

**SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM**

(CONTINUED FROM THE JULY 26, 2004 REGULAR MEETING)

**SUBJECT:** REQUEST FOR REAR YARD SETBACK VARIANCE FROM 15 FEET TO 5 FEET FOR A PROPOSED ADDITION TO A SINGLE-FAMILY HOME IN THE PUD (PLANNED UNIT DEVELOPMENT DISTRICT); (DAREL TAYLOR, APPLICANT).

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Earnest McDonald **CONTACT:** Francisco Torregrosa **EXT.** 7387

**Agenda Date** 08-23-04 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **APPROVE** REQUEST FOR REAR YARD SETBACK VARIANCE FROM 15 FEET TO 5 FEET FOR A PROPOSED ADDITION TO A SINGLE-FAMILY HOME IN THE PUD (PLANNED UNIT DEVELOPMENT DISTRICT); (DAREL TAYLOR, APPLICANT); OR
2. **DENY** REQUEST FOR REAR YARD SETBACK VARIANCE FROM 15 FEET TO 5 FEET FOR A PROPOSED ADDITION TO A SINGLE-FAMILY HOME IN THE PUD (PLANNED UNIT DEVELOPMENT DISTRICT); (DAREL TAYLOR, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

<b>GENERAL INFORMATION</b>	<b>APPLICANT:</b> DAREL TAYLOR <b>LOCATION:</b> 110 SPRINGSIDE COURT <b>ZONING:</b> THE SPRINGS PUD (PLANNED UNIT DEVELOPMENT DISTRICT)
<b>BACKGROUND/REQUEST</b>	<ul style="list-style-type: none"> <li>• THIS ITEM WAS CONTINUED FROM THE JULY 26, 2004 REGULAR MEETING OF THE BOARD OF ADJUSTMENