



City Commission Special Meeting

Agenda

November 23, 2021 @ 2:00 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. Approval of Agenda
 3. Action Items Requiring Discussion
 - a. Discussion of 654 Selkirk Drive. 1 hour
 4. Adjournment



City Commission agenda item

item type Action Items Requiring Discussion	meeting date November 23, 2021
prepared by Michelle del Valle	approved by Michelle del Valle, Randy Knight
board approval Completed	
strategic objective	

subject

Discussion of 654 Selkirk Drive.

motion / recommendation

Provide direction on setback mitigation strategies.

background

The property at 654 Selkirk is owned by Mike Miller, Lukas Construction, and under contract by Jack and Monica Thorsen. The one-story custom home is designed for a multi-generational family to specifically meet their ADA needs. The home was designed with an incorrect front setback calculation provided by city staff to the builder and architect.

In regards to establishing front setbacks in the R-1A zoning district, Section 58-66(f)(5), Land Development Code provides:

(5) Front yard setbacks.

1. The front setback shall be the average of the adjacent two homes on each side of the subject property located on the same side of street. If one of the four homes is set back 50 percent greater or 50 percent less than the other three homes, then that larger or smaller setback number shall be removed from the average, and the front setback of the three remaining homes shall be used to determine the average.

The front setback calculations and measurements for the approved plan were determined by the City through the City's standard process, which relies upon the aerial views and measuring tools on the Orange County Property Appraiser's (OCPA) website in calculating existing front setbacks of the adjacent two homes on each side of the subject property. The City does not require or obtain boundary surveys of existing neighboring homes to determine front setbacks.

After construction commenced, it was brought to the attention of the Building Department that based upon the actual field conditions and more accurate measurements of neighboring homes, the home under construction at 654 Selkirk, is non-conforming to the front setback requirements under Section 58-66(5), Land Development Code. The setback established by city staff were determined to be 23" and should have been 29". After a meeting with the neighboring residents, the builder applied for a variance to be heard by the Winter Park Board of Adjustments on Tuesday, November 30th. The Board of Adjustments could approve, deny or request modifications to the property to grant a variance in order to make the existing home conforming to the front setback requirements of Section 58-66(f)(5), LDC.

At the special meeting on Tuesday, November 24, 2021, the City Commission will discuss whether to direct city staff to negotiate a potential resolution with the property owner/applicant.

Going forward, staff has added a disclaimer to setback calculations, approved by the City Attorney's office. Further, there are plans to make recommendations to the Commission on code enhancements in the Spring on 2022, with the benefit of the review of the City's new Building and Permitting Director.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[Combined files.pdf](#)

6

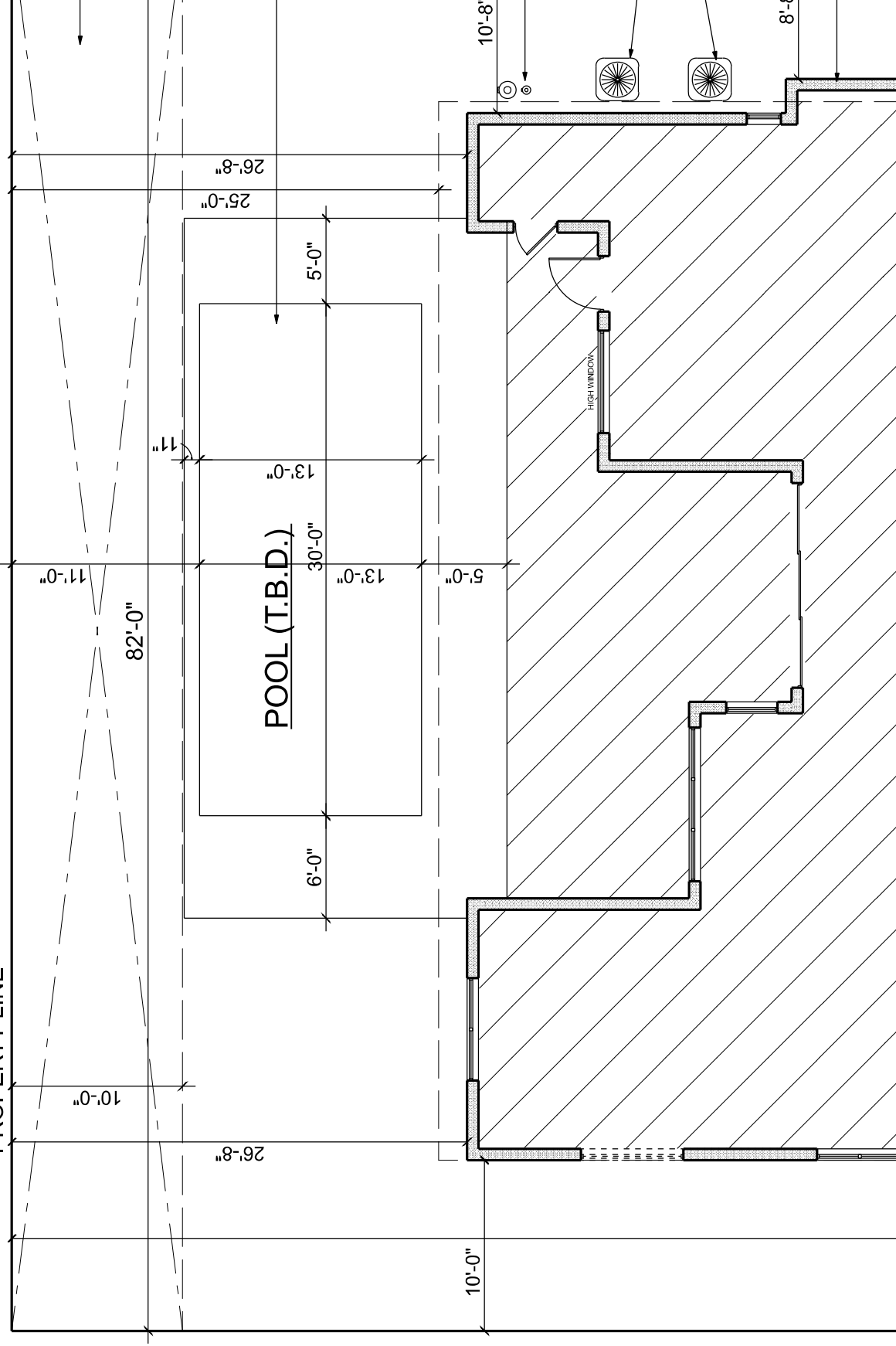
Lot Area sf	9758	Lot width	82'
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	Maximum % Allowed	MAX 1 Story	MAX 2 story	Approved
IMPERVIOUS LOT COVERAGE sf	2 story - 50%		4879	
	1 story - 60%	5854.8		5543
FLOOR AREA RATIO sf	Lots < 11,600 sf: Use <u>38%</u> Base FAR or w/ increased side setbacks: 43% Max FAR	3708	4196	3708
BUILDING HEIGHT	30 ft. - 32 ft.	32'	32'	28.5'
FRONT YARD LANDSCAPE COVERAGE	Minimum 50% Required	943	943	1170
FRONT	Minimum Required	29'	29'	23'
SIDE SETBACK	1st Floor	10'	12'	10'
	2nd Floor	14'	16'	14'
REAR SETBACK	1st Floor	25'	25'	25'
	2nd Floor	35'	35'	35'

