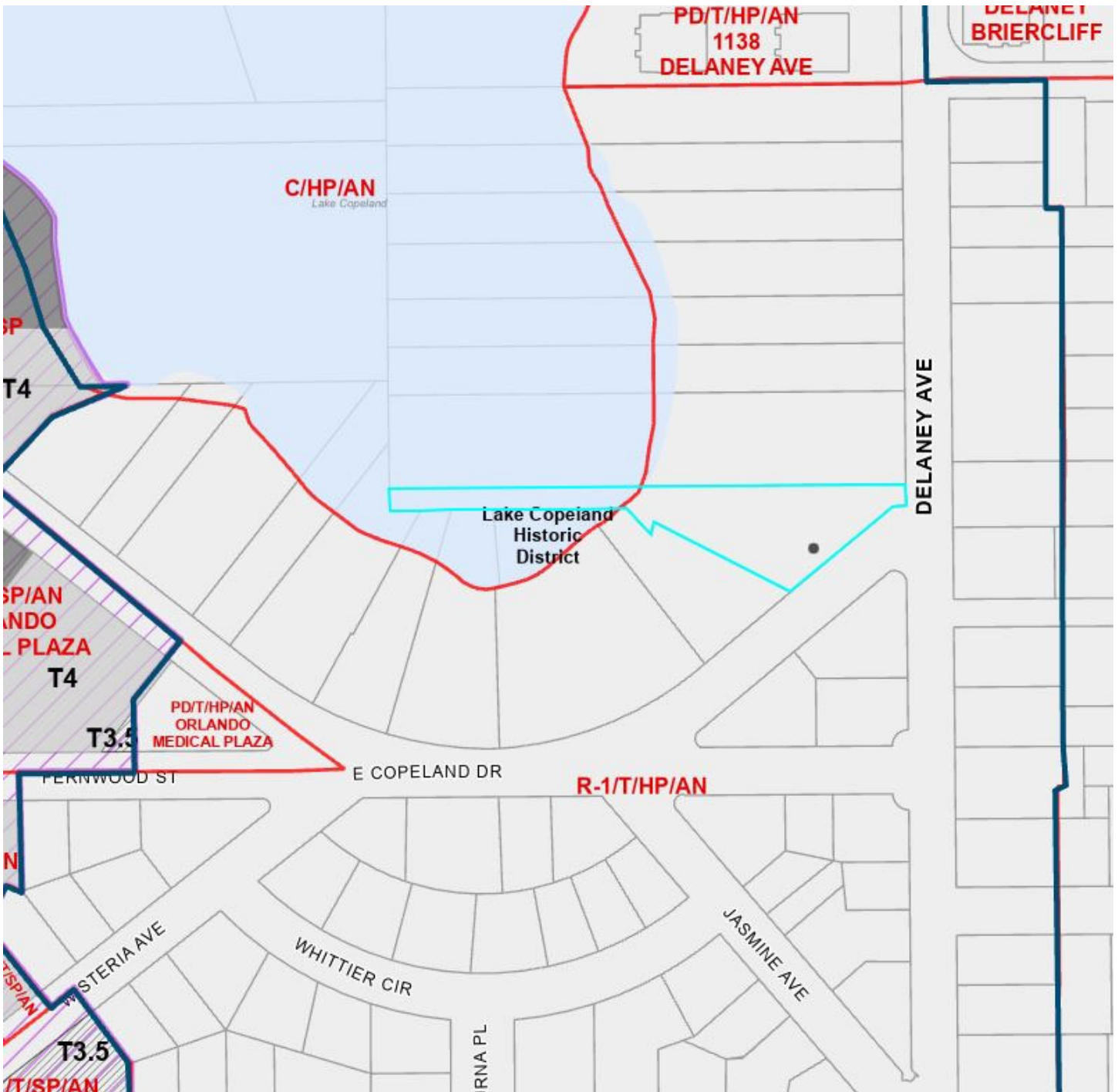


Wheeler-Evans House Oviedo, c 1928 NRHP

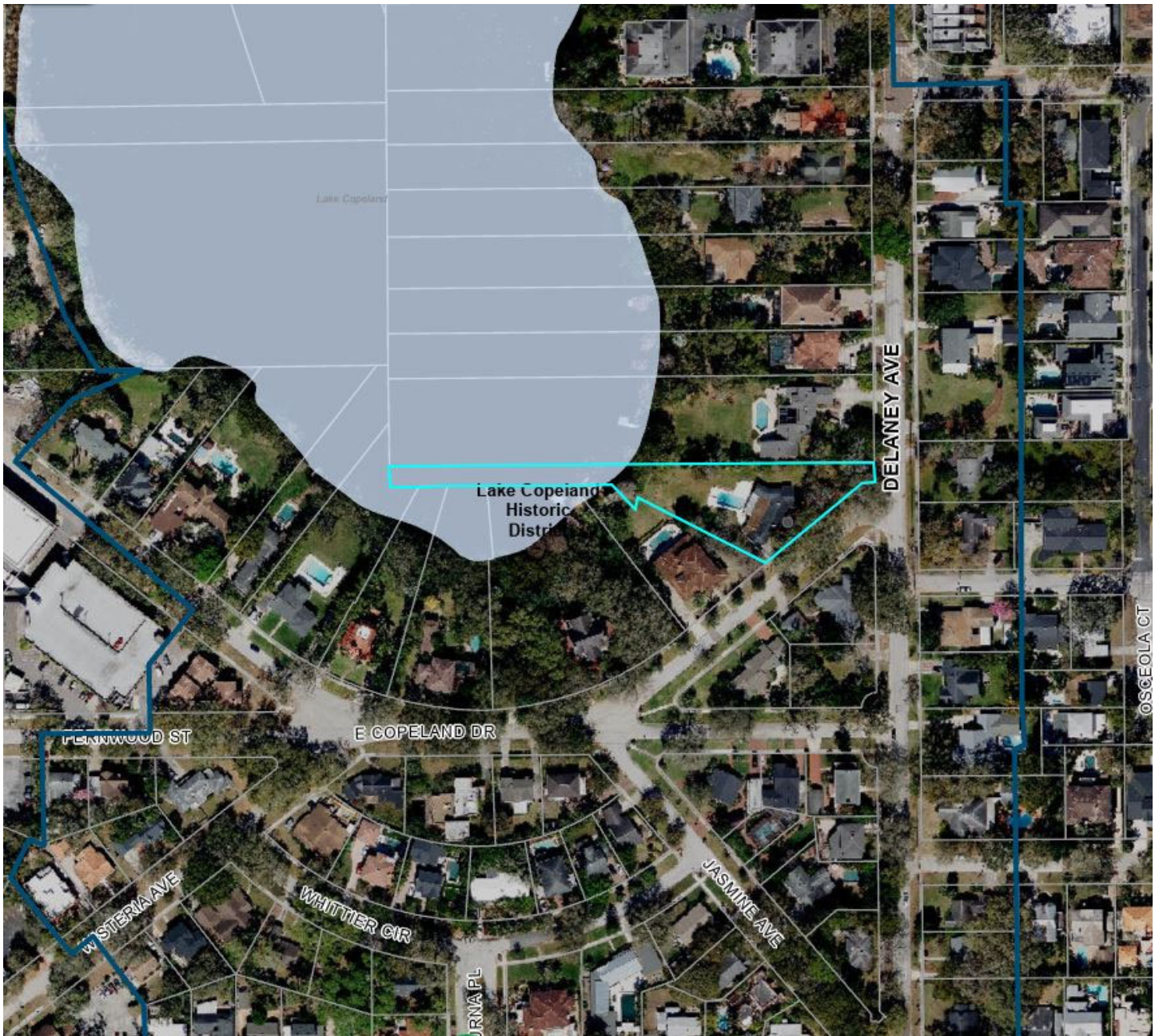
SANBORN INSURANCE MAP CIRCA 1956



SURROUNDING ZONING MAP



AERIAL VIEWS



EXISTING SITE PHOTOS- SUBJECT PROPERTY



Looking at subject property



Looking at garage from driveway

EXISTING SITE PHOTOS- SURROUNDINGS

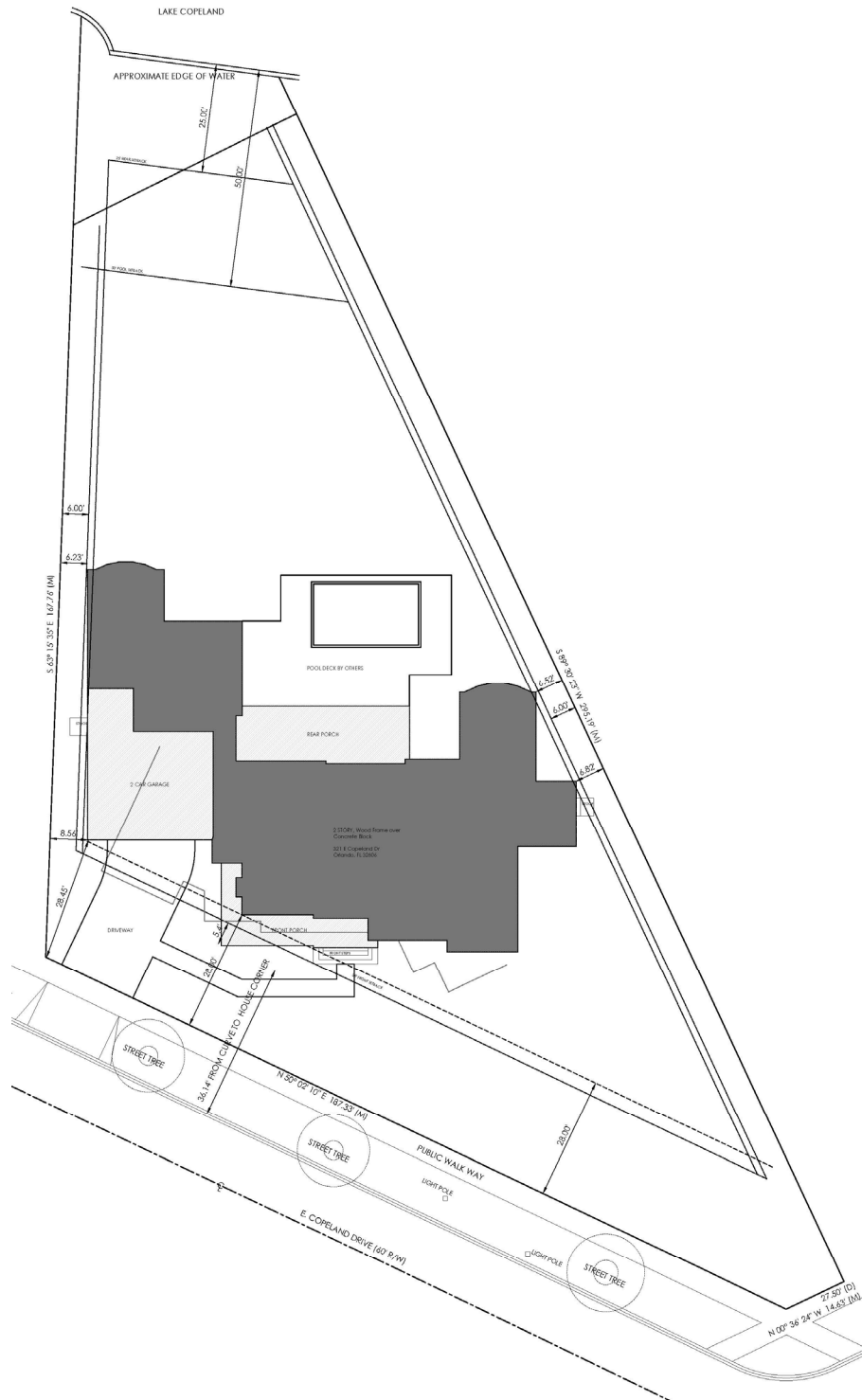


Looking northwest towards subject property



Looking at property from Delaney Ave

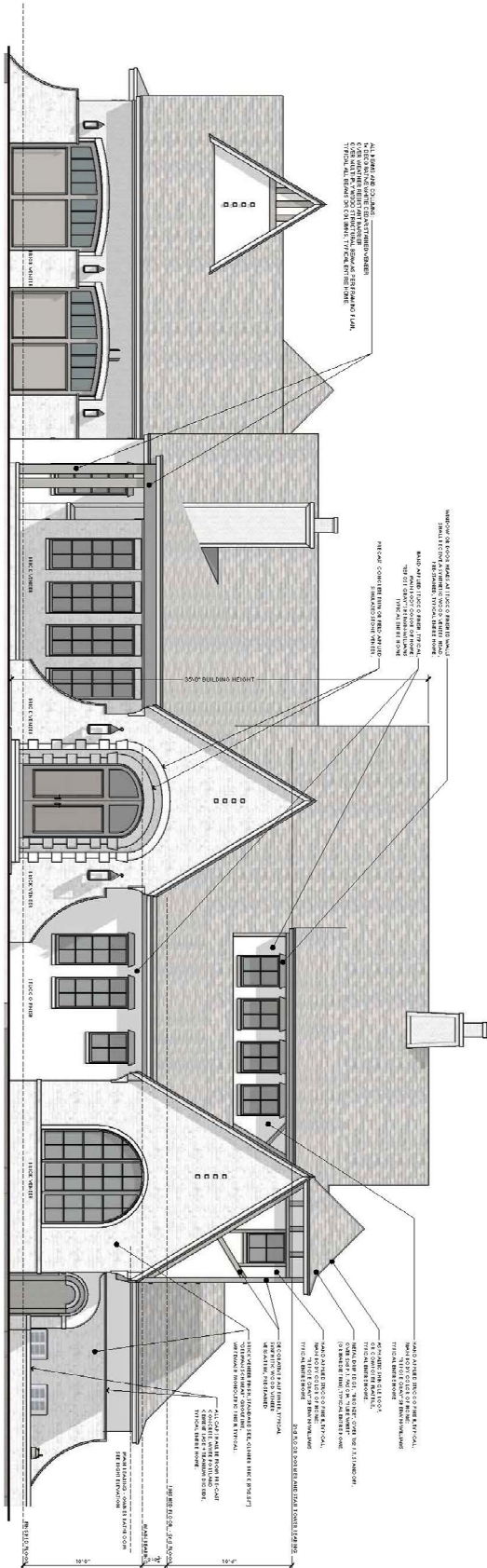
PROPOSED SITE PLAN



