



Board of Adjustments Regular Meeting

Agenda

October 15, 2024 @ 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/meetings 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. Approve the minutes of September 17, 2024. 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 #24-10. Request of Day's Home Solutions LLC for variance approval from Section 58-65 subsection (f)(6), to allow a 33.2-foot front setback in lieu of the required 35-foot front setback, approval from Section 58-65 subsection (f)(7) to allow a 9.7-foot first-floor side setback in lieu of the required 11-foot first-floor side setback, and approval from Section 58-65 subsection (f)(7) to allow a 9.7-foot second-story side setback in lieu of the required 15-foot second-story side setback in conjunction with the proposed two-story addition to the existing home located at 1590 Woodland Avenue, zoned R-1A. 15 minutes
- b. BOA #24-11. Request of Cindy Selton for variance approval from Section 58-70 subsection (a)(2), to allow an 11-foot water-line setback in lieu of the required 20-foot water-line setback, approval from Section 58-71 subsection (j)(2) to allow an 8-foot deck-line setback in lieu of the required 10-foot deck-line setback, and approval from Section 58-71 subsection (n)(2) to allow a 4-foot fence height in lieu of the maximum fence height of 3-feet in conjunction with the proposed swimming pool, swimming pool deck, and fence located at 1405 Green Cove Road, zoned R-1AA. 15 minutes
- c. BOA #24-12 Request of KLP Design for variance approval from Section 58-70 subsection (a)(2), to allow a 12.3-foot street-side setback in lieu of the required 15-foot street-side setback in conjunction with the proposed two-story addition to the existing home located at 1161 Lincoln Circle, zoned R-1AA. 15 minutes

5. Non-Action Items**6. Staff Updates****7. Board Comments****8. Upcoming Agenda Items**

9. Adjournment



Board of Adjustments

agenda item 2.a

item type

Consent Agenda

meeting date

October 15, 2024

prepared by

Mary Bush, Administrative Coordinator III

approved by**subject**

Approve the minutes of September 17, 2024.

motion | recommendation**background****alternatives | other considerations****fiscal impact****attachments**

1. Draft Board of Adjustments Regular Meeting Minutes



Board of Adjustments Regular Meeting Minutes

September 17, 2024 at 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Frank Pruitt, Jeanne Reynaud, Aimee Hitchner, Ann Higbie, Robert Trompke, Michael Clary, Charles Steinberg

Absent

None

Staff Present

City Attorney Hillary Griffin, Senior Planner/Zoning Official John Harbilas, Planner I Nicholas Lewis, Administrative Coordinator Mary Bush

1. Call to Order

Chairman Steinberg called the meeting to order at 5:00 p.m.

2. Consent Agenda

- a. Approve the minutes of August 20, 2024.

Motion made by Robert Trompke, seconded by Aimee Hitchner to approve the August 20, 2024 meeting minutes.

The motion carried unanimously by a 7-0 vote.

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

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

4. Public Hearings (Public participation and comment on these matters must be in person.)

- a. BOA #24-09. Request of Superior Aluminum Installations for variance approval from Section 58-65(f)(7), to allow a 6.3-foot first-floor side setback in lieu of the required 13-foot side setback in conjunction with the proposed covered patio addition to the existing home located at 1861 Edwin Boulevard, zoned R-1A.

Mr. Lewis provided a summary of the item. He noted that staff had received two

neighbor letters of approval. He then reviewed the survey for the property and indicated that there was no other area on the property than was proposed to feasibly place the covered porch addition. He also noted that a vast majority of the existing principal structure is located deep into the property with nearly half the lot falling within the required front setback. Mr. Lewis then went on to review the proposed elevations and variance approval criteria. He noted that an existing, detached accessory structure is located within the front setback with a 5-foot side setback, so the proposed 6.3-foot side setback would not be out of line with the existing structures on the lot. He also noted that because the proposed area for the addition is the only location possible for a first-floor addition, the proposed setback would not exacerbate the existing 5-foot setback of the accessory structure. He added that because of the restricted area and that the nature of the addition would be open-air, staff did not believe that the request would allow for a special privilege to any other lands, structures, or buildings in the same zoning district.

Staff recommendation was for approval.

The Board inquired about whether the property had been annexed into the city, the front setbacks of other properties along Edwin Boulevard, if there was a city requirement for a gutter system pertaining to the request, and if there would be a slope on the roof of the addition. A brief discussion ensued.

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

The Board expressed a desire to require that a gutter and downspout be included on the addition.

The applicant, Steven Zubek of 1861 Edwin Boulevard, Winter Park, FL 32789 addressed the Board. Mr. Zubek indicated that a gutter and down spout would be included on the addition.

Motion made by Michael Clary, seconded by Ann Higbie for variance approval from Section 58-65(f)(7), to allow a 6.3-foot first-floor side setback in lieu of the required 13-foot side setback in conjunction with the proposed covered patio addition to the existing home located at 1861 Edwin Boulevard, zoned R-1A, with a finding that the variance is justified by the criteria outlined in Section 58-92 of the Code of Ordinances of the City of Winter Park; the reasons set forth in the application justify the granting of the variance; the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure; and the granting of the variance will be in harmony with the general purpose and intent of the zoning article of the Land Development Code and not be injurious to the neighborhood or otherwise detrimental to the public welfare, with the following condition:

- **that a gutter and down spout be provided on the eastern edge of the overhang of the addition.**

The motion carried unanimously by a 7-0 vote.

5. Non-Action Items

6. Staff Updates

7. Board Comments

8. Upcoming Agenda Items

9. Adjournment

The meeting adjourned at 5:16 p.m.

ATTEST:

/s/ Mary Bush, Board Secretary



Board of Adjustments

agenda item 4.a

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

October 15, 2024

prepared by

Nicholas Lewis, Planner II

approved by

John Harbilas, Senior Planner

subject

BOA #24-10. Request of Day's Home Solutions LLC for variance approval from Section 58-65 subsection (f)(6), to allow a 33.2-foot front setback in lieu of the required 35-foot front setback, approval from Section 58-65 subsection (f)(7) to allow a 9.7-foot first-floor side setback in lieu of the required 11-foot first-floor side setback, and approval from Section 58-65 subsection (f)(7) to allow a 9.7-foot second-story side setback in lieu of the required 15-foot second-story side setback in conjunction with the proposed two-story addition to the existing home located at 1590 Woodland Avenue, zoned R-1A.

motion | recommendation

Staff recommendation is for approval of the first-floor side and second-story side variances requested and for denial of the front setback variance requested.

background

The applicant, Day's Home Solutions LLC, on behalf of the homeowner, is requesting variance approval to add a 579 square foot, two-story addition on the side of the existing home with a first-floor and second-story side setback of 9.7-feet in lieu of the required 11-foot and 15-foot side setbacks as well as a 33.2-foot front setback in lieu of the required front setback of 35-feet at 1590 Woodland Avenue. The property is zoned R-1A.

Currently, the existing home has a nonconforming side setback to both floors and meets the required front setback. The proposed addition does not exacerbate the nonconforming side setbacks but extends beyond the available space allowed for an addition in the front of the existing structure. The nature of the proposed additions are for a guest suite/storage area on the first-floor and primary closet space on the second-story.

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 itself is not necessarily unique. The existing structure currently meets the required front and rear setbacks but does not meet the required side setbacks. Based on the existing layout, a two-story addition to the front of the structure in the proposed location would be permissible assuming it meets the required side setbacks. However, in this case, meeting the side setbacks creates an unrealistically narrow addition on both floors (11-feet wide on the first-floor and 7.5-feet wide on the second-story measured from exterior corner to exterior corner).

It is staff's opinion that the tightness of the buildable area being restricted by the required front setback and existing side setbacks does warrant relief to the side setbacks. The addition follows the existing side setbacks and does not exacerbate the nonconformity. Additionally, only one window facing the affected neighbor is being proposed on the first-floor and no windows facing the affected neighbor are being proposed on the second-story.

However, staff also believes that the proposed uses as storage and closet space, coupled with the fact that the existing front setback is currently conforming, does not warrant granting the front setback variance. The applicant has around 20-feet on both floors to push forward on that side of the structure. That is significantly less restrictive than the side setbacks.

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 58-65 subsection (f)(6), requires the front setback to either be twenty percent of the lot depth or the existing front setback of the structure, whichever is greater. In this case, twenty percent is 32-feet and the existing front setback is 35-feet. Therefore, the required front setback to both floors is 35-feet. The applicant has the opportunity to add a sizable addition and still meet the required front setback.

A literal interpretation of Section 58-65 subsection (f)(7), requires an 11-foot first-floor side setback and a 15-foot second-story side setback. Based on this requirement and the existing conditions, an addition meeting these requirements would be heavily constrained, nonfunctional, and architecturally awkward. Because there is ample room to add an addition meeting the front setback requirement, these side setback requirements limit the feasibility of any addition to the front of the structure.

Actions of the Applicant

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

The existing structure was constructed in 1991, prior to the homeowners' purchase of the property in 2019. Therefore, the design and layout of the existing structure and its existing

side setbacks are not based on the actions of the applicant. However, the applicant is choosing to push the front setback out from its currently conforming nature. Staff believes that the applicant can adjust the plans to adequately meet the required 35 foot front setback.

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.

Because the proposed addition does not exacerbate the existing, nonconforming side setbacks, and the fact that conformance to the required side setbacks would be extremely restrictive, staff does not believe that the request would allow for a special privilege to any other lands, structures, or buildings in the same zoning district as they relate to the side setback requests. However, because the applicant is reasonably able to meet the required front setback, which is less restrictive than the side setbacks, and the fact that the current front setback is conforming, staff believes that granting the front setback request would open the door for a special privilege to any other lands, structures, or buildings in the same zoning district.

Summary

Staff believes that the applicant meets the four criteria required to grant the side setback variances requested but does not meet the four criteria required to grant the front setback variance request.