EXEMPT FLOOR AREA RATIO sf	FRONT PORCH	400	400	228
	REAR PORCH	500	500	400
	CONDITIONED ATTIC	200	200	

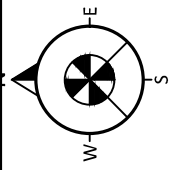
Total Available FAR 960

PROPERTY LINE



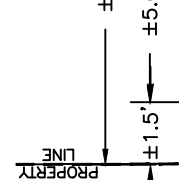
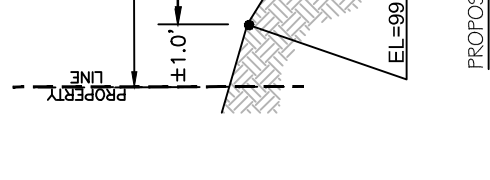
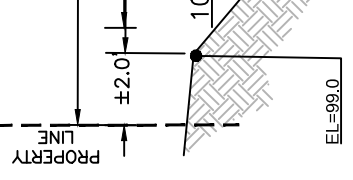
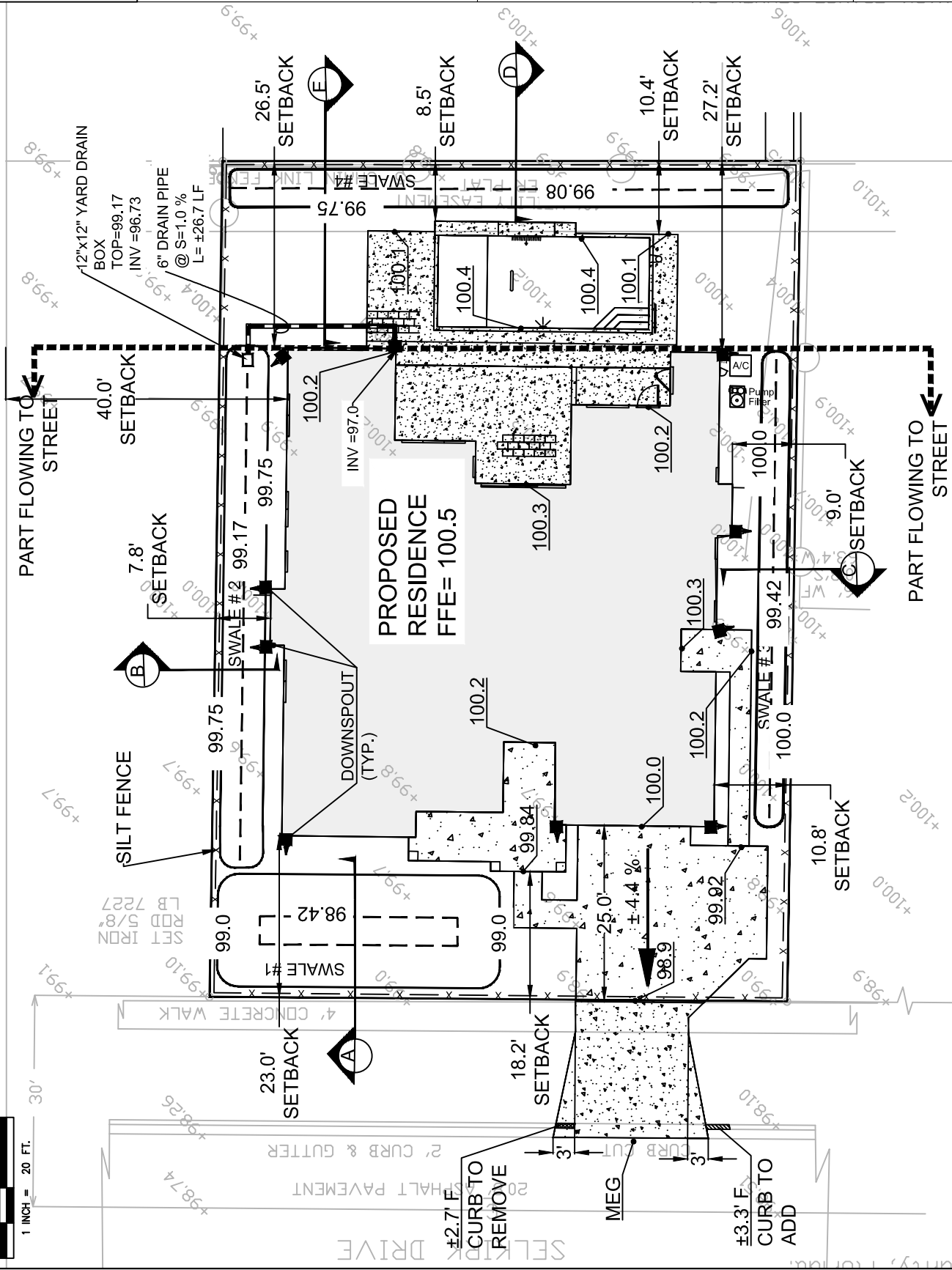
POOL (T.B.D.)