The proposed house is rotated on the site and is no longer parallel to Copeland which is not appropriate. The front set-back is minimal at 28 ft and does not comply with the average setback of other contributing structures in the vicinity (46 ft). Additionally, as the new structure is 2 stories with a steeply pitched roof, the mass and scale is increased when the structure is so close to the front lot line. Other 2 story contributing structures in the area have an average setback of 58 ft.

PROPOSED ELEVATIONS OF HOUSE

The proposed new structure draws from Tudor Revival influences which are not prevalent in the Lake Copeland Historic District. The height and scale of the structure is much larger than the existing building and the surrounding structures. No calculations have been provided regarding transparency. Windows are a mixture of fixed and casement as noted on the floor plans.



PROPOSED ELEVATIONS OF HOUSE



Right Side: Northeast Elevation, visible from Delaney Avenue



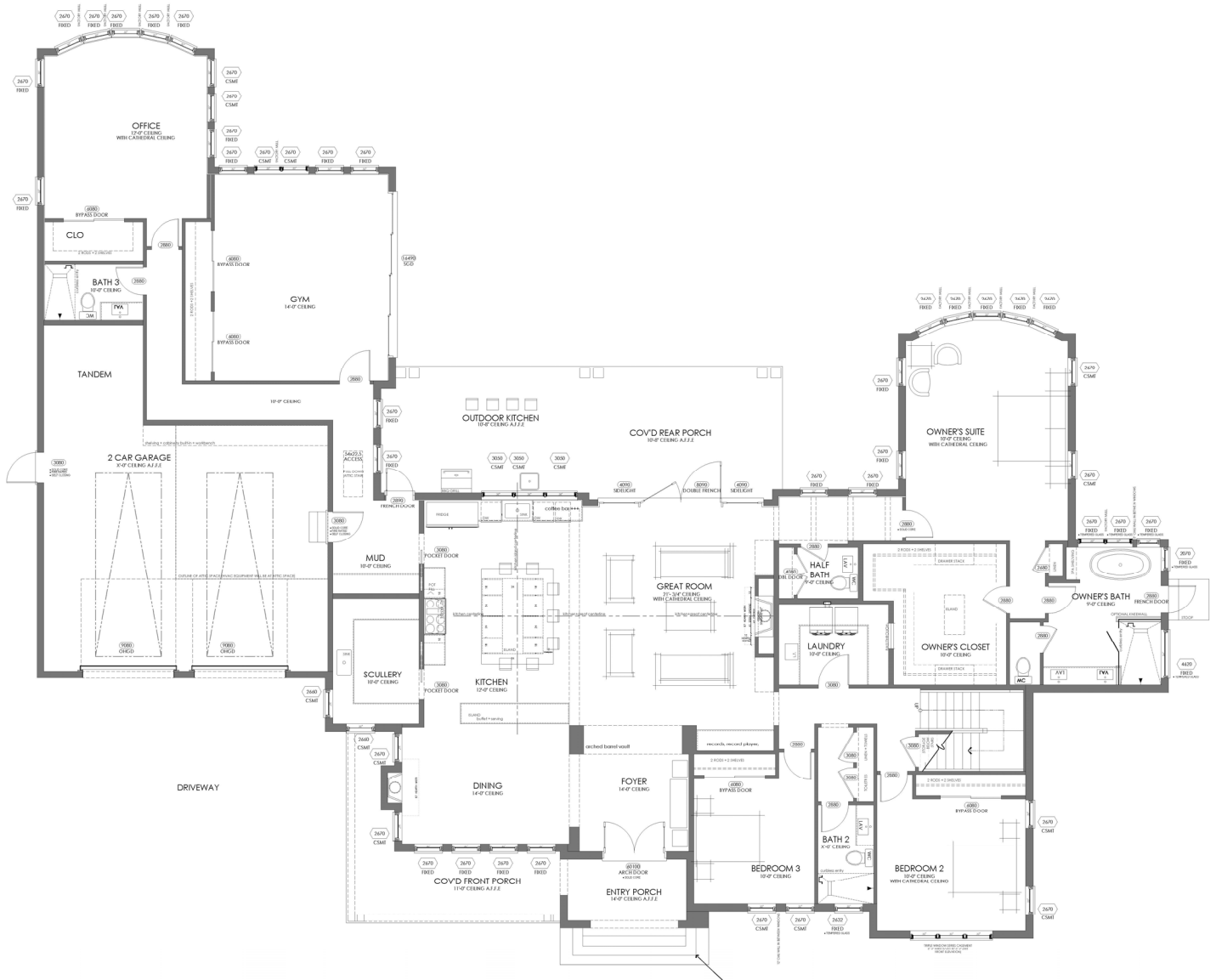
Left Side: Southwest elevation, not visible.