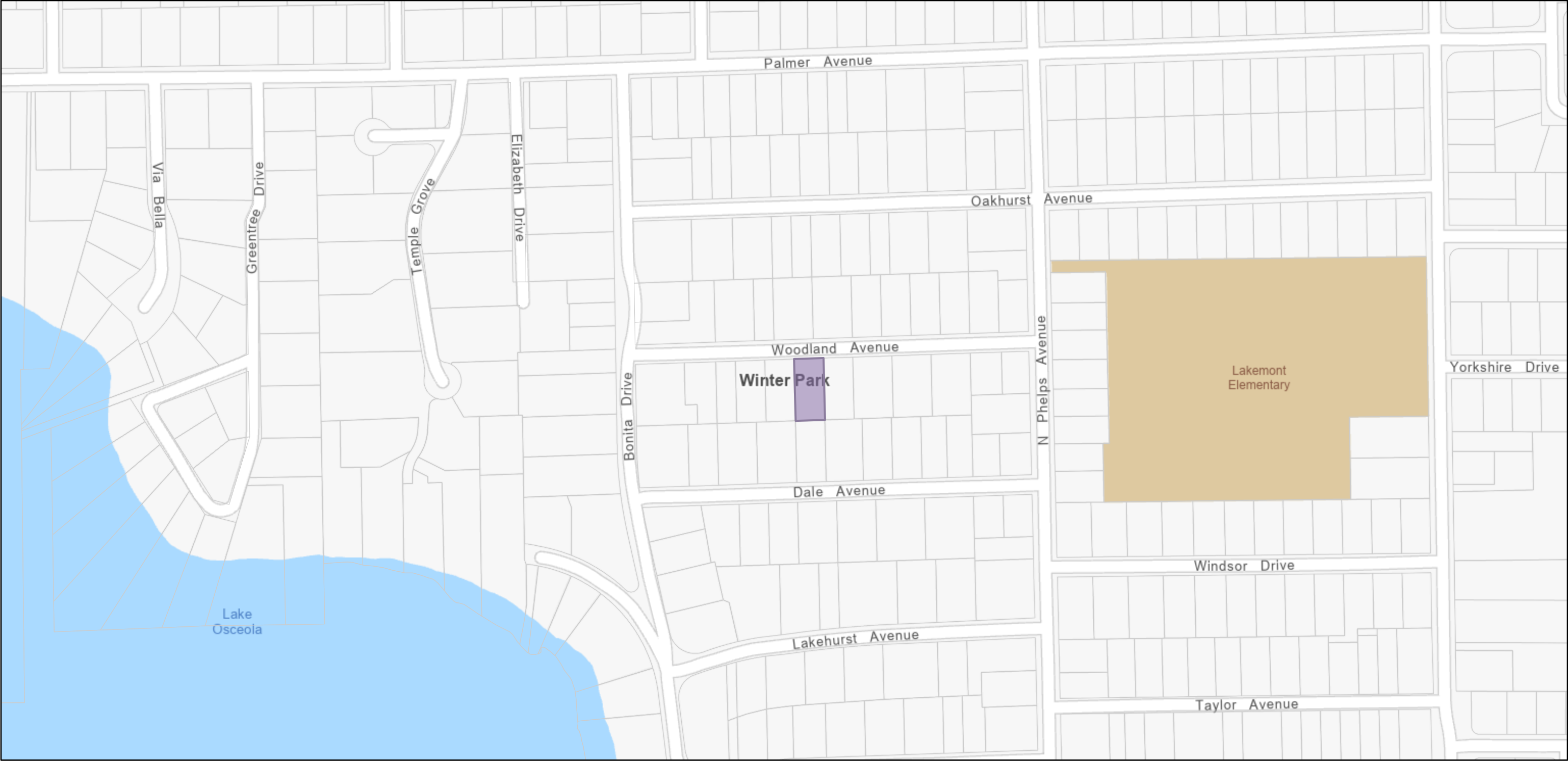
alternatives | other considerations

fiscal impact

attachments

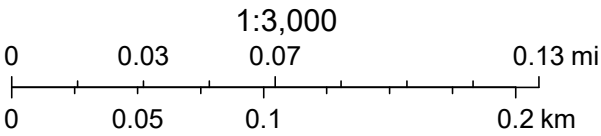
1. 1590 Woodland Ave - Area Map
2. 1590 Woodland Ave - Aerial Map
3. 1590 Woodland Ave - Neighbor Letter Map
4. 1590 Woodland Ave - Applicant Application
5. 1590 Woodland Ave - Site Plan
6. 1590 Woodland Ave - Plan Set
7. 1590 Woodland Ave - Neighbor Letters

1590 Woodland Ave - Area Map

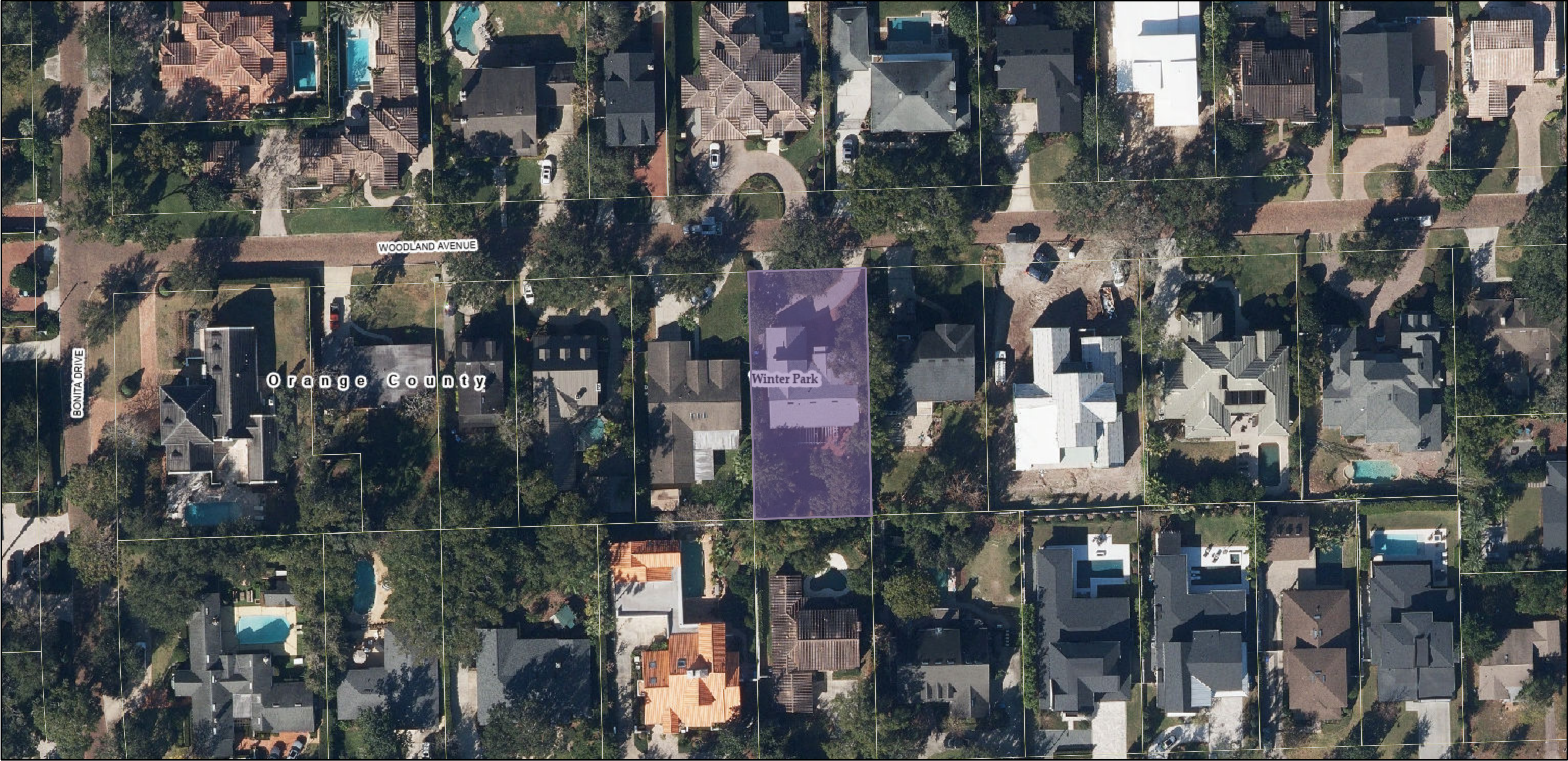


10/7/2024, 3:29:27 PM

Parcels Orange

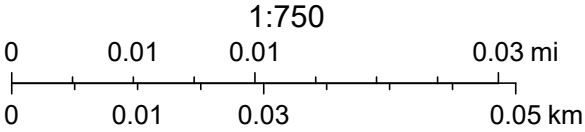


1590 Woodland Ave - Aerial Map



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 Parcels Orange

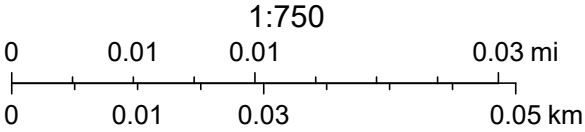


1590 Woodland Ave - Neighbor Letter Map



10/7/2024, 3:32:44 PM

 Parcels Orange





PLAN SNAPSHOT REPORT BOA-2024-0010 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments **Project:** **App Date:** 09/16/2024
Work Class: Board of Adjustments/Variance Application **District:** Winter Park **Exp Date:** NOT AVAILABLE
Status: Fees Paid **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Lewis, Nick **Approval**
Expire Date:
Description: Coming forward a foot and half on the left side of the house.

Parcel: 302205159203120	Main	Address: 1590 Woodland Ave Winter Park, FL 32789-2773	Main	Zone:
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Owner
Naveen Bellam
Home: (305) 775-6239
Business: (860) 985-1772
Mobile: (860) 985-1772

Applicant
THOMAS N DAY
709 COMMENCE CIR
LONGWOOD, FL 32750
Business: (407) 695-0616
Mobile: (407) 695-0616

Plan Custom Fields

Is the property on waterfront?	No	Section		Subsection	
Zoning	R-1A	Is this property on historic registry or district?	No	Describe variance	Coming off a foot and a half from left side of house.
How long have you owned the property?	5 years	How long have you occupied the property?	5 years	Special Condition	Adding space to expand family.
Rights/Priv	Needs more space for growing family.	Hardship	Family needs more space.	Limited Variance	No as we are only asking for a foot and a half.

