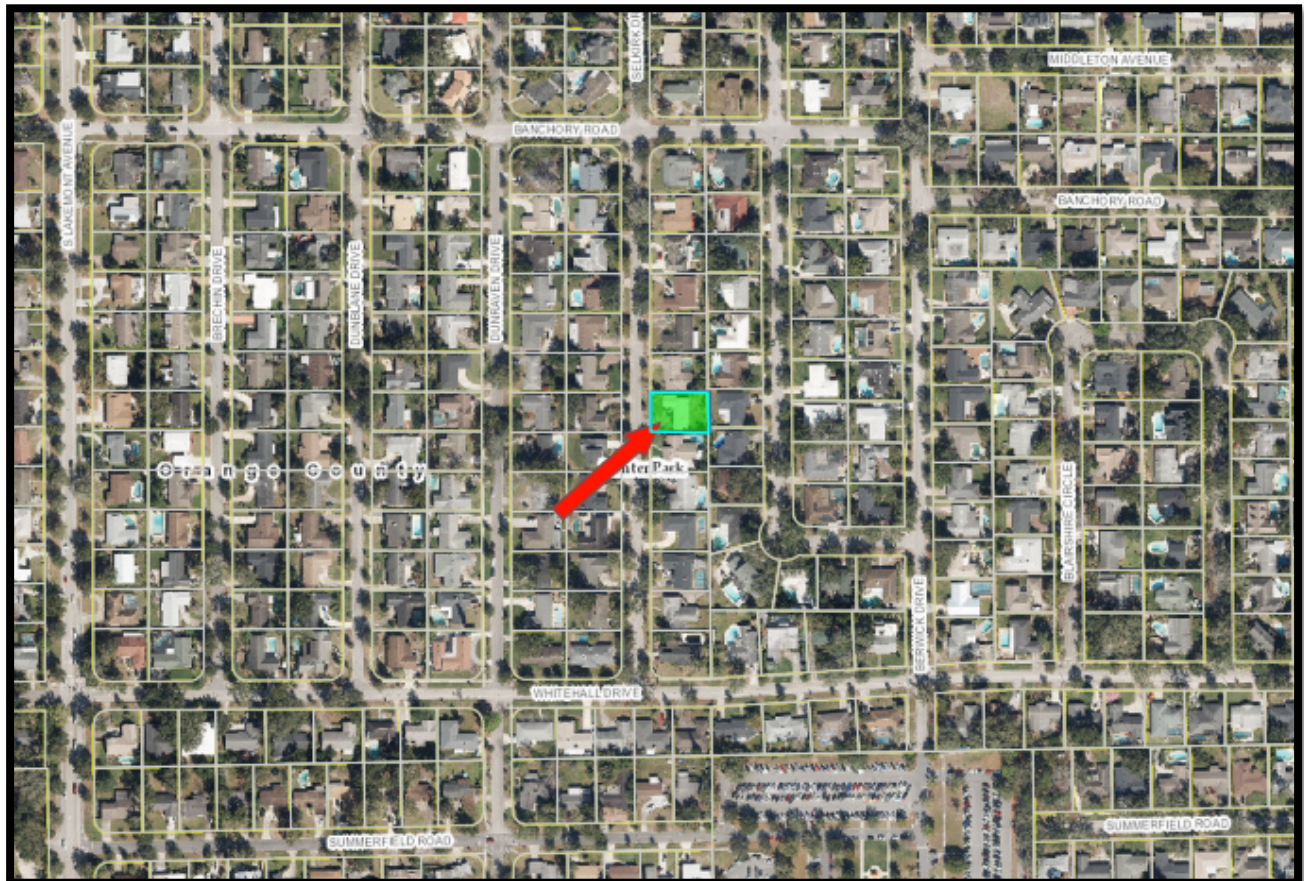




PROPERTY FOR SALE

**654 Selkirk Drive
Winter Park, FL 32789**





401 South Park Avenue • Winter Park, Florida 32789

407-599-3324 • planning@cityofwinterpark.org
cityofwinterpark.org

**Planning &
Transportation**

MEMORANDUM

Sale of 654 Selkirk Drive

This memorandum outlines the standards that will apply to any home that is to be built on the subject property and to outline information that may be of importance to potential buyers and builders of the property. Any interested party should email 654selkirk@cityofwinterpark.org.

The subject property, in its current condition, is a partially-constructed home that was built in a non-conforming nature and therefore, any buyer of the property must demolish the current structure, foundation and utilities to the structure or bring the entire structure and site into conformance with all applicable codes. A demolition permit shall be required, but the demolition permit fee shall be waived. If the entire structure is demolished, the builder will then have a vacant lot on which to build a single-family home that shall comply with all sections of the City of Winter Park Codes and the Florida Building Codes.

Standard building permit fees shall be required and calculated based on the new plans that will be submitted by the new builder. The Transportation Impact Fee and Affordable Housing Fee shall also be waived for this property.

General Property Features:

Address: 654 Selkirk Drive, Winter Park, FL 32789

County: Orange

Zoning: R-1A (Allows only for the construction of Single-Family Homes)

Schools: Orange County School District. Brookshire Elementary. Glenridge Middle School. Winter Park High School

Utilities: City of Winter Park Electric, Water and Sanitary Sewer

Easements: A 10-foot utility easement exists for the entire width at the rear of the property.

Lot Dimensions: 82-feet wide, approximately 118-feet deep.

Lot Size: 0.224 acres

Standards for New Construction on the Site

****All potential building plans should be discussed and thoroughly vetted with the Zoning Official and Building Official prior to design of any home for the property****

Setbacks: (Listed are approximate setbacks. The buyer/builder for the subject property shall provide a survey, performed by a licensed professional surveyor to verify and calculate setbacks).

- **Front** – 29.96-Feet (Based on average of 2 houses on each side of subject property).
- **Side** – The side setback for one-story homes or the first floor of two-story homes is equal to 25 percent of the lot width in feet equally divided on each side of the home (10-feet). The side setback for two-story homes measured to the second story wall shall be 35 percent of the lot width in feet equally divided on each side of the home (14-feet). Special setbacks to allow increased floor area. In order to allow additional floor area for two-story homes, the required side setback on both floors must increase in feet by one percent of the lot width for each one percent increase in the allowable floor area up to a maximum allowable increase of 5%.
- **Rear** – The rear setback shall be 25-feet to a one-story structure and 35-feet to the two-story portion of any building.

Lot Coverage/Maximum Impervious Surface Percentage: 50%. Single-Story Homes may be 60%.

Maximum Height: No building or portion thereof shall exceed 30-feet in height. Exception: homes with a roof slope of 8:12 or greater may be permitted to have two feet of additional building height. Properties or lots with at least 80-feet of width at the building line are permitted building heights of 35-feet if the side setbacks are increased to 20-feet. Building height shall be defined as the vertical distance measured from the average elevation of the existing lot grade measured directly adjacent to the front of the building or proposed building.

Maximum Floor Area Ratio: 38%. For one-story homes or homes with the second floor located within a sloping roof that has a roof slope of 12:12 or less, the allowable floor area ratio may be increased by up to five percent (Maximum 43% FAR).

Submit offers by Tuesday, March 1, 2022, to:

654selkirk@cityofwinterpark.org

Bronce L. Stephenson, MPA

Planning & Transportation Director and Zoning Official

City of Winter Park