PROPOSED ELEVATIONS OF HOUSE

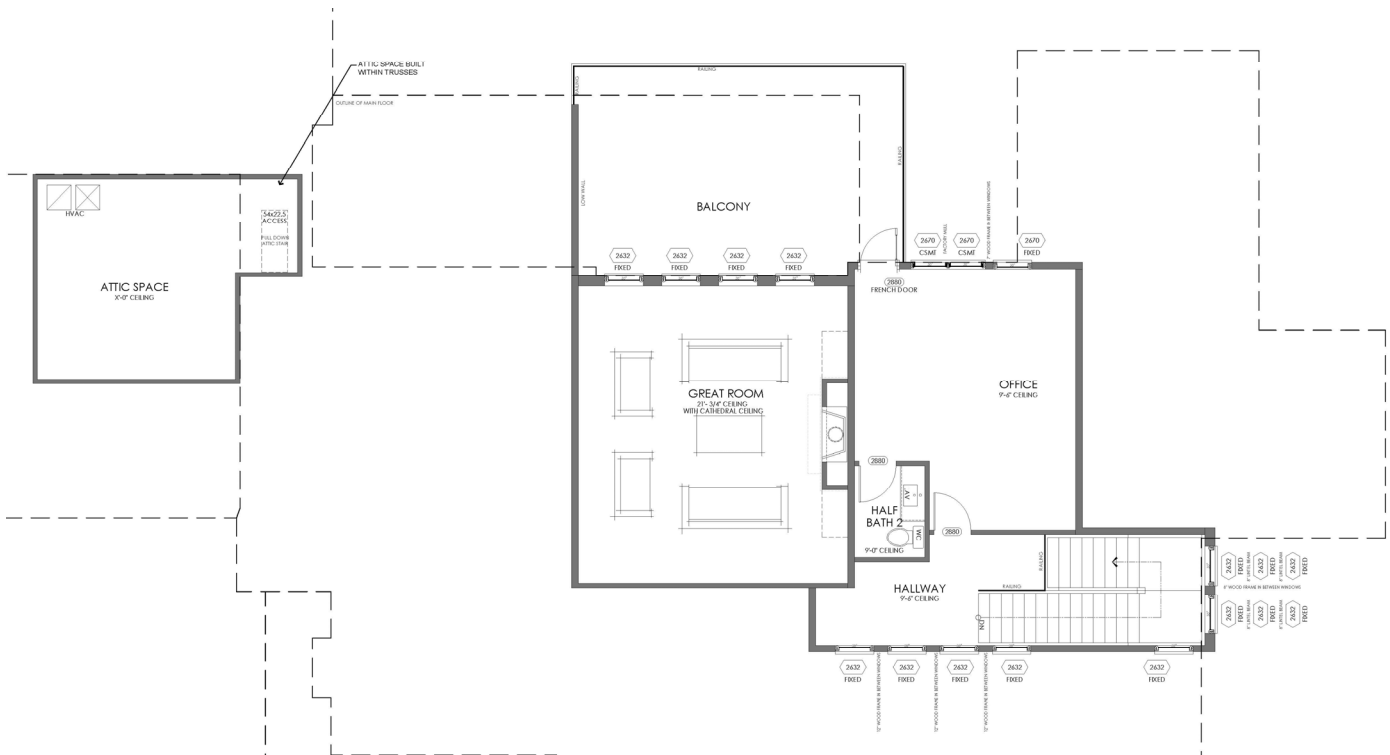


Rear Elevation: Towards Lake Copeland. Not visible.

PROPOSED FLOOR PLANS



PROPOSED FLOOR PLANS



ADDITIONAL INFORMATION PROVIDED

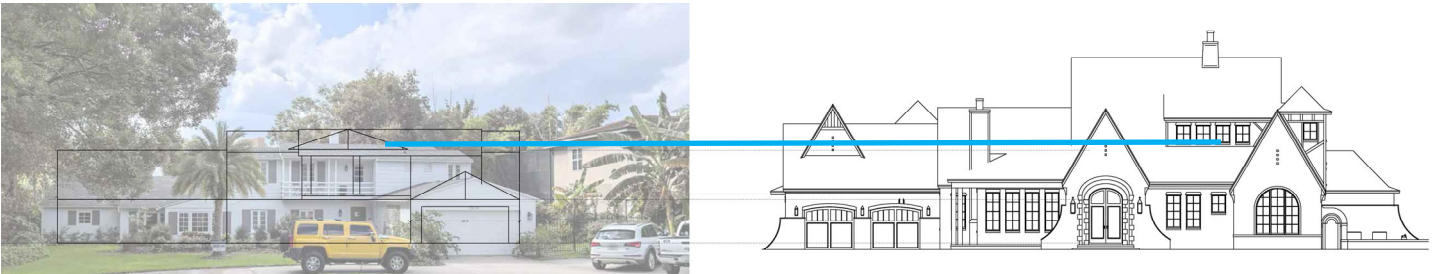


HEIGHT STUDY BY APPLICANT



The height of the proposed structure is 29'-6", just 6" below the max. allowable. No address is given for the comparison study but it appears to be 1315 Delaney. Staff cannot confirm the scale is the same in the two images. However, it should be noted that 1315 Delaney is setback 51 ft from the lot line. It's 2 story mass is therefore reduced by its placement deeper in the lot than what is proposed at the subject property.