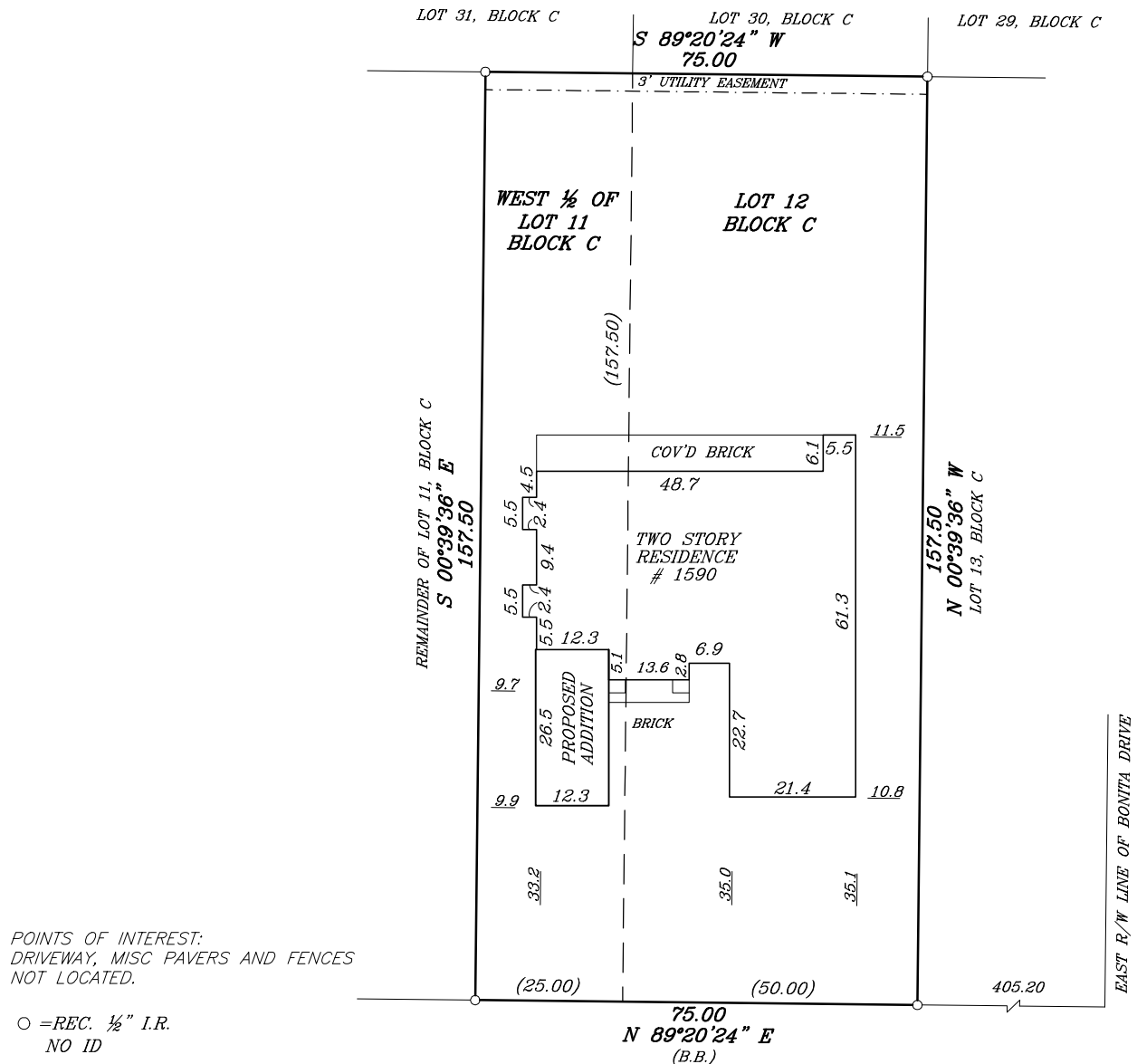
Attachment File Name	Added On	Added By	Attachment Group	Notes
Bellam Check List.pdf	09/16/2024 15:48	Roman, Gloria		Signed Checklist
Bellam Neighbor List.pdf	09/16/2024 15:48	Roman, Gloria		Signed Checklist
Bellam Site Plans.pdf	09/16/2024 15:48	Roman, Gloria		Site Plan
Bellam Survey.pdf	09/16/2024 15:48	Roman, Gloria		Survey
Signature_THOMAS_DAY_9/16/2024.jpg	09/16/2024 15:48	Roman, Gloria		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00052367	Residential Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00052367		\$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	09/16/2024	09/18/2024	09/17/2024	No	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Review	Building & Permitting Services	Lewis, Nick	Approved	09/16/2024	09/18/2024	09/17/2024

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		09/17/2024 12:13	09/17/2024 12:13
Board of Adjustments Review v.1	Receive Submittal	09/16/2024 0:00	09/17/2024 12:12
Issue Invoice v.1	Generic Action		09/17/2024 12:13
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		

DESCRIPTION AS FOLLOWS: Lot 12 & The West 1/2 of Lot 11, Block C, COMSTOCK PARK, as recorded in Plat Book K, Page(s) 87, Public Records of Orange County, Florida.



THE SEAL DEPICTED HEREON WAS AUTHORIZED
BY JOHN W. WALKER PLS 5362 DATED
10-7-24

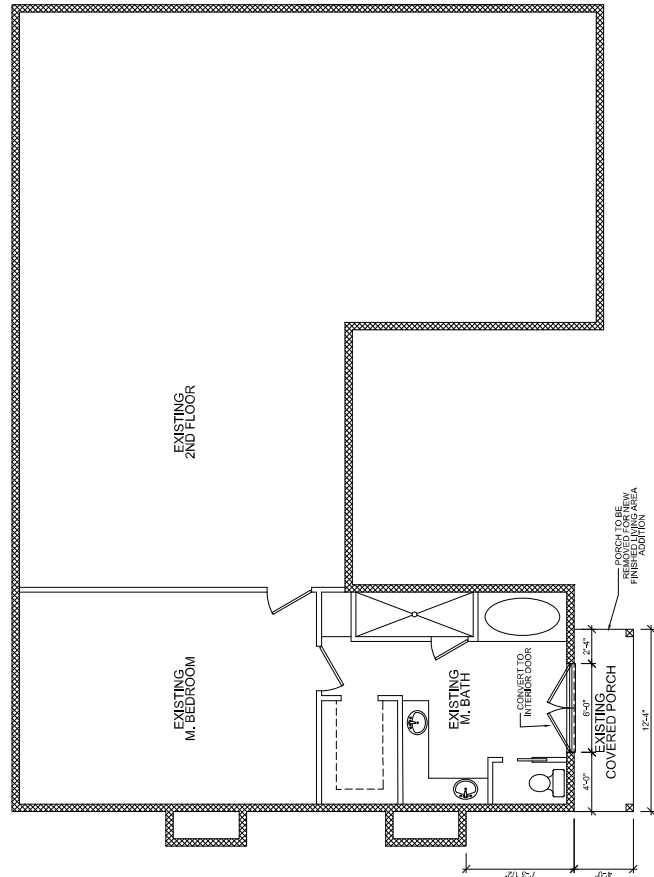


WOODLAND AVENUE
50' PAVED PUBLIC R/W

WALKER LAND SURVEYING, INC.			
LEGEND		NOTES	
P.T. = POINT OF TANGENCY	P.U. & P.D.E. = PUBLIC UTILITIES & PRIVATE DRAIN ESMT.	1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472-027, FLORIDA STATUTES.	
D = DESCRIPTION	F = FIELD	2. UNLESS SIGNED AND EMBOSSED WITH SURVEYOR'S SEAL, THIS SURVEY IS NOT VALID.	
B.B. = BASE BEARING (SEE #8) J.P. = IRON PIPE	REC. = RECOVERED	3. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.	
A/C = AIR CONDITIONER	S.R. = SET IR	4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.	
R = RADIUS	C.M. = CONCRETE MONUMENT	5. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.	
CH = CHORD	P.D.B. = POINT OF BEGINNING	6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.	
CB = CHORD BEARING	P.D.C. = POINT OF COMMENCEMENT	7. ELEVATIONS, IF SHOWN, ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.	
P.D.L. = POINT ON LINE	C/C = COVERED CONCRETE	8. BEARINGS BASED ON N 89°20'24" E	
TYP. = TYPICAL	M.D. = MAIL & DISC	9. BEARING AND DISTANCES ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.	
R/W = RIGHT-OF-WAY	ESMT. = EASEMENT	10. MEASUREMENTS SHOWN ARE BASED ON THE STANDARD U.S. SURVEY FOOT.	
RAD. = RADIAL	UTIL. = UTILITY	11. ADDITIONS OR DELETIONS TO THIS SURVEY IS PROHIBITED WITHOUT CONSENT FROM SIGNING SURVEYOR.	
N.R. = NON-RADIAL	C.L. = CHAIN LINK		
V.P. = VITNESS POINT	C/B = CONCRETE BLOCK		
W.D. = WOOD	P.C. = POINT OF CURVATURE		
S/W = SIDEWALK	F.F.E. = FINISHED FLOOR ELEVATION		
B.H. = BRILLHOLE			
EL. = ELEVATION			
P.U. & D.E. = PUBLIC UTILITIES & DRAINAGE ESMT.			
9014 CALWOOD COURT ORLANDO, FL 32825 321-537-3974		LB 6710	
CERTIFIED BY:		R.L.S. NO. 5362	
THIS BUILDING/PROPERTY DOES NOT LIE WITHIN THE ESTABLISHED SPECIAL FLOOD HAZARD AREA PER "FIRM". IT LIES IN ZONE: X		SCALE 1" = 20'	
PANEL # 12095C 0255F		FIELD DATE: 10-7-24	
MAP DATE: 9-25-09		ORDER NO. 1590 WOODLAND AVENUE	
DRAWN BY: NICK		CHECKED BY: Page 15 of 52	

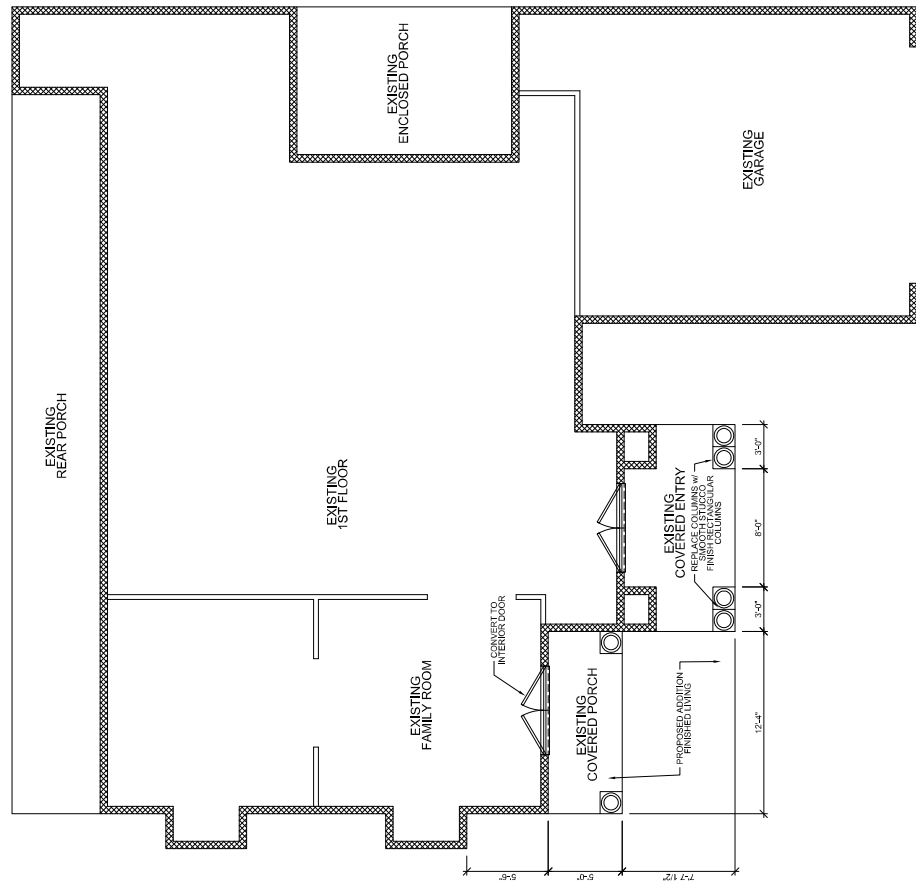
SQ.FT. CALC.'S	
EXISTING LIVING AREA	3,530 SQ. FT.
EXISTING GROSS AREA (PER COUNTY PROPERTY APPRAISERS WEBSITE)	4,498 SQ. FT.
PROPOSED 1ST FLOOR ADDITION LIVING AREA	300 SQ. FT.
PROPOSED 2ND FLOOR ADDITION LIVING AREA	279 SQ. FT.
PROPOSED TOTAL LIVING AREA	4,109 SQ. FT.
PROPOSED TOTAL GROSS AREA	4,965 SQ. FT.

WALL LEGEND	
	EXISTING WALL
	WALL TO REMAIN
	NEW WALL
	FRAMED WALL
	PARTITION WALL



EXISTING 2nd FLOOR PLAN

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



EXISTING 1st FLOOR PLAN

SCALE: 1/8" = 1'-0"

MTB

DESCRIPTION

BELLA RESIDENCE
 1590 WOODLAND AVE
 WINTER PARK, FL 32789

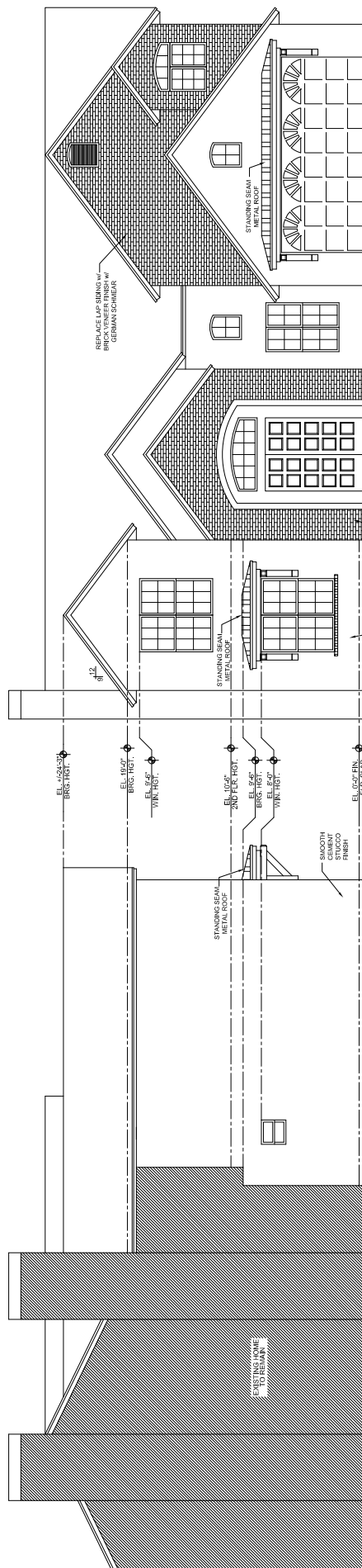
PAGE:

EXISTING FLOOR PLAN

DRAFTING SERVICES:
 DESIGN BY
 ANB, LLC
 3522554469

DATE: 3/31/2024
 SCALE: SEE SHEET
 SHEET NO:

A1

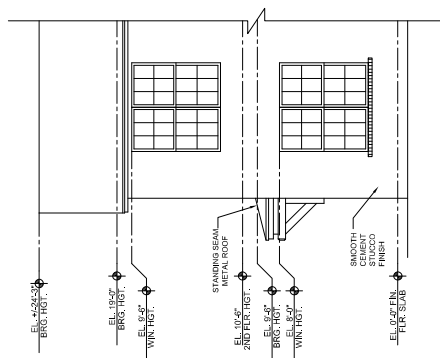


FRONT ELEVATION

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

ADDITION RIGHT

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









Naveen Bellam
1590 Woodland Ave
Winter Park, FL 32789
8/13/2024

City of Winter Park
Winter Park

Street Address
Winter Park, FL 32789

Dear City of Winter Park:

As we've grown to enjoy our neighbors (and neighborhood), with growing children, we hope to expand and renovate our existing home to better fit our needs. This provides us an opportunity to remain a further part of the Woodland Ave community, while simultaneously modernizing our home up to current standards. Given the circumstances, we have provided our neighbors with our draft of the submitted home addition / variance submission, and the following neighborhood members support our plans to renovate and modernize the property.

Thank you on behalf of Naveen Bellam, and TJ Bandikatla

Name

Address

Jhayan Vyas	1591 Dale Ave Winter Park, FL 32789
Christine Williams	1570 Woodland Ave Winter Park FL 32789
EDWARD BARRY	1605 WOODLAND AVE WINTER PARK FL 32789
Bruce Hawkins	1600 Woodland Ave Winter Park 32789
Rafael	1571 Woodland Ave Winter Park 32789
Mainak Patel	1620 Woodland Ave Winter Park 32789



Board of Adjustments

agenda item 4.b

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

October 15, 2024

prepared by

Nicholas Lewis, Planner II

approved by

John Harbilas, Senior Planner

subject

BOA #24-11. Request of Cindy Selton for variance approval from Section 58-70 subsection (a)(2), to allow an 11-foot water-line setback in lieu of the required 20-foot water-line setback, approval from Section 58-71 subsection (j)(2) to allow an 8-foot deck-line setback in lieu of the required 10-foot deck-line setback, and approval from Section 58-71 subsection (n)(2) to allow a 4-foot fence height in lieu of the maximum fence height of 3-feet in conjunction with the proposed swimming pool, swimming pool deck, and fence located at 1405 Green Cove Road, zoned R-1AA.

motion | recommendation

Staff recommendation is for approval of the variances requested subject to the following condition(s):

- (1) That the existing vegetative buffer remain along the Summerland Avenue lot line.

background

The applicant and homeowner, Cindy Selton, is requesting variance approval to add a swimming pool and pool deck with the street-side yard with a water-line setback of 11-feet in lieu of the required 20-foot setback and an 8-foot deck-line setback in lieu of the required 10-foot deck-line setback. Additionally, to satisfy pool safety requirements, the applicant is requesting a 4-foot tall street-side fence at the property line in lieu of the maximum 3-feet in height. The property is zoned R-1AA.

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 itself is unique in shape and circumstance. The property is a triangular lot sitting at the intersection of Green Cove Road and Summerland Avenue. The result is that there are three street-frontages and no real dedicated rear or side yard areas. The existing structure sits at an angle following Green Cove Road, making the portion of the property behind it that faces Summerland, the functional rear yard.

This functional rear yard area is quite narrow. Although it is the functional rear yard, by code, it is classified as a street-side yard. Swimming pools in street-side yard areas are required to meet the principal street-side setbacks, which would be 20-feet in this instance. Pool deck setbacks are measured to whatever fifty percent of the required water-line setbacks are. Therefore, the required deck-line setback would be 10-feet. Based on the surrounding street-side, rear, and front setback areas, the proposed street-side yard setback is really the only reasonable location for a swimming pool and deck on the lot.

In addition to the pool request, the applicant is also requesting a 4-foot fence to satisfy pool safety requirements. There currently exists a significant hedge along the Summerland Avenue lot line which provides zero visibility into the applicant's property and an existing retaining wall which does not allow for the fence to meet the 10-foot setback requirement to exceed the 3-foot maximum. It is also worth noting that the proposed fence is replacing an existing fence which does not meet the requirements of the pool safety standards. Staff is proposing a condition of approval that requires the existing vegetative buffer to remain.

Deprivation of Rights

The second requirement for granting a variance 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 58-70(a)(2), requires a street-side water-line setback of 20-feet and a literal interpretation of Section 58-71(j)(2) requires a street-side deck-line setback of 10-feet. In most instances, swimming pool setbacks for a pool and associated deck in a traditional rear yard would have 10-foot water-line side and rear setbacks and 5-foot deck-line side and rear setbacks. The proposal meets these traditional lot requirements. But because this lot has three street-frontages, the applicant is subject to the stricter street-side yard requirements even though the Summerland yard functions as the rear yard of the property and is completely screened from view of the right-of-way.

A literal interpretation of Section 58-71(n)(2), provides a maximum fence height for fences in street-side yards of 3-feet. The fence height may increase to a maximum of 6-feet if set back 10-feet from the property line and subject to vegetative planting along the street-facing side of the fence. In this instance, the applicant is replacing an existing fence that does not meet the height requirement for pool safety and the vegetation buffer already exists and is to remain. In addition, the setback requirement cannot be met due to an existing retaining wall which also does not meet the height requirement of the pool safety standards.

Actions of the Applicant

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

The existing structure was constructed in 1992, prior to the homeowners' recent purchase of the property in 2023. Therefore, the design and layout of the existing structure and its existing location is not based on actions of the applicant. Additionally, the unique lot shape and conditions do not result from the actions of the applicant.

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.

Because of the lot's unique shape and the condition that it has three street-frontage yard areas, as well as the significant vegetation buffer and existing conditions along the Summerland Avenue lot line, staff does not believe that the request would allow for a special privilege to any other lands, structures, or buildings in the same zoning district regarding the variances requested.

Summary

Staff believes that the applicant meets the four criteria required to grant the variances requested subject to the condition that the existing vegetation buffer along Summerland Avenue remains.

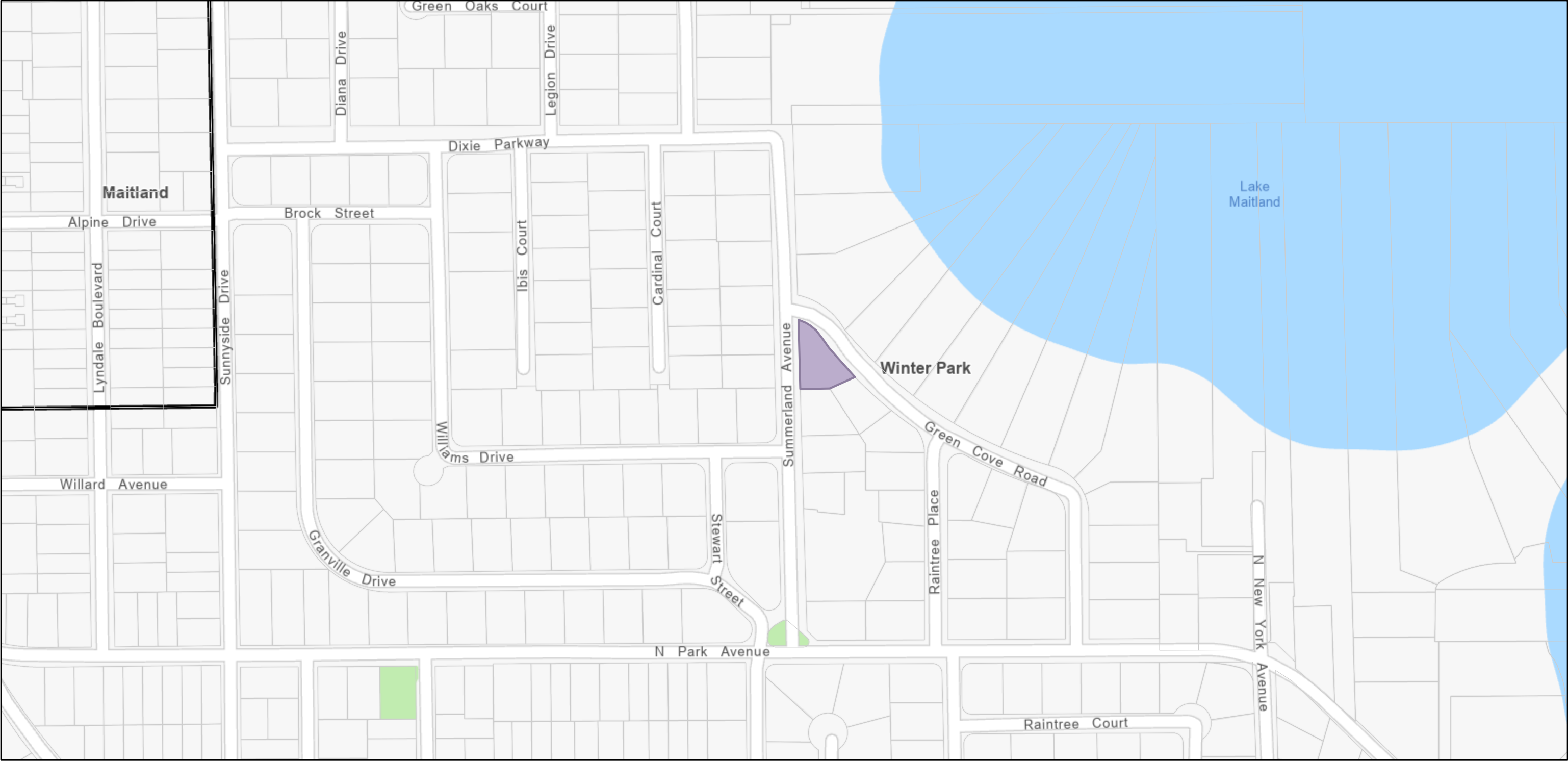
alternatives | other considerations

fiscal impact

attachments

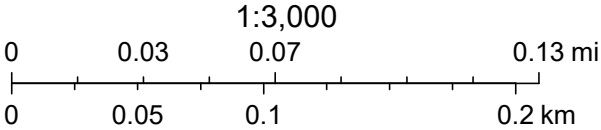
1. 1405 Green Cove Road - Area Map
2. 1405 Green Cove Road - Aerial Map
3. 1405 Green Cove Road - Applicant Application
4. 1405 Green Cove Road - Applicant Narrative
5. 1405 Green Cove Road - Site Plan
6. 1405 Green Cove Road - Existing Conditions Photos

1405 Green Cove Rd - Area Map



10/7/2024, 3:26:05 PM

Parcels Orange

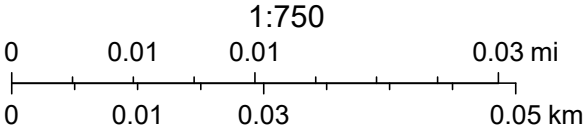


1405 Green Cove Rd - Aerial Map



10/7/2024, 3:26:54 PM

 Parcels Orange





PLAN SNAPSHOT REPORT BOA-2024-0011 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments
Work Class: Board of Adjustments/Variance Application
Status: Fees Paid
Valuation: \$0.00
Description: Pool and Deck setbacks from Summerland Ave Side -- Request for adjustment

Project:
District: Winter Park
Square Feet: 0.00
Assigned To: Lewis, Nick

App Date: 09/17/2024
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

Fence height/location setback -- Request for adjustment

Parcel: 302131114803010	Main	Address: 1405 Green Cove Rd Winter Park, FL 32789	Main	Zone:
Owner Cindy Selton Home: (407) 443-8710 Mobile: (407) 719-8725	Applicant Alexander Simpson 438 WILTSHIRE RD Orlando, FL 32803 Home: (850) 755-3556 Business: (321) 295-9352			

Plan Custom Fields

Is the property on waterfront?	No	Section		Subsection	
Zoning		Is this property on historic registry or district?	No	Describe variance	Requesting to use allotted Summerland Ave side setback for water feature and deck -- still staying within the area between the house and the existing retention wall. T
					The fence would remain in the same location on the Summerland Ave side but we are asking that it can be 4' in height to satisfy pool code.
					Both the water feature and the fence are hidden by a substantial podocarpus hedge.
					It was thought that the existing deck area would be a usable space for a small pool/water feature, upon purchasing the home.
How long have you owned the property?	less than 6 months	How long have you occupied the property?	n/a -- living remotely until remodels are complete	Special Condition	There is no real rear property line to the property, giving it a restrictive side street setback on what would otherwise be the rear.
Rights/Priv	The seemingly vast 'backyard' cannot be utilized as imagined when the property was purchased. The setback set on this additional 'side		street' pinch the usable space, considerably.	Hardship	When purchasing the house it was thought that the space where the current deck exists could be utilized for a small pool or water feature. We did

PLAN SNAPSHOT REPORT (BOA-2024-0011)

not anticipate the setback being as limiting as it is.

Limited Variance

Would accept the variance that allows the water feature and deck to be installed where it has been proposed. Moving it an additional 9' towards the house seems unreasonable given the amount of space and existing privacy the shrubs provide.

Attachment File Name	Added On	Added By	Attachment Group	Notes
Selton Print for Variance.pdf	09/17/2024 16:09	Simpson, Alexander		Site Plan
Selton Survey w Fence Paver Removal.pdf	09/17/2024 16:09	Simpson, Alexander		Survey
Selton Variance.zip	09/17/2024 16:09	Simpson, Alexander		Signed Checklist
Signature_Alexander_Simpson_9/17/2024.jpg	09/17/2024 16:09	Simpson, Alexander		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00052431	Residential Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00052431		\$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	09/17/2024	09/19/2024	09/17/2024	No	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Review	Building & Permitting Services	Lewis, Nick	Approved	09/17/2024	09/19/2024	09/17/2024

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		09/17/2024 16:29	09/17/2024 16:29
Board of Adjustments Review v.1	Receive Submittal	09/17/2024 0:00	09/17/2024 16:27
Issue Invoice v.1	Generic Action		09/17/2024 16:29
Final Decision v.1			
Board of Adjustments Decision v.1	Generic Action		

1405 Green Cove -- Variance

Given that the property does not have a true 'rear property line' the water feature sits where the side-street setback would push it an additional 9' towards the house, if adhering to the current setbacks. The water feature in the proposed location would still sit well within the property line and is shielded from view by a large Podocarpus hedge. It also sits inside the existing retention wall.

The fence would replace the current fence but would change in material from vinyl to aluminum. Maintaining the proximity and height would allow it to satisfy 'pool code'. It would sit inside of the Podocarpus and would be shielded from street view.

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 1, BLOCK C, CAMWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK R, PAGE 61, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 9/25/2009.

CERTIFIED TO:

REGINA RABITAILLE, AS TRUSTEE OF THE 1405 GREEN COVE ROAD TRUST; NONA TITLE, INC., D/ B/A/ RED DOOR TITLE; FIDELITY NATIONAL TITLE INSURANCE COMPANY;; NELSON MULLINS RILEY@ SCARBOROUGH, LLP



1405 GREEN COVE ROAD, WINTER PARK, FLORIDA 32789

Proposing for Fence to remain 4' in height to meet 'pool code', in lieu of 3'

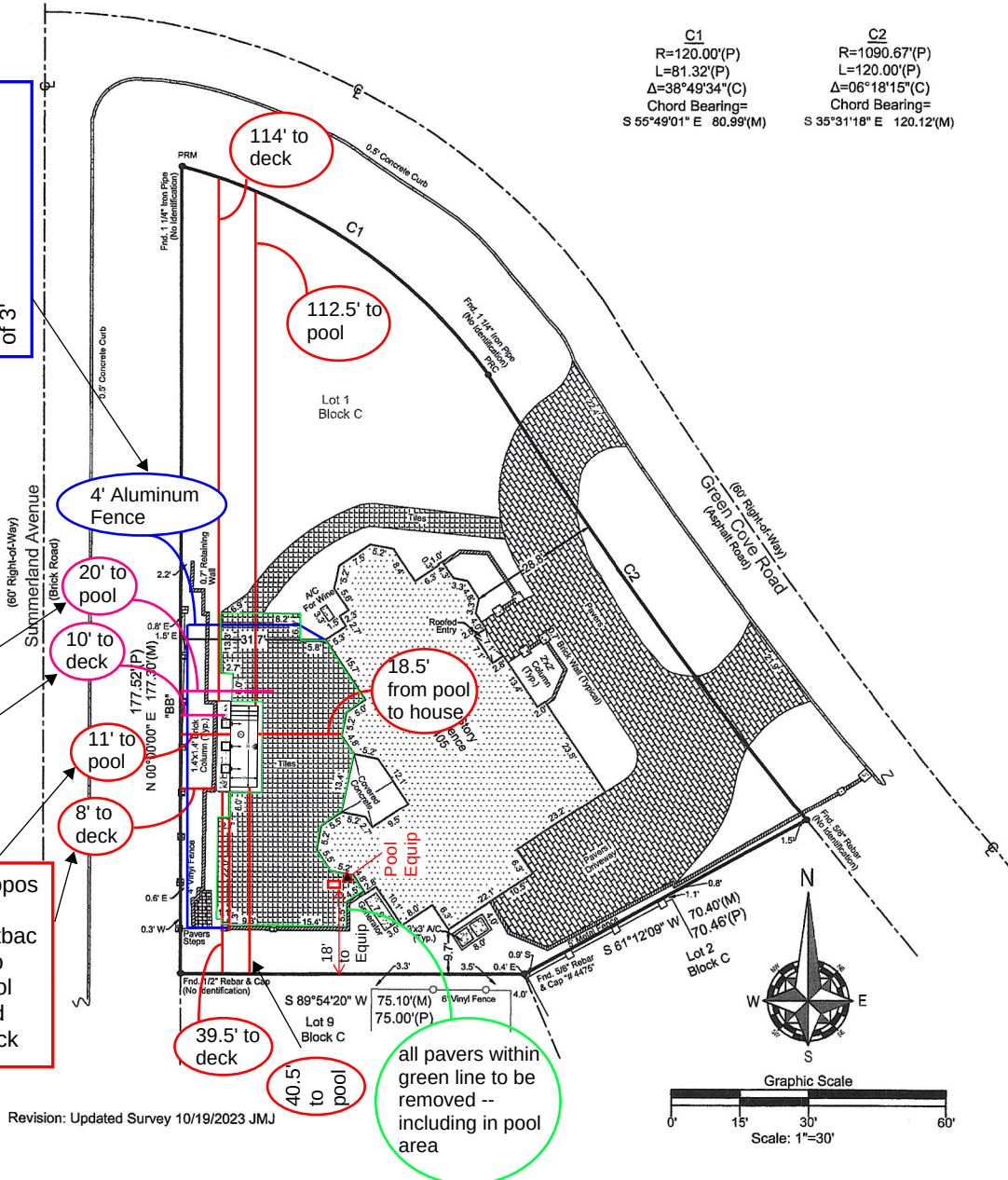
Actual Setback to Pool and Deck

Proposed Setback to Pool and Deck

Revision: Updated Survey 10/19/2023 JMJ

C1
R=120.00'(P)
L=81.32'(P)
Δ=38°49'34"(C)
Chord Bearing=
S 55°49'01" E 80.99'(M)

C2
R=1090.67'(P)
L=120.00'(P)
Δ=06°18'15"(C)
Chord Bearing=
S 35°31'18" E 120.12'(M)



Field Date: 10/19/2023 Date Completed: 10/19/23
Drawn By: .P. File Number: S-90381 U

Legend	
C - Calculated	PC - Point of Curvature
CB - Centerline	Pg - Page
CM - Concrete Block	PI - Point of Intersection
CMC - Concrete Monument	P.O.B. - Point of Beginning
Conc. - Concrete	P.O.L. - Point on Line
D - Description	PP - Power Pole
DE - Drainage Easement	PRM - Permanent Reference Monument
Esmt. - Easement	PT - Point of Tangency
F.E.M.A. - Federal Emergency Management Agency	R - Radius
FFE - Finished Floor Elevation	Rad. - Radial
Fnd. - Found	R&C - Rebar & Cap
IP - Iron Pipe	Rec. - Recovered
L - Length (Arc)	Rfd. - Roofed
M - Measured	S&I - Set 1/2" Rebar & Cap "LB 7623"
N&D - Nail & Disk	Typ. - Typical
N.R. - Non-Radial	UE - Utility Easement
ORB - Official Records Book	WM - Water Meter
P.B. - Plat Book	Δ - Delta (Central Angle)
W - Wood Fence	○ - Chain Link Fence

-NOTES-
>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.

NONE VISIBLE

-POINTS OF INTEREST-

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown. Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

PATRICK K. IRELAND
STATE OF FLORIDA
PATRICK IRELAND 6637 LB: 7623
This survey is intended ONLY for the use of said certified parties. This survey is NOT valid without signature and embossed with Surveyor Seal.

Ireland & Associates Surveying, Inc.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.Irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165









Board of Adjustments

agenda item 4.c

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

October 15, 2024

prepared by

Nicholas Lewis, Planner II

approved by

John Harbilas, Senior Planner

subject

BOA #24-12 Request of KLP Design for variance approval from Section 58-70 subsection (a)(2), to allow a 12.3-foot street-side setback in lieu of the required 15-foot street-side setback in conjunction with the proposed two-story addition to the existing home located at 1161 Lincoln Circle, zoned R-1AA.

motion | recommendation

Staff recommendation is for approval of the variance requested.

background

The applicant, KLP Design, on behalf of the homeowner, is requesting variance approval to add a two-story addition within the street-side yard of 12.3-feet in lieu of the required 15-foot street-side setback. The property is zoned R-1AA.

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 itself is unique in shape and circumstance. The property is a triangular lot sitting at the intersection of Lincoln Circle as well as Stovin and Palmer Avenues. The result is that there are three street-frontages and no real dedicated front, rear, or side yard areas. The existing structure sits towards the rear of the property and the existing garage faces Stovin Avenue.

The applicant's proposal derives from the homeowner's desire to extend the garage on the first-floor. The existing structure is an older home constructed in 1951 and a 2008 remodel raised a portion of the garage to the finished floor elevation of the rest of the home, becoming a laundry room and leaving the remainder of the garage with not enough room to adequately

park modern-sized vehicles. Currently, the structure is conforming with a 16-foot setback. But to extend the garage, the request puts about seven square feet of space beyond the required 15-foot setback. Additionally, the applicant's proposal includes wrapping the existing second-story balcony to sit on top of the new proposed garage addition.

Deprivation of Rights

The second requirement for granting a variance request is that the literal interpretation of the provision 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 58-70(a)(2), requires a street-side setback to both floors of 15-feet. Currently, the existing structure meets the street-side setback requirements. Based on the existing garage's location, however, there is not enough room to adequately extend the garage to fit modern vehicles. Reverting the laundry room back to garage space is not a feasible option as it would require extensive remodeling, including removal of the wall between the laundry and garage, lowering the grade of the laundry room back to the garage elevation, and relocation of the laundry and other appliances within the space.

Actions of the Applicant

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

The existing structure was constructed in 1951, prior to the homeowner's recent purchase of the property in 2024. Therefore, the design and layout of the existing structure and its existing location is not based on actions of the applicant. The remodel adding the laundry room took place prior to the applicant's purchase of the property and therefore, the resulting ramifications of the remodel were not caused by the actions of the applicant. Additionally, the unique lot shape and conditions do not result from the actions of the applicant.

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.

Because of the lot's unique shape and the condition that it has three street-frontage yard areas, as well as the fact that the existing garage cannot be extended without need of a variance nor feasibly restored to its original design, staff does not believe that the request would allow for a special privilege to any other lands, structures, or buildings in the same zoning district regarding the variances requested.

Summary

Staff believes that the applicant meets the four criteria required to grant the variances

requested.

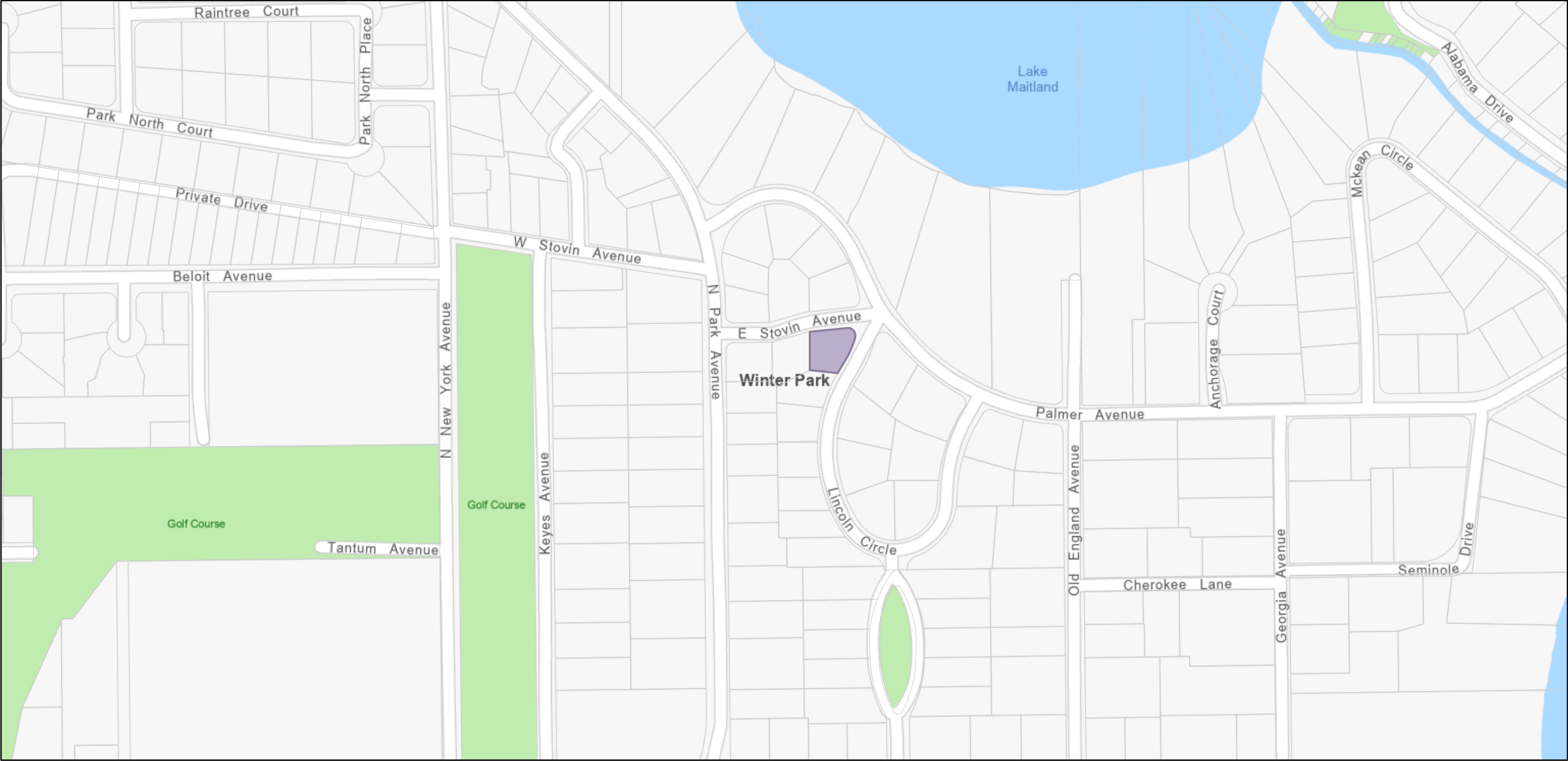
alternatives | other considerations

fiscal impact

attachments

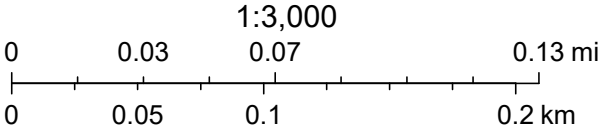
1. 1161 Lincoln Circle - Area Map
2. 1161 Lincoln Circle - Aerial Map
3. 1161 Lincoln Circle - Applicant Application
4. 1161 Lincoln Circle - Survey
5. 1161 Lincoln Circle - Existing Site Plan
6. 1161 Lincoln Circle - Proposed Site Plan
7. 1161 Lincoln Circle - Renderings
8. 1161 Lincoln Circle - Existing Conditions Photos

1161 Lincoln Cir - Area Map

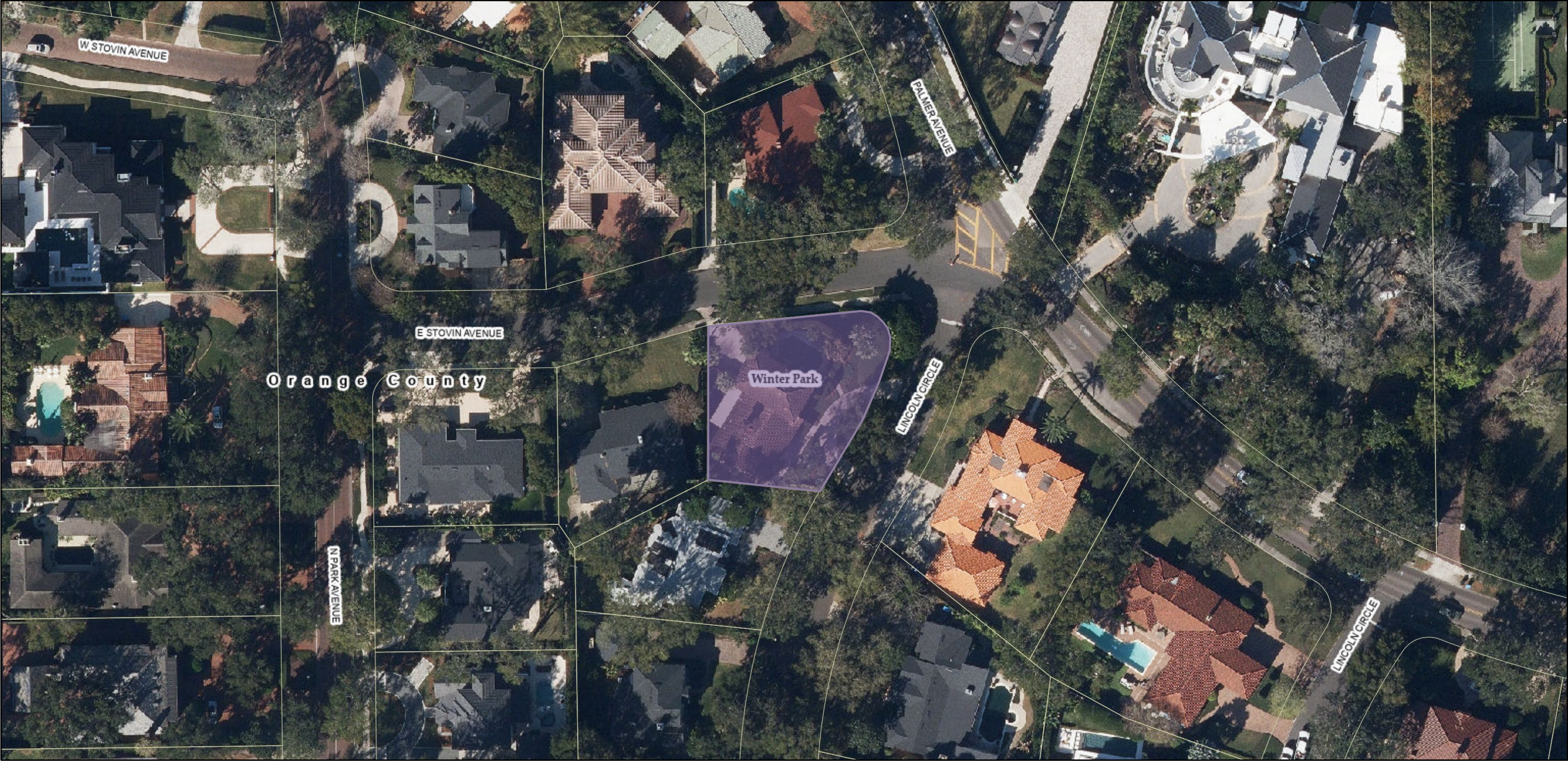


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Parcels Orange

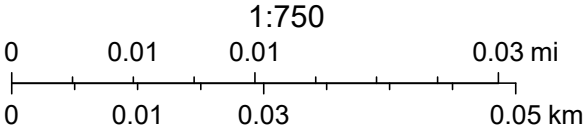


1161 Lincoln Cir - Aerial Map



10/7/2024, 3:22:35 PM

 Parcels Orange





PLAN SNAPSHOT REPORT BOA-2024-0012 FOR CITY OF WINTER PARK

Plan Type: Board of Adjustments
Work Class: Board of Adjustments/Variance Application
Status: Submitted - Online
Valuation: \$0.00

Project:
District: Winter Park
Square Feet: 0.00
Assigned To: Lewis, Nick

App Date: 09/20/2024
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

Description: requesting a minor side yard setback variance for one corner of the proposed addition. total of 6.8sq.ft. and extends 32 inches into the 15' set back at it's longest point.

Parcel: 302206532204060	Main	Address: 1161 Lincoln Cir Winter Park, FL 32789-2520	Main	Zone:
Owner Albert Wessels Home: (239) 316-0700 Mobile: (239) 316-0700	Applicant Timothy K Perry 235 S MAITLAND AVE STE 216 MAITLAND, FL 32751 Business: (407) 947-7549			

Plan Custom Fields

Is the property on waterfront?	No	Section		Subsection	
Zoning		Is this property on historic registry or district?	No	Describe variance	Minor side yard setback variance of 17.8% for one corner of the proposed addition having a 2.7' encroachment into the 15' side yard requirement at its longest point with a total of 6.85 sq ft.
How long have you owned the property?	under 2 months	How long have you occupied the property?	have not moved in	Special Condition	Existing Two car garage is only 17' deep including a 3' wide stair system making it impossible to use the garage to park the smallest of vehicles.
Rights/Priv	No impact to adjoining properties. set back request is for the street side setback	Hardship	We would like to be able to park our cars in the garage for safety reasons and be able to enter the home once safe in the garage	Limited Variance	Yes, we are looking for the minamalst amount to obtain are request.

Attachment File Name	Added On	Added By	Attachment Group	Notes
PERMIT APPLICATION PACKAGE.pdf	09/20/2024 12:37	Perry, Timothy		Signed Checklist
SP1 EXISTING SITE PLAN.pdf	09/20/2024 12:37	Perry, Timothy		Site Plan
SP2 PROPOSED SITE PLAN.pdf	09/20/2024 12:37	Perry, Timothy		Site Plan
Wessels survey.pdf	09/20/2024 12:37	Perry, Timothy		Survey
Signature_Timothy_Perry_9/20/2024.jpg	09/20/2024 12:37	Perry, Timothy		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00053115	Residential Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00053115		\$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	09/20/2024	09/23/2024	09/25/2024	No	Yes

PLAN SNAPSHOT REPORT (BOA-2024-0012)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Review	Building & Permitting Services	Lewis, Nick	Approved	09/20/2024	09/23/2024	09/25/2024

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		09/25/2024 11:06	09/25/2024 11:06
Board of Adjustments Review v.1	Receive Submittal	09/20/2024 0:00	09/25/2024 11:03
Issue Invoice v.1	Generic Action		09/25/2024 11:06

Final Decision v.1	
Board of Adjustments Decision v.1	Generic Action

LEGAL DESCRIPTION: LOT 6, BLOCK D, 2ND REPLAT ROBERT DHU MACDONALD PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE(S) 170, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



1161 LINCOLN CIRCLE
WINTER PARK, FL.

LONG
SURVEYING,
INC.



POINTS OF INTEREST
FENCES OVER THE PROPERTY LINES

DRAWN BY:
MP

CHECKED BY:
BRETT

CERTIFIED TO:
ALBERT WESSELS

COMMUNITY NO:
120188

PANEL:
0255

FLOOD ZONE:
X

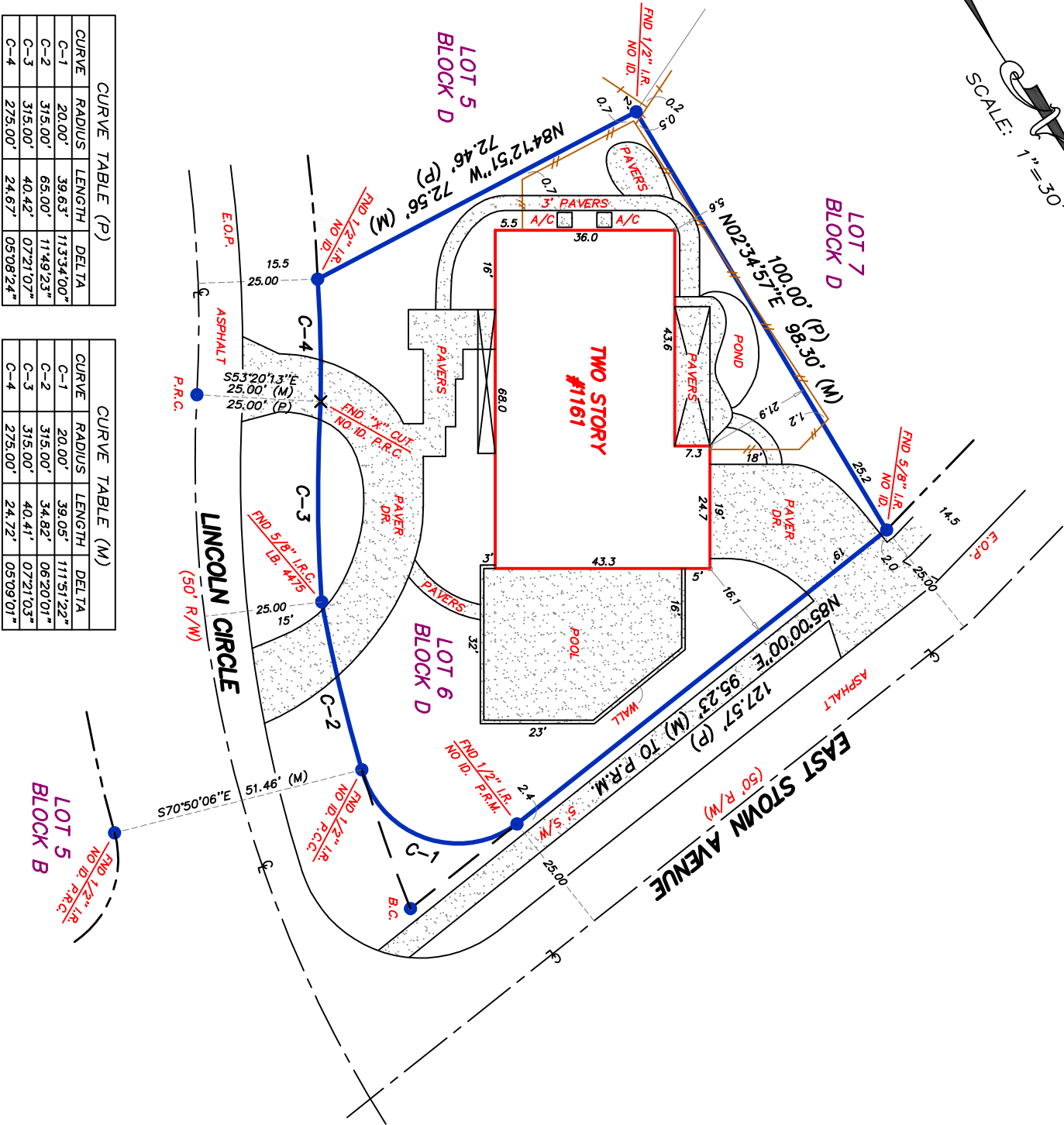
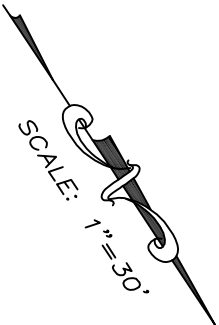
SURVEY NO.
134691

SUFFIX:
F

FILED DATE:
09/25/09

FIELD DATE:
07/11/24

Boundary Survey



CURVE TABLE (P)				
CURVE	RADIUS	LENGTH	DELTA	
C-1	20.00'	39.63'	113°34'00"	
C-2	315.00'	65.00'	11°49'23"	
C-3	315.00'	40.42'	07°21'07"	
C-4	275.00'	24.67'	05°08'24"	

CURVE TABLE (M)				
CURVE	RADIUS	LENGTH	DELTA	
C-1	20.00'	39.05'	111°51'22"	
C-2	315.00'	34.82'	06°20'01"	
C-3	315.00'	40.41'	07°21'03"	
C-4	275.00'	24.72'	05°09'01"	