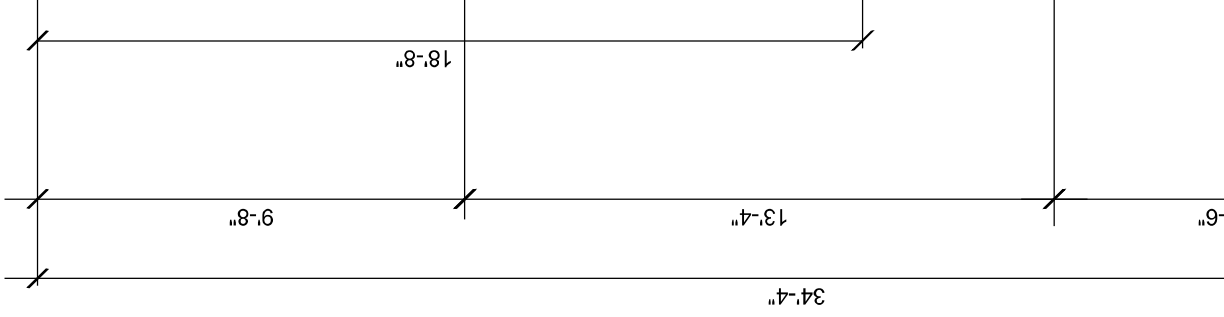
HIGH WINDOW

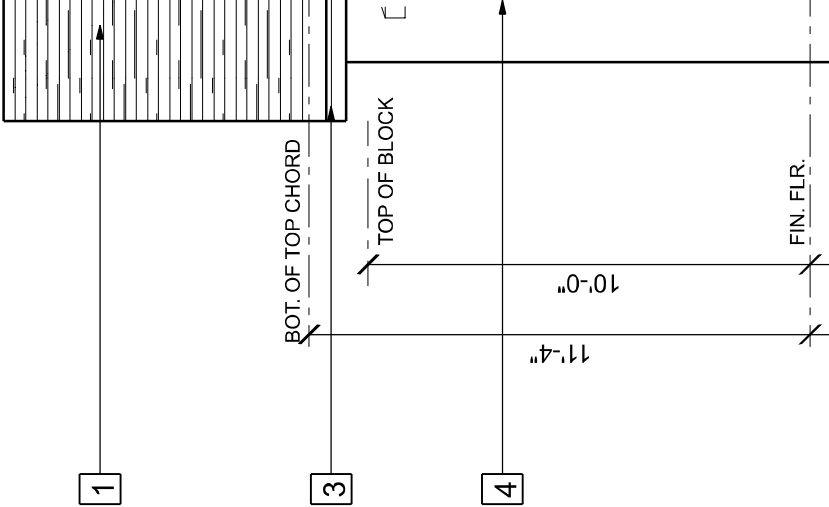


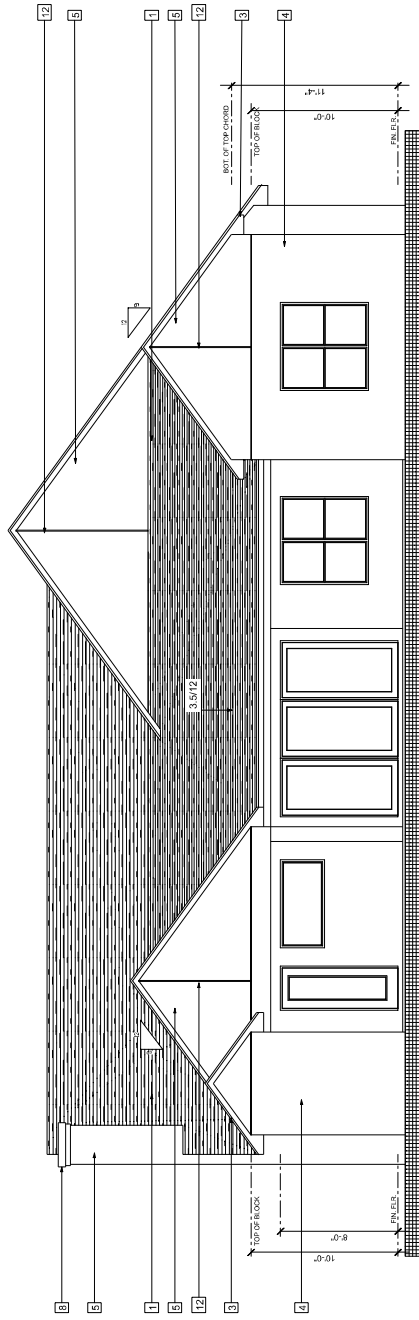
GRAPHIC SCALE
1 INCH = 20 FT.

SITE DATA
LOT SIZE
ZONING
ISR CALCULATIONS:
HOUSE, GARAGE, FRO
PORCHES, DRIVEWAY/
REAR PORCH
IMPERVIOUS FLOWIN
POOL/POOL DECK
IMPERVIOUS FLOWIN
TOTAL IMPERVIOUS
ISR (WHOLE PROPERT
ALLOWABLE IMPERVIO









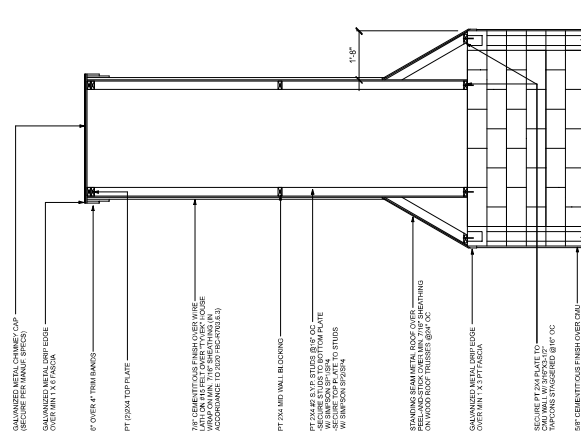
REAR ELEVATION
SCALE: 1/4" = 1'-0"

Digitally signed
by William
Stuhrke
Date: 2021.05.18
17:06:54 -04'00'

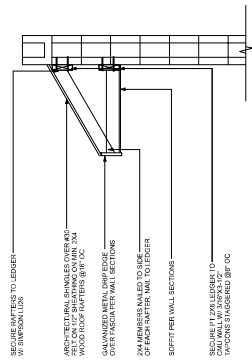


This item has been electronically signed
and sealed by the professional engineer
Date/Time stamp shown using a digital
signature. Printed copies of the
drawings and specifications must be
signed and sealed and the signature must be
verified on any electronic copies.