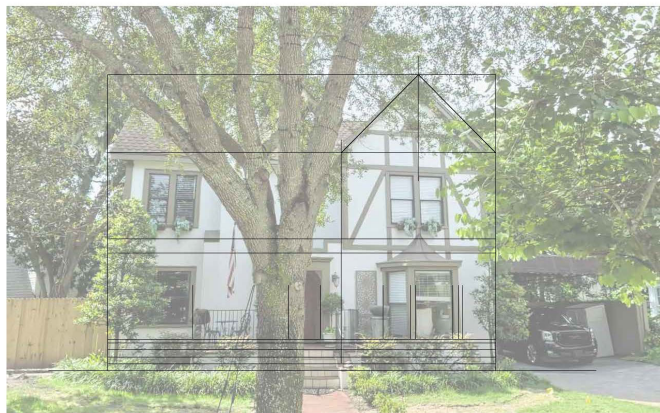
Although corresponding lines are not provided by the applicant, the roof is lower on 1315 Delaney.



The height of the proposed structure is 29'-6", just 6" below the max. allowable. The comparison house shown here is 1304 Delany, immediately North of the subject property. Staff cannot confirm the scale is the same in the two images. It should be noted that the lines drawn over the image of 1304 Delaney are incorrect and do not accurately reflect the roof shape. 1304 Delaney does not have a forward facing gable on the second floor. It is also setback 81 ft from the lot line. Its 2 story mass is therefore reduced by its placement deeper in the lot than what is proposed at the subject property.

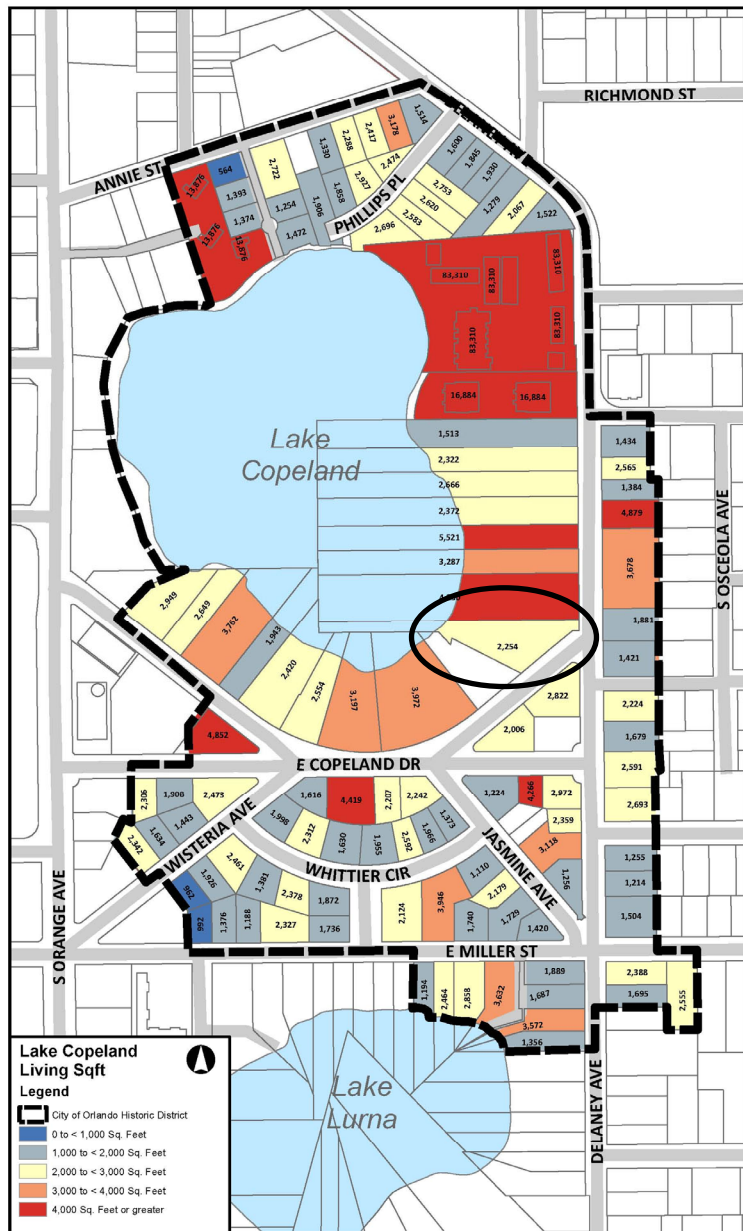
Since the corresponding lines are not provided accurately by the applicant, the roof is lower on 1304 Delaney. Actually, the 2 story structure at 1304 Delaney is lower than the 1 story roof proposed over the garage.

HEIGHT STUDY BY APPLICANT



The height of the proposed structure is 29'-6", just 6" below the max. allowable. The comparison house shown here is 120 Fernwood, which is more than 2 blocks away from the subject property. And was not considered by staff for comparison but is a Tudor Revival home. Staff can not confirm the scale is the same in the two images. Additionally, no corresponding lines were provided by the applicant.