- A/C – AIR CONDITIONER
A.E. – ACCESS EASEMENT
B.C. – BLOCK CORNER
BLK – BLOCK
C.B.S. – CONCRETE BLOCK
C.B.S. – CONCRETE BLOCK STRUCTURE
C.M. – CONCRETE MONUMENT
CONC. – CONCRETE
D. – DEED
D.E. – DRAINAGE EASEMENT
E.O.P. – EDGE OF PAVEMENT
F.C.C. – FOUND CROSS CUT
F.F.E. – FINISHED FLOOR ELEVATION
FOUND – FOUND
ID. – IDENTIFICATION
ID. – IRON PIPE
I.R. – IRON ROD
I.R.C. – IRON ROD & CAP
L. – ARC LENGTH
L.B. – LAND SURVEYING BUSINESS
L.S. – LANDSCAPE EASEMENT
L.E. – LANDSCAPE EASEMENT
M. – MEASURED
M.E. – MAINTENANCE EASEMENT
MND – NAIL AND DISK
NBD – NAIL
P. – PLAT
P. – PEDESTRIAN EASEMENT
P.C. – POINT OF CURVATURE
P.C.C. – POINT OF COMPOUND CURVATURE
P.C.P. – PERMANENT CONTROL POINT
P.I. – POINT OF INTERSECTION
PK MAIL – PARKER-KALON COMPANY NAIL
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.O.L. – POINT ON LINE
P.R.C. – POINT OF REVERSE CURVE
P.R.M. – PERMANENT REFERENCE MONUMENT
P.D.A.E. – PRIVATE DRAINAGE AND ALLEY EASEMENT
P.T. – POINT OF TANGENT
R. – RADIAL POINT
R.P. – RADIAL POINT
R/W – RIGHT OF WAY
S/W – SIDEWALK
U.E. – UTILITY EASEMENT
W.F.S. – WOOD FRAME STRUCTURE
- RIGHT-OF-WAY LINE
— CENTERLINE
— BARB WIRE FENCE
— WOOD FENCE
— CHAIN LINK FENCE
— PLASTIC FENCE

ALL BEARINGS SHOWN
HEREON ARE ASSUMED.

- NOTES:
- 1) This survey is based on the legal description as provided by the client.
 - 2) This Surveyor has not obstructed the land shown hereon for easements, rights of way or restrictions of record which may affect the title or use of the land.
 - 3) Do not reconstruct property lines from building ties.
 - 4) No footing or overhangs have been located except as shown.
 - 5) No improvements or utilities have been located except as shown.
 - 6) Not valid without a signature and the authenticated electronic seal or the original raised seal of a Florida licensed Surveyor and Mapper.

Long Surveying, Inc.

1061 S. Sun Dr. Ste. #1113

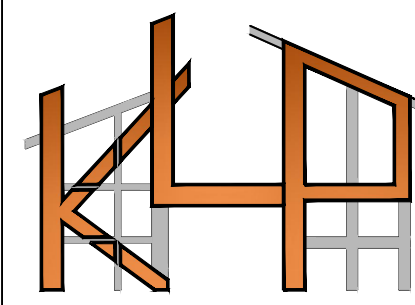
Lake Mary, FL 32746

Office 407-330-9717 Fax 407-330-9775

Certification: I certify that this survey was made under my direction and that it meets the minimum technical standards set forth by the Board of Professional Land Surveyors and Mappers in Chapter 461, F.S., 12-252, Florida Administrative Code, pursuant to Section 461.06(2), Florida Statutes.



LOUIS RAMIREZ, S. NO. 6304



KLP DESIGN SERVICES
235 S. MAITLAND AVENUE, SUITE 216
MAITLAND, FL. 32751
Phone (407) 947-7549
EMAIL TKPSD2005@AOL.COM

Pedro L. Medina, P.E.
Professional Engineer
Fl. P.E. # 73579
pedro@prodcl.com

DIGITALLY SIGNED BY
PEDRO MEDINA, FL. P.E. #73579
PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE MUST
BE VERIFIED ON ANY ELECTRONIC
COPIES

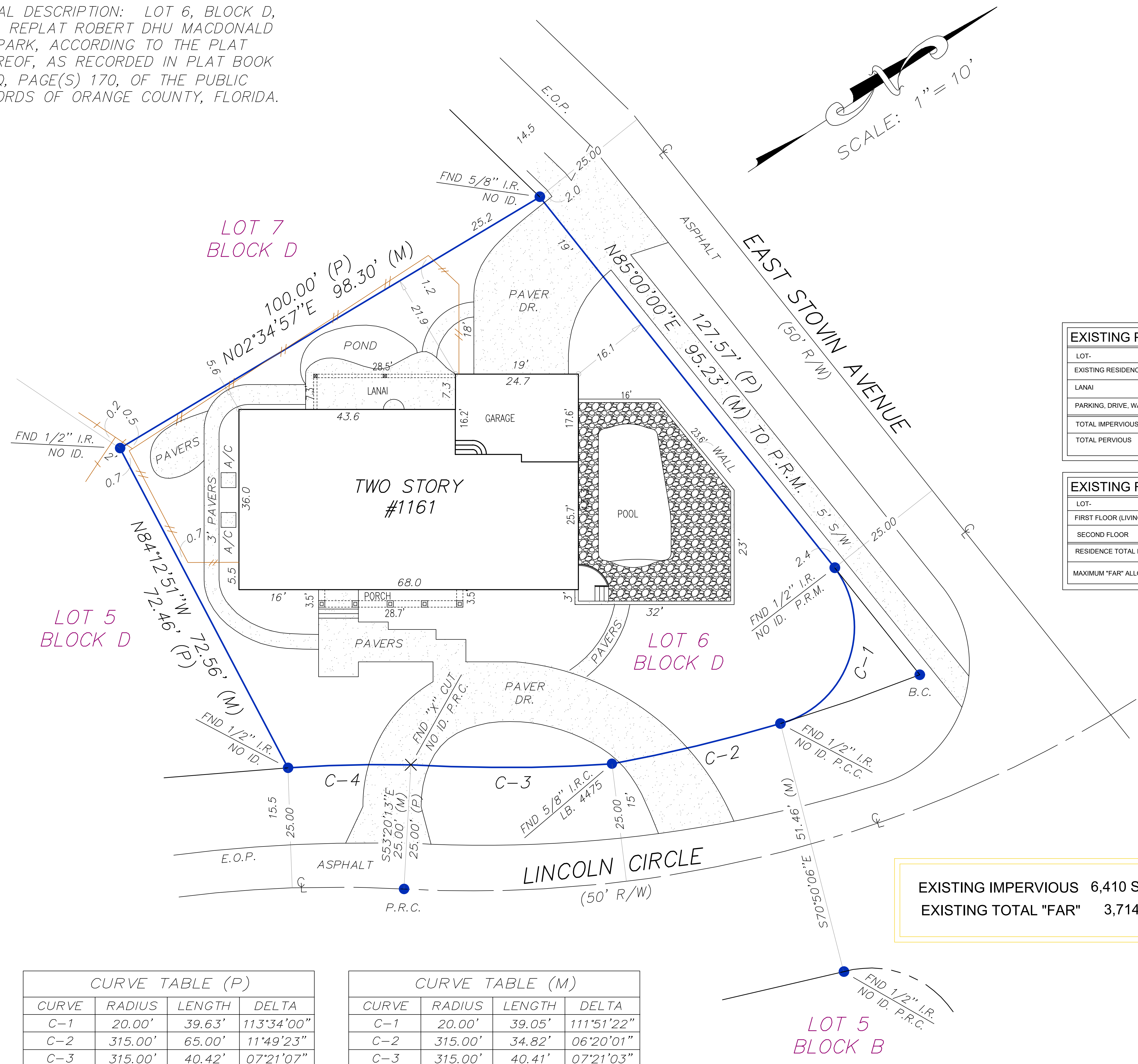
ALBERT WESSELS
1161 LINCOLN CIRCLE
WINTER PARK, FL 32789

JOB NO. P9889	REVISIONS
DRAWN BY: TKP	
DATE: 7/24/2024	
SCALE: 1" = 10'-0"	

EXISTING
SITE PLAN

SP1

LEGAL DESCRIPTION: LOT 6, BLOCK D,
2ND REPLAT ROBERT DHU MACDONALD
PARK, ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK
Q, PAGE(S) 170, OF THE PUBLIC
RECORDS OF ORANGE COUNTY, FLORIDA.



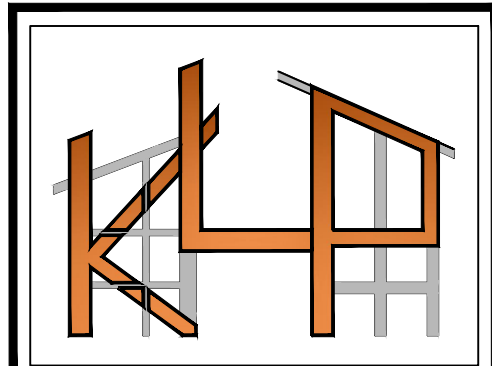
EXISTING PERVIOUS AREA TABULATION		
LOT-	10,808.5 SQ.FT.	100.00%
EXISTING RESIDENCE FOOT PRINT	2,747 SQ.FT.	25.41%
LANAI	231 SQ. FT.	2.14%
PARKING, DRIVE, WALKS, & EQUIP. PADS	3,432 SQ.FT.	30.47%
TOTAL IMPERVIOUS	6,410 SQ.FT.	59.30%
TOTAL PERVIOUS	4,398.5 SQ.FT.	40.70%

EXISTING FLOOR AREA RATIO (FAR)		
LOT-	10,808.5 SQ.FT.	100.00%
FIRST FLOOR (LIVING/GARAGE)	2,645 SQ.FT.	24.47%
SECOND FLOOR	1,063 SQ.FT.	0.94%
RESIDENCE TOTAL EXISTING TOWARDS "FAR"	3,714.5 SQ. FT.	34.37%
MAXIMUM "FAR" ALLOWED- 40%	EXISTING- 34.37%	

EXISTING IMPERVIOUS 6,410 SQ.FT. 59.30% / MAX. 50%
EXISTING TOTAL "FAR" 3,714.5 SQ.FT. 34.37% / MAX. 40%

CURVE TABLE (P)			
CURVE	RADIUS	LENGTH	DELTA
C-1	20.00'	39.63'	113°34'00"
C-2	315.00'	65.00'	11°49'23"
C-3	315.00'	40.42'	07°21'07"
C-4	275.00'	24.67'	05°08'24"

CURVE TABLE (M)			
CURVE	RADIUS	LENGTH	DELTA
C-1	20.00'	39.05'	111°51'22"
C-2	315.00'	34.82'	06°20'01"
C-3	315.00'	40.41'	07°21'03"
C-4	275.00'	24.72'	05°09'01"



KLP

KLP DESIGN SERVICES

235 S. MAITLAND AVENUE, SUITE 216
MAITLAND, FL. 32751
Phone (407) 947-7549
EMAIL TKPSD2005@AOL.COM

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DIGITALLY SIGNED BY:
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COPIES

ALBERT WESSELS

1161 LINCOLN CIRCLE
WINTER PARK, FL 32789

JOB NO.	REVISIONS
P9889	
DRAWN BY:	
TKP	
DATE:	
7/24/2024	
SCALE:	
1" = 10'-0"	

PROPOSED
SITE PLAN

SP2