- ELEVATION NOTES:
- 1 ARCHITECTURAL SHINGLES OVER #3/8" FELT ON MIN. 7/16"
 - 2 SHEATHING ON WOOD ROOF TRUSSES @24" OC
 - 3 MIN. 1/2" SHEATHING ON WOOD ROOF TRUSSES @24" OC
 - 4 GALVANIZED METAL Drip EDGE OVER MIN. 1 X 6 FASCIA
 - 5 5/8" CEMENTITIOUS FINISH OVER CMU LATH ON #15
 - 6 FELT OVER TYVEK HOUSE WRAP ON MIN. 7/16" SHEATHING
 - 7 TYVEK HOUSE WRAP OVER MIN. 7/16" WOOD SHEATHING
 - 8 OR PT WOOD BATTENS ON CMU WALLS
 - 9 RAISED FIBER STRIP BANDS
 - 10 PT POSTS WRAPPED IN CEMENT-FIBER BOARD VENEER
 - 11 DECORATIVE WOOD CORBEL
 - 12 CONTROL JOINT IN STUCCO

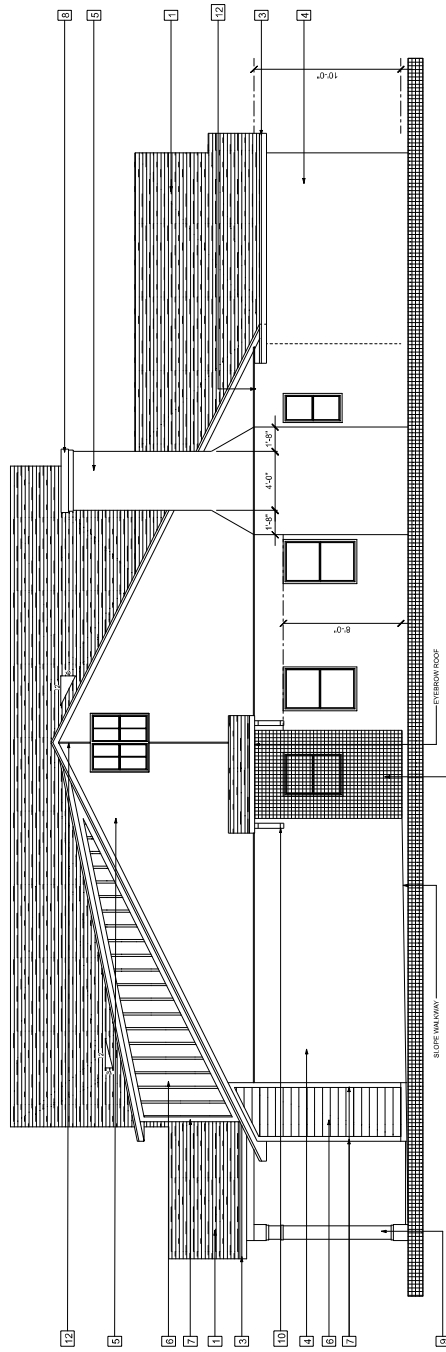


SHED CHIMNEY DETAIL
SCALE: 1/2" = 1'-0"



SHED ROOF DETAIL
SCALE: 3/4" = 1'-0"

RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"







Digitally signed by

William Stuhke

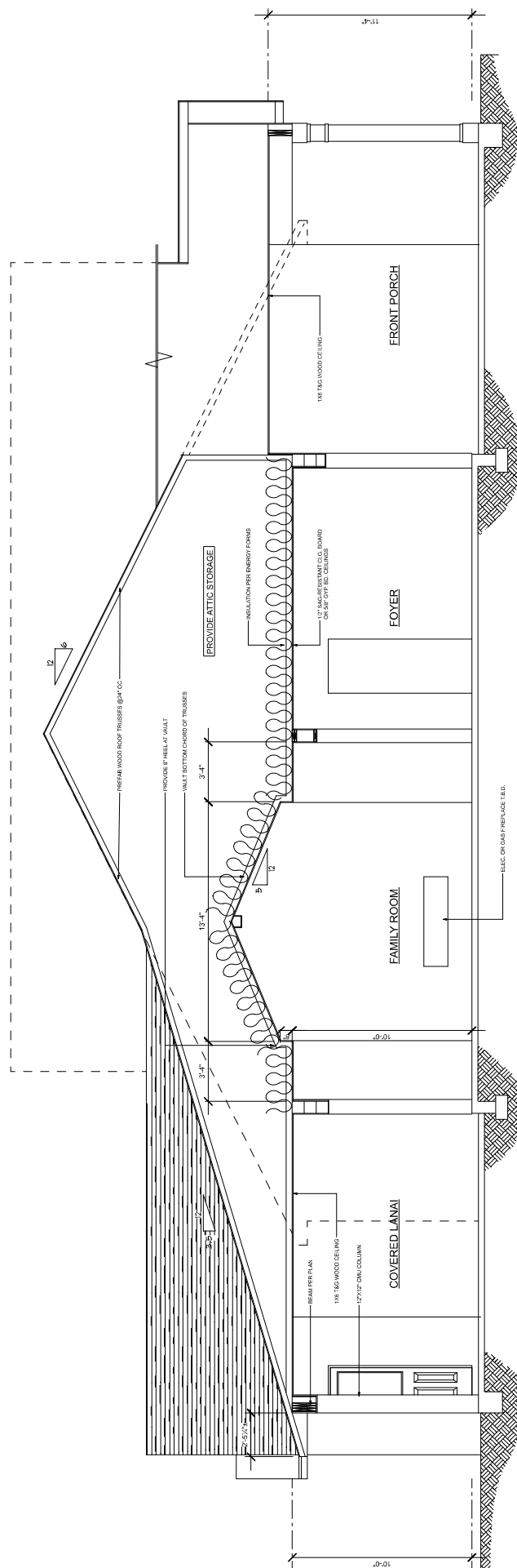
Date:

2021.05.18

17:07:45

-04'00'

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BUILDING SECTION - A
SCALE: 3/8" = 1'-0"

CONCRETE SLAB ON GRADE, MINIMUM 2500
PSI CONCRETE, NOMINAL 4" THICKNESS,
REINFORCED WITH 6X6#10 WWM OR
FIBERMESH CONCRETE ADDITIVE. MOISTURE
BARRIER AND SOIL TREATMENT FOR TERMITES
IN ACCORDANCE WITH FLORIDA BUILDING
CODE 7TH EDITION (2020) RESIDENTIAL.