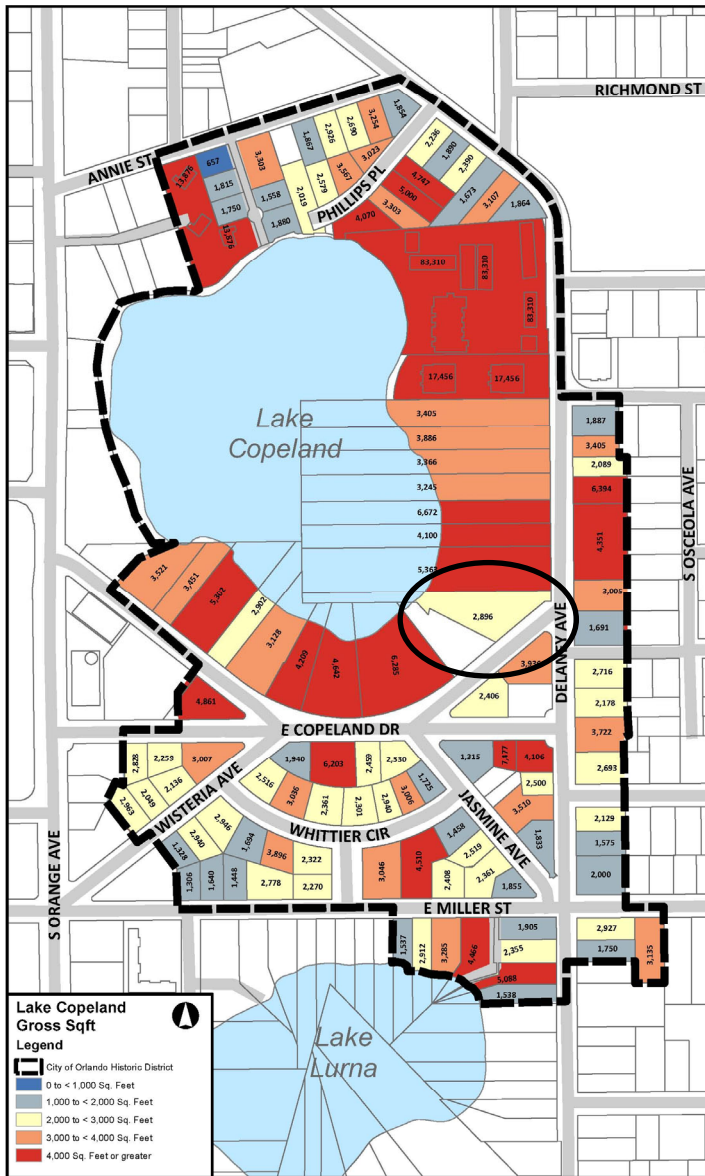
LIVING SQUARE FOOTAGE COMPARISON



Analysis:

- Per the Property Appraiser, the house currently has 2250 sqft. of living space.
- The new SFR will have 4,622 sq ft, more than double the current house.
- The color indicator would change to RED, which is larger than the size of the surrounding contributing properties except one.
- FAR would be .18.
- The average living sq ft of abutting properties is 1,421 sq ft to 4,250 sq ft.
- The site will have more square footage than all neighboring properties, except one.

GROSS SQUARE FOOTAGE COMPARISON



City of Orlando February, 2014

Analysis:

- According to the Property Appraiser, the site currently has 2892 sqft of gross square footage, which compares to the YELLOW colored properties.
- Staff was unable to determine the gross sq ft from the information provided. The building pad is described as 6,585 sq ft., which includes the living areas, rear porch, front porch, and second floor rear balcony.
- The immediate surrounding contributing structures within the Lake Copeland Historic District are between 1,691 sq. ft. to 6,285 of gross square footage.
- This property would have a gross square footage in excess of the majority of contributing structures in the surrounding area.

STAFF ANALYSIS

SECRETARY OF THE INTERIOR'S "STANDARDS FOR REHABILITATION"

Considering an application for a Certificate of Appropriateness, 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 U.S. Secretary of the Interior's "Standards for Rehabilitation" found in **Section 62.201** of the City's Land Development Code, shall be considered by the Board in passing upon such applications:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
While the property will remain in residential use, demolition is not the required "minimal alteration."
2. The historic character of a property shall be retained and preserved. The removal of any historic material or alteration of features and spaces that characterize a property shall be avoided.
The demolition of the entire house would be a direct violation of this standard.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
Standard Not Applicable.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
The front room addition and garage may have gained significance as they were added early and maintains the same design pattern as the rest of the house.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
Demolition would negate any sensitive treatment of the original structure. Rather, only the roof should be removed to retain as much of the integrity of structure as possible. Additions to the rear can be accomplished if additional living space if desired.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
Only the roof is deteriorated beyond repair. And it could be replaced in the exact same manner, pitch, offsets, and material as the original.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that could damage the historic building materials shall be discouraged.
Standard Not Applicable.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
There are no known archaeological resources on site.
9. 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, color, material, and character of the property, neighborhood or immediate environment.
Standard Not Applicable.
10. Contemporary design for new construction shall not be discouraged when such new construction is compatible with the size, scale, color, material, and character of the property, neighborhood or immediate environment.
The new construction proposed is not contemporary nor is it compatible with the size, scale, or character of the property, neighborhood, or immediate environment.
11. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were removed in the future, the essential form and integrity of the structure would be unimpaired.
Standard Not Applicable.

ADDITIONAL STANDARDS

Staff has applied the following Sections of the Land Development Code to analyze Case HPB2025-10121.

Sec. 62.707. Criteria for Demolition

- (a) The historic, architectural or environmental significance of the structure.

This structure is a contributing structure in the Lake Copeland Historic District. It has architectural significance as a transitional style designed by a local architect, Howard Keihl. The structure has historic significance as it was the home of the Kuykendall's and Yates' families. The applicant has provided no evidence to dispute the contributing status of this property.

- (b) The historic, architectural or environmental significance of the structure to the overall ensemble of structures within the HP Overlay district and the importance of the structure to the integrity of the HP Overlay district.

Constructed in 1938, this design for a house is rare for the Lake Copeland Historic District and indeed all historic districts in Orlando. The applicant has provided no evidence that this structure is not significant to the overall ensemble of structures within the Lake Copeland Historic District.

- (c) The aesthetic interest that the structure adds to the HP Overlay district, or in the case of an historic landmark, to the City.

The design choices of scalloped soffits, inlaid brick work, casement windows, low pitched gable roof, and prominent chimneys add aesthetic interest to the Lake Copeland Historic District. The applicant has provided no evidence that this structure lacks aesthetic interest.

- (d) The number of remaining examples of similar significance in the HP Overlay district or, in the case of an historic landmark, in the City.

Staff is unaware of another structure designed like this one in any HP overlay district. The applicant has provided no evidence that there are other examples of this architecture.

- (e) The difficulty or impossibility of reproducing such a structure because of its design, texture, material, detail, size, scale or uniqueness of location.

While it would not be impossible to mimic this structure, there is no replacing the original materials found in this home.

- (f) The plans for future utilization of the site and the effect those plans will have on the architectural, historical, archaeological, social, aesthetic or environmental character of the HP Overlay district.

The applicant wishes to replace the original home with a contemporary design that mimics Tudor Revival architecture which is not prominent in the Lake Copeland Historic District although there are a few examples of this style.

- (g) The reasonable measures that can be taken to save the structure from further deterioration, collapse, arson, vandalism or neglect.

The applicant has provided 4 reports to refute that reasonable measures can be made to save the structure. The WDO report however, specifically says there are no live/active termites in the structure. So any damage created by past termites has stopped. The Inspection report provided states only that other experts should be called to evaluate areas of concern and does not state that reasonable measures can not be taken to fix those areas from further deterioration. The insurance report provided is incomplete and does not provide the necessary information to evaluate the claims made. The fourth report provides nominal additional information regarding the finished floor being lower than the sidewalk and past water infiltration issues. The lake has a base flood elevation of 79.1 ft (BFE). The current requirement is for structures to be at least 1 ft above BFE. No elevations have been provided for the finished floor of the existing structure. The relation of the existing finished floor to the sidewalk is irrelevant. The building is not in a flood zone. However, even if the dire circumstances in the report are true, the reasonable measure would be to follow the National Park Service's recommendations for adapting the site to allow water to flow away and/or under the structure.

- (h) Any measures that have been taken to prevent the structure from deteriorating, such as performance of normal maintenance and repairs and provision of normal tenant improvements. In addition, whether the structure was willfully or negligently allowed to deteriorate.

The nature of the substandard roof framing was hidden from view and not part of any standard inspection. The new owners have not willfully or negligently allowed the framing to deteriorate. Staff would surmise that the previous owners were not aware either. However, that does not warrant the demolition of the entire structure. The roof can be removed from the top plate up, re-framed, and finished to meet current codes. Additionally, the Geotechnical report states that past water mitigations measures are poorly maintained and undersized. These 2 issues can be fixed without demolishing the historic structure.

- (i) The determination by the Building Official that the structure is an imminent hazard to public safety and that repairs would be impractical.

The City's Building Official has not declared this structure an imminent hazard to public safety or that repairs are impractical.

- (j) The economic hardship imposed on the owner if the application for Certificate of Appropriateness for demolition is denied.

As a residential property, the owner is not required to show economic hardship per Section 62.708. While no estimate was provided to rehabilitate the existing structure, even if the cost exceeded 50% of the market value of the structure, the owner is not required to bring the entire property up to new construction codes. Florida has the Existing Building Code to address just these structures and that code has an entire chapter for Historic Properties to address making improvements without sacrificing the integrity or historic value of the building.

Section 62.706 New Construction

The criteria in Section 62.706 are used to evaluate new construction:

Height: The maximum height of new buildings shall be the same as permitted in the zoning district.

The height of the proposed house is approx. 29'-6", almost the max. allowable. It is taller than the contributing neighboring properties as shown by the applicant.

Scale and Massing: In areas zoned for residential use, the scale and massing of new structures and their architectural elements shall be similar to the contributing structures in the HP Overlay district. Any new structure which exceeds 50 linear feet along any street frontage shall minimize the facade's mass by adding projections and recesses to make the structure similar in scale to contributing structures in the HP Overlay district.

The scale and massing of the proposed house will be more than the existing structure with the higher roof and stretched floor plan. The proposed structure has the same setback as the existing 1 story building but is now 2 stories. The mass and scale is therefore greatly increased than what is currently on the site.

Fenestration Patterns: Although they may appear in groupings, individual windows shall have a vertical emphasis similar to the windows found on contributing buildings in the HP Overlay district.

The individual windows are vertical in emphasis.

Setback: Minimum and maximum setbacks for new structures (including both principal and accessory structures) must conform to the minimum and maximum setback standards applicable to the underlying zoning district as provided in Chapter 58, except that a lesser or greater setback may be approved by certificate of appropriateness upon a finding that the lesser or greater setback is consistent with the prevailing pattern of contributing development in the vicinity of the proposed work and where a lesser setback would not result in buildings (whether principal or accessory) being within 10' of each other (without regard for whether or not the buildings are located on different lots), nor any building (whether principal or accessory) being within 5' of a lot line. In zoning districts with no maximum setback standard, setbacks must be no greater than the prevailing pattern of contributing development in the vicinity of the proposed work.

The site plan proposes the front yard setback of 28 ft to match the existing house location. This does not follow the prevailing pattern of contributing development in the area. The other 5 contributing structures in the vicinity have an average 49 ft front yard setback. Staff can not recommend approving a project that is twice as tall as the existing house and 21 ft closer to the street than the average. The taller the new construction, the more it should be setback to lessen the mass and scale. A 2 story structure should be closer to 49 ft avg. front yard setback.

Orientation: At least one public entrance of each new building shall be oriented towards the front lot line or street side lot line. The front door to a new building shall be articulated on the principal facade with covered porches, porticos, stoops, pediments, door surrounds or other architectural forms. The front and street side exterior walls of residential structures shall each contain a minimum of 15% of transparent or translucent materials on each story below the roof line.

The new house placement has been rotated so the front door does not directly face Copeland, but it is on the principal facade. There is also a covered front stoop.

Materials: The materials and textures on new structures shall be similar to the materials and textures of contributing structures in the HP Overlay district.

The proposed materials are brick, stucco, and asphalt shingles.

Roof Shapes: Roof shapes, pitches and materials on new buildings shall be similar to the roof shapes, pitches and materials of contributing buildings in the HP Overlay district.

The proposed roof will be steeply pitched similar to Tudor Revival styles that are not prominent in the Lake Copeland Historic District. The chosen architectural style dictates this type of roof but this roof is contributing to the situation by being too tall and exceeding the mass and scale of the surrounding contributing properties.

Rhythm of Solids and Voids: New structures shall be designed and positioned on their lots in such a way so that they reflect the regular pattern of structures and open space along the block face.