8 x 8 x 16 CONC.
"L" BLOCK TOP COURSE

GRADE

8 x 8 x 16 CONC.
BLOCK STEM WALL

CELL FILLED VERTICALLY W/ CONC.
AND (1) #5 REBAR CONTIN. FROM
FOOTING TO TOP. LAP ALL SPLICES
MIN. 25" (SEE PLAN FOR LOCATIONS)

CONC. FOOTING W/ (2) #5 REBARS
HORIZ. CONTINUOUS, MIN. 3" CLEAR,
ON CLEAN, UNDISTURBED EARTH

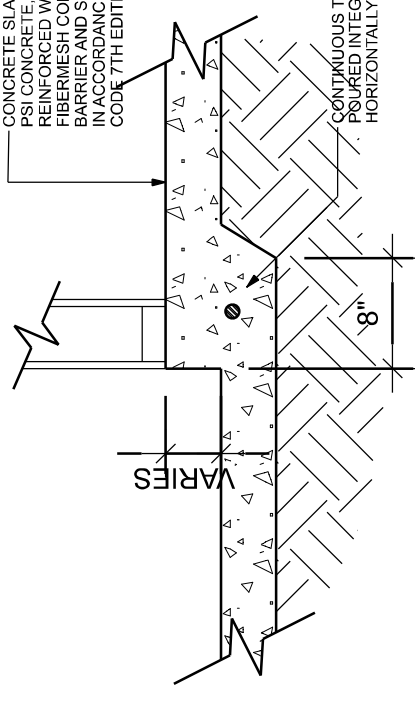
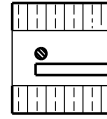
FOOTING DETAIL

1

(1-STORY COND.)

3/4" = 1'-0"

CONCRETE SLAB ON GRADE, MINIMUM 2500
PSI CONCRETE, NOMINAL 4" THICKNESS,
REINFORCED WITH 6X6#10 WWM OR
FIBERMESH CONCRETE ADDITIVE. MOISTURE
BARRIER AND SOIL TREATMENT FOR TERMITES
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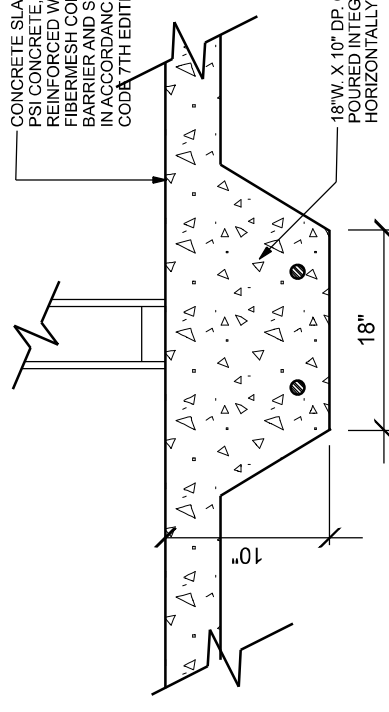


FOOTING DETAIL

3

(STEP-DN.)

3/4" = 1'-0"

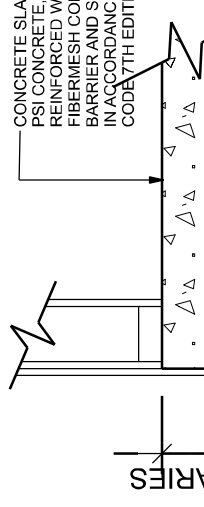


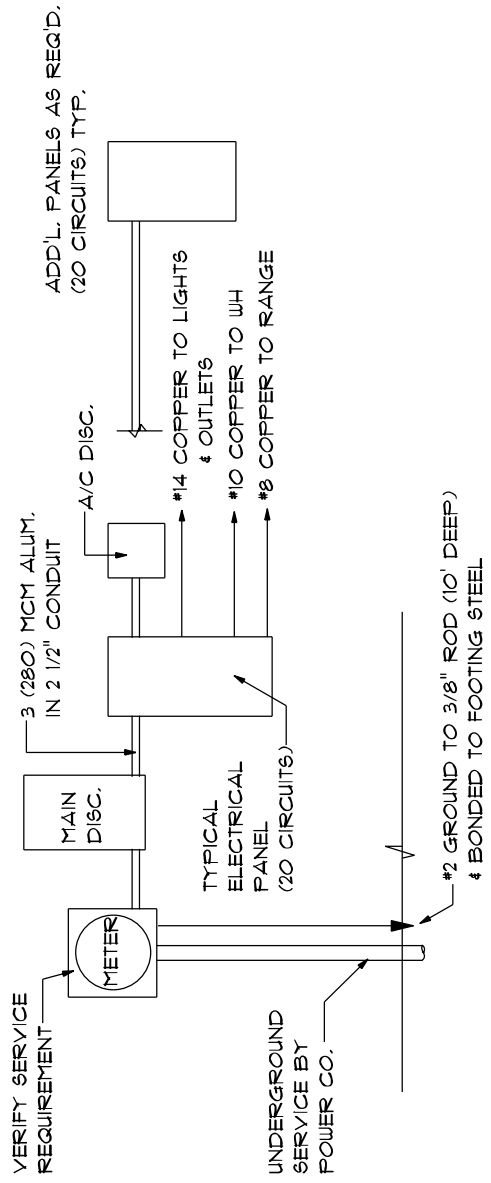
FOOTING DETAIL

4

(STEP-DN.)