The proposed structure and garage are placed exactly on the lot where the existing structure is now.

Style: New construction may be influenced by, but not duplicate, historic styles. If an historic style influences new construction, that style must already exist or have existed in Orlando. Contemporary design shall be permitted provided that it meets the requirements of this section.

The new style of the house appears to have been influenced by Tudor Revival. There are a few examples of this style in Lake Copeland.

Awnings: Awning shapes, proportions, design, color, lettering, and hardware must be in character with the style of the building. Awnings must reflect the architectural forms of the door and window openings of the building to which they are attached. The minimum height of awnings on non-residential buildings must be 8' from the lowest point to the sidewalk and may not extend more than 6' from the face of the structure. The highest point of a first floor awning on a non-residential building may not be higher than the midpoint of the space between the second story window sills and the top of the first floor storefront window or transom.

No awnings are proposed.

Marquees: The design, materials, color, lettering, and hardware of a marquee must reflect the style of the building. The highest point of a marquee or its superstructure may not be higher than the midpoint of the space between the second story window sills and the top of the first floor storefront window or transom. Marquees on non-residential buildings must span the entire facade or entrance. Only one marquee is allowed on each facade. Minimum height of a marquee on a non-residential building must be 8' from the lowest point to the sidewalk.

No marquees are proposed.

Signs: In addition to the general sign regulations of Chapter 64, signs must be in character with the new structure. In the Downtown Facade Design Guideline Area (as defined in section 62.503), signs must also comply with the applicable standards of the "Facade Design Guidelines" prepared for the City of Orlando Downtown Retail District by Boyle Engineering Corporation.

No signs proposed.

Site improvements: Chain link fences visible from a public right-of-way or park are prohibited.

The fences shown are very modern with horizontal slats and should be redesigned to a more traditional look.

Tandem Single Family Developments: Tandem Single Family Developments is prohibited.

Standard Not Applicable

Summary of Staff Analysis

Based on the above analysis and subject to the conditions listed on page 3, staff does not recommend approval of the request to demolish the entire structure. Rather, staff recommends only the roof rafters be removed, new trusses installed and the roof replaced to match the existing. Any addition to accommodate more living space may be appropriately accommodated in the rear and not visible to the public right of way.



Limited Residential Inspection Report

Property: 321 E. Copeland Drive, Orlando, FL 32806

Inspector: Joe Lester, Certified Master Home Inspector, FL License FLHI 11705

Date: 8/25/2025

Scope & Limitations

This report is based on a visual, non-invasive inspection of accessible areas of the property. The observations herein are limited to the Standards of Practice for Florida Licensed Home Inspectors. This report does **not** determine compliance with building codes, FEMA regulations, or municipal ordinances, nor does it declare a structure safe, unsafe, or suitable for occupancy. Only the local building official or authority having jurisdiction may make such determinations.

Executive Summary

Multiple areas of concern were observed, including roof framing sag, foundation settlement, water intrusion, aged or obsolete electrical/plumbing systems, and drainage issues related to the property's below-grade elevation. These conditions may impact safety, functionality, and long-term performance of the home.

Further evaluation by licensed specialists is strongly recommended before purchase decisions are made.

Observations

1. Structural / Foundation

- The roof ridge in the living room exhibits an approximate 5-inch sag.
- Evidence of water intrusion and prior termite activity was noted in framing members.
- Settlement and movement were observed in flooring and around the pool deck.
- Floor joists appear embedded into masonry walls, which may limit reinforcement.

Recommendation: Further evaluation by a **licensed structural engineer** to determine extent of repairs or reinforcement needed.

2. Water Intrusion & Drainage

- Property sits approximately 4 feet below street level, which allows stormwater to drain toward the foundation.
- Signs of water intrusion were observed in the garage and kitchen.
- Grading conditions appear to contribute to runoff toward the structure.

Recommendation: Evaluation by a **civil engineer or drainage contractor** for grading/drainage solutions and flood-mitigation options.

3. Interior & Attic

- Attic sheathing showed staining consistent with roof leaks.
- Kitchen and garage showed signs of past water damage.
- Conditions observed may create a conducive environment for mold.

Recommendation: Further evaluation by a **licensed roofing contractor** and, if desired, **indoor air quality/mold specialist**.

4. Electrical System

- Cloth-covered wiring was observed; insulation appears brittle in areas.
- Multiple two-prong, ungrounded receptacles present.
- Combined with evidence of water intrusion, these conditions may increase electrical risk.

Recommendation: Evaluation and correction by a **licensed electrical contractor**.

5. Plumbing System

- Original cast iron drain lines observed. These are beyond their typical service life and show signs of corrosion.
- Ongoing water intrusion may accelerate deterioration.

Recommendation: Evaluation by a **licensed plumbing contractor**.

6. HVAC

- System observed to be approximately 32 years old, well beyond typical service life.
- No float switch was noted on the condensate line.

Recommendation: Evaluation by a **licensed HVAC contractor** and budgeting for replacement.

7. Roof Covering

- Roof covering appears aged, with visible staining and deterioration of sheathing.

Recommendation: Further evaluation by a **licensed roofing contractor**; replacement likely necessary.

8. Additions / Documentation

- No permits or documentation were available to confirm the timing or approval of additions.

Recommendation: Buyer may wish to verify permit records with the **local building department**.

Summary of Recommendations

Due to the conditions noted, further evaluation is recommended by the following professionals:

- Licensed Structural Engineer
 - Licensed Roofing Contractor
 - Licensed Electrical Contractor
 - Licensed Plumbing Contractor
 - Licensed HVAC Contractor
 - Civil Engineer / Drainage Contractor
 - Optional: Mold or Indoor Air Quality Specialist
 - Local Building Department (permit and compliance verification)
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Inspector's Statement

This report documents observed conditions and provides professional recommendations for further evaluation. It does not declare the property unsafe or prescribe demolition. Final determinations regarding safety, habitability, or compliance rest with the appropriate licensed professionals and the local authority having jurisdiction.

Very truly yours,

Joe Lester
Certified Master Inspector
BAA Inspections LLC