3/4" = 1'-0"





ELECTRICAL RISER DIAGRAM

N.T.S.

1. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL ALARMS AND WILL BE AUDIBLE IN ALL SLEEPING AREAS.
 2. ALL RECEPTACLES IN SLEEPING ROOMS SHALL BE ARC FAULT PROTECTED.
 3. PROVIDE DIMMER SWITCHES FOR ALL RECESSED LIGHTING
 4. PROVIDE LIGHT (PULL-CHAIN OR SWITCH ACTIVATED) IN ATTIC SPACES.
 5. IF AHU OR OTHER EQUIPMENT IS INSTALLED IN ATTIC SPACE PROVIDE AND INSTALL SERVICE OUTLET WITHIN 10 FEET OF EQUIPMENT
 6. FINAL LOCATION OF OUTLETS, LIGHTS AND SWITCHES TO BE VERIFIED WITH OWNER AND CONTRACTOR PRIOR TO THE INSTALLATION OF DRYWALL
- THIS DIAGRAMMATIC PLAN IS INTENDED TO SHOW LIGHTING AND



LOTT'S CONCRETE - 8 INCH LINTEL GRAVITY SAFE WORKING LOADS (PLF)

LENGTH*	TYPE	8/6-PLAIN	8/6-1U/1L	8/8-1U/1L	8/14-1U/1L	8/16-1U/1L	8/20-1U/1L	8/24-1U/1L	8/28-1U/1L	8/32-1U/1L
2'-10"	PRECAST	1930	1315	1850	7510	8730	10000	10000	10000	10000
3'-6"	PRECAST	2829	3257	6099	10000	10000	10000	10000	10000	10000
4'-0"	PRECAST	1189	801	1190	4631	5385	6890	8350	9902	10000
4'-6"	PRECAST	1746	2184	3712	10000	10000	10000	10000	10000	10000
5'-4"	PRECAST	879	586	873	3429	3987	5102	6184	7334	8348
5'-10"	PRECAST	1293	1749	2866	7729	8859	10000	10000	10000	10000
6'-4"	PRECAST	674	444	662	2632	3061	3918	4750	5633	6412
6'-8"	PRECAST	983	1456	2330	5953	6815	7862	9397	10000	10000
7'-6"	PRECAST	920	1359	2162	5011	5706	6597	7815	8900	10000
8'-4"	PRECAST	743	936	1183	3566	4142	4925	5975	6944	7900
8'-8"	PRECAST	1063	1536	2430	6000	6862	7952	9355	10000	10000
9'-4"	PRECAST	839	1072	1247	3268	3719	4452	5362	6300	7200
10'-4"	PRECAST	588	895	1371	3070	3671	4383	5267	6266	7265
11'-4"	PRECAST	566	863	1319	2925	3566	4275	5088	5986	6982
12'-4"	PRECAST	791	834	1271	2793	3351	4042	4848	5746	6644
13'-4"	PRECAST	762	834	1271	2793	3351	4042	4848	5746	6644
14'-4"	PRECAST	469	713	1078	2284	2882	3484	4120	4757	5394
15'-4"	PRECAST	646	713	1078	2284	2882	3484	4120	4757	5394
16'-4"	PRECAST	455	593	1046	2201	2770	3368	3921	4518	5116
17'-4"	PRECAST	627	883	1046	2201	2770	3368	3921	4518	5116
18'-4"	PRECAST	431	656	987	2056	2575	3129	3684	4240	4796
19'-4"	PRECAST	591	656	987	2056	2575	3129	3684	4240	4796
20'-4"	PRECAST	409	620	926	1927	2405	2922	3405	3888	4371
21'-4"	PRECAST	560	622	934	1927	2405	2922	3405	3888	4371
22'-4"	PRECAST	353	480	719	1618	1905	2242	2618	2935	3264
23'-4"	PRECAST	481	537	803	1618	2000	2318	2668	2957	3265
24'-4"	PRECAST	303	366	550	1262	1466	1743	1904	2123	2302
25'-4"	PRECAST	411	366	587	1357	1664	1984	2252	2502	2752
26'-4"	PRECAST	275	420	622	1215	1484	1764	1984	2252	2502
27'-4"	PRECAST	372	420	622	1215	1484	1764	1984	2252	2502
28'-4"	PRECAST	256	350	578	1119	1363	1655	1943	2239	2526
29'-4"	PRECAST	346	350	578	1119	1363	1655	1943	2239	2526
30'-4"	PRECAST	243	371	548	1056	1285	1540	1777	2014	2251
31'-4"	PRECAST	328	371	548	1056	1285	1540	1777	2014	2251
32'-4"	PRECAST	264	340	494	982	1171	1378	1578	1778	1978
33'-4"	PRECAST	216	285	441	901	1091	1293	1493	1693	1893
34'-4"	PRECAST	283	312	473	901	1091	1293	1493	1693	1893

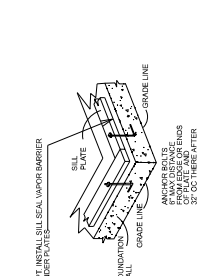
LOTT'S CONCRETE - 8 INCH LINTEL SAFE WORKING LOADS (PLF)

LENGTH*	TYPE	8/6-1U	8/8-1U	8/14-1U	8/16-1U	8/20-1U	8/24-1U	8/28-1U
2'-10"	PRECAST	2098	3487	10000	10000	10000	10000	10000
3'-6"	PRECAST	1457	2220	6360	7428	9578	10000	10000
4'-0"	PRECAST	1190	1753	4771	5572	7184	10000	10000
4'-6"	PRECAST	1008	1452	3819	4343	5598	6849	10000
4'-8"	PRECAST	859	1373	3115	3543	4430	5330	6330
5'-4"	PRECAST	807	1135	2819	3259	3837	4619	5519
5'-10"	PRECAST	722	1005	2483	2848	3282	4014	4744
6'-4"	PRECAST	654	903	2160	2483	2782	3401	4031
6'-6"	PRECAST	654	873	2049	2326	2638	3226	3816
6'-8"	PRECAST	615	846	1947	2207	2507	3065	3625
7'-6"	PRECAST	538	733	1327	1548	1993	2436	2879
8'-0"	PRECAST	525	714	1271	1483	1908	2333	2757
8'-4"	PRECAST	501	680	1173	1368	1780	2151	2526
8'-6"	PRECAST	501	680	1173	1368	1780	2151	2526
8'-8"	PRECAST	479	649	1086	1267	1630	1992	2337
9'-4"	PRECAST	394	572	880	1027	1320	1612	1912
10'-6"	PRECAST	319	473	712	830	1066	1301	1541
11'-4"	PRECAST	349	466	624	727	933	1138	1348
12'-0"	PRECAST	330	440	566	659	846	1032	1212
12'-6"	PRECAST	317	422	533	616	780	958	1138
13'-4"	PRECAST	288	396	479	553	718	887	1057
14'-4"	PRECAST	252	358	446	516	672	827	987

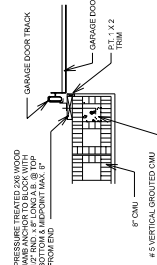


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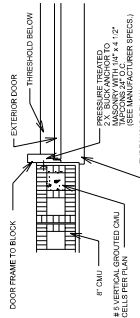


BOTTOM PLATE ATTACHMENTS

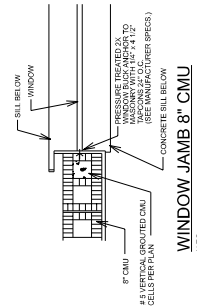


GARAGE DOOR JAMB 8\"/>

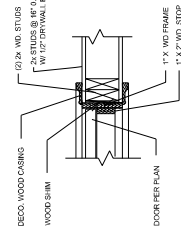
NOTE: INNER BLOCKS ARE LESS THAN 1\"/>



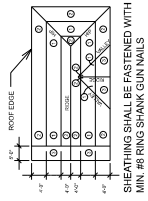
JAMB AT EXTERIOR DOOR



WINDOW JAMB 8\"/>



INTERIOR DOOR JAMB DETAIL

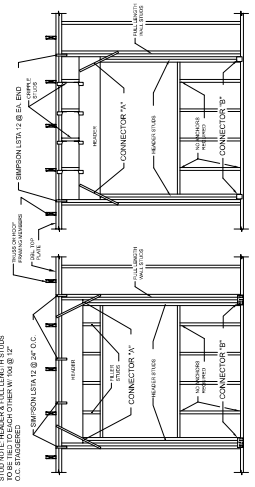


ROOF NAILING CHART

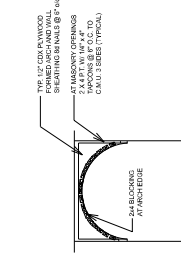
Digitally signed by William Stuhke
 Date: 2021.05.18 17:10:49 -0400

This item has been electronically signed and sealed by William F. Stuhke on the date indicated. Printed copies of the original document may be obtained from the signatory. Printed copies of the original document may be obtained from the signatory. Printed copies of the original document may be obtained from the signatory.

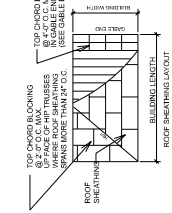
STUDS		CONNECTORS									
MAXIMUM SPACING (INCHES)		MINIMUM HEADER SPAN (FEET)									
1	2	3	4	5	6	7	8	9	10	11	12
1	1	A	SIMPSON	(1) LSTA 12	(2) LSTA 12	(3) LSTA 16	(4) LSTA 16	(5) LSTA 16	(6) LSTA 16	(7) LSTA 16	(8) LSTA 16
				(2) RT 28	(3) RT 28	(4) RT 22	(5) RT 22	(6) RT 22	(7) RT 22	(8) RT 22	
2	2	B	SIMPSON	(1) SPS 10	(1) SPS 10	(1) SPS 10	(1) SPS 10	(1) SPS 10	(1) SPS 10	(1) SPS 10	(1) SPS 10
				(2) SPS 10	(2) SPS 10	(2) SPS 10	(2) SPS 10	(2) SPS 10	(2) SPS 10	(2) SPS 10	
3	3	C	SIMPSON	(1) SPS 10	(1) SPS 10	(1) SPS 10	(1) SPS 10	(1) SPS 10	(1) SPS 10	(1) SPS 10	(1) SPS 10
				(2) SPS 10	(2) SPS 10	(2) SPS 10	(2) SPS 10	(2) SPS 10	(2) SPS 10	(2) SPS 10	
MAXIMUM PERMITTED WALL HEIGHT (INCHES) 10'		MAXIMUM PERMITTED WALL HEIGHT (INCHES) 10'		MAXIMUM PERMITTED WALL HEIGHT (INCHES) 10'		MAXIMUM PERMITTED WALL HEIGHT (INCHES) 10'		MAXIMUM PERMITTED WALL HEIGHT (INCHES) 10'		MAXIMUM PERMITTED WALL HEIGHT (INCHES) 10'	
TOTAL STUDS TYPICAL		TOTAL STUDS TYPICAL		TOTAL STUDS TYPICAL		TOTAL STUDS TYPICAL		TOTAL STUDS TYPICAL		TOTAL STUDS TYPICAL	



HEADER AND STUD DETAIL



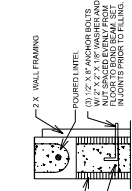
ARCH TOP FRAME DETAIL



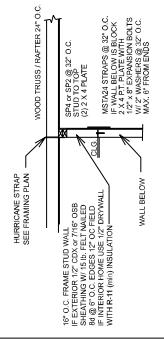
SHEATHING PLACEMENT

WALL SHEATHING
 12\"/>

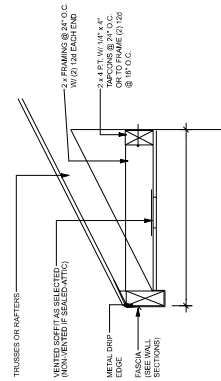
FLOOR SHEATHING
 3/4\"/>



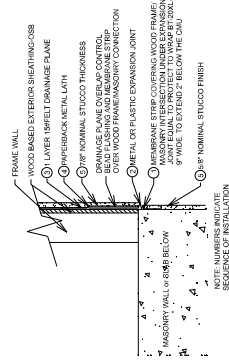
EXTER. FRAME WALL TO BLOCK WALL CONNECTION (WOOD FRAME BEARING WALL TO CMU)



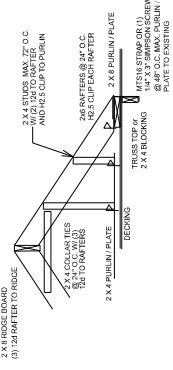
KNEE WALL DETAIL



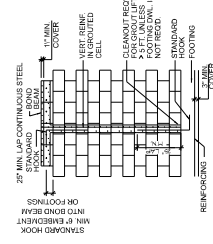
SOFFIT ATTACHMENT DETAIL



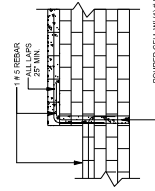
STUCCO FLASHING DETAIL @ CMU/FRAME INTERFACE



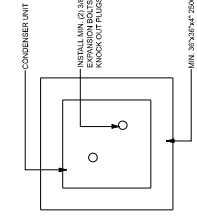
CONVENTIONAL FRAME LARGE VALLEY DETAIL



TYPICAL FILLED CELL DETAIL



STEP DOWN TIE BEAM



CONDENSER ANCHORING DETAIL

Digitally signed by William Stuhke
 Date: 2021.05.18 17:11:40 -04'00'



This document has been electronically signed and sealed by the State of Florida. The signature is a digital signature and is not a physical signature. The signature is not a physical signature and is not a physical signature.

ENGINEERING

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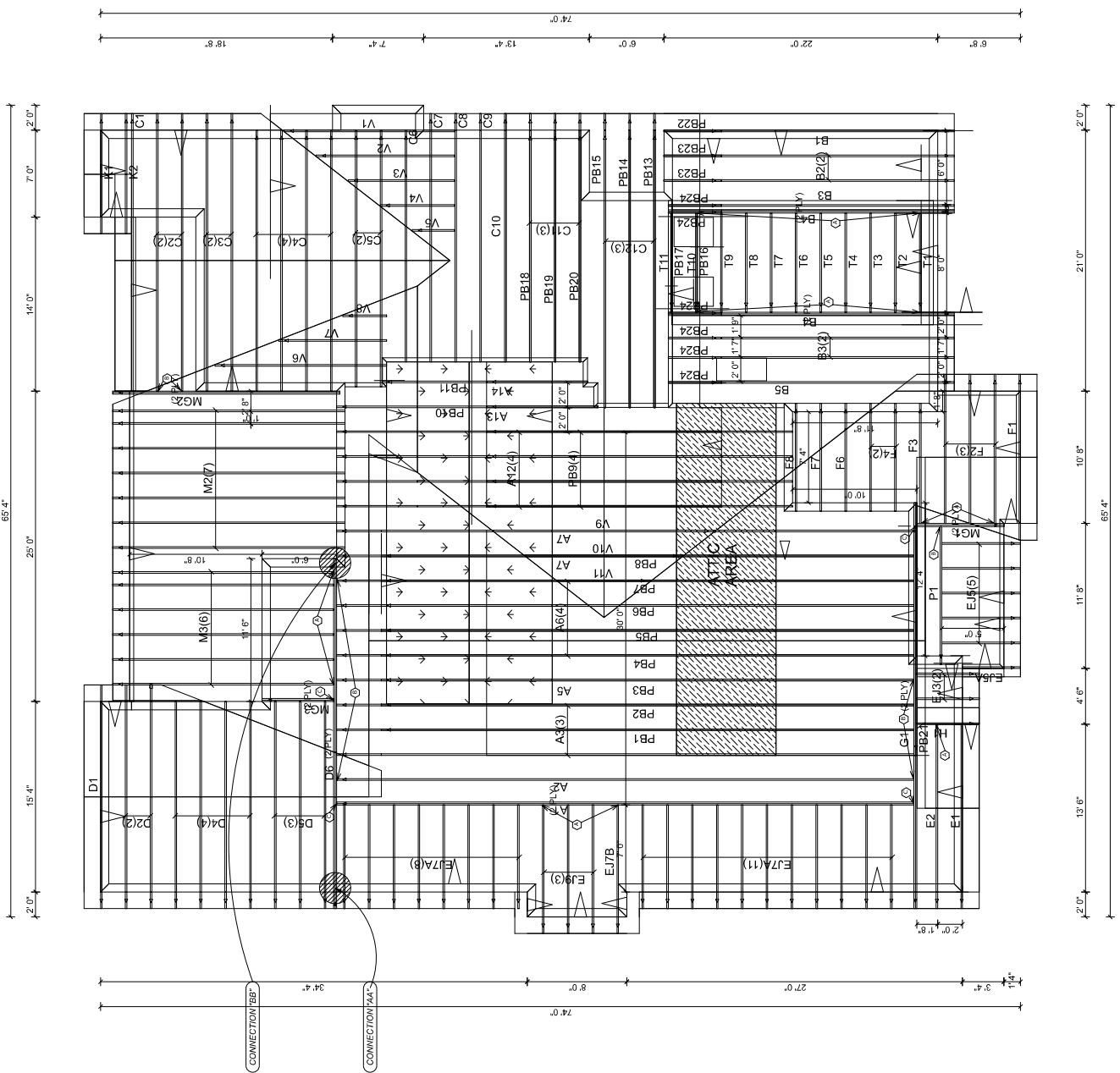
LUKAS CONSTRUCTION

654 SELKIRK DRIVE
 WINTER PARK, FLORIDA 32792

SINGLE FAMILY RESIDENCE

SCALE: 1/4" = 1'-0"

SS



TRUSS CONNECTORS-UNLESS NOTED OTHERWISE	
TRUSSES TO MASONRY	SIMPSON HETA16 (1810 LBS)
TRUSSES TO WOOD	SIMPSON MT512 (990 LBS)
CONNECTION "AA"	(2)SIMPSON HETA16 (3620 LBS)
CONNECTION "BB"	(1)SIMPSON LGTR16 w/ 1/4"x2" SDS & (2)1/2"x6" TITEN HD (CAPACITY 4725 LBS)

TRUSS LAYOUT
 SCALE: 1/4" = 1'-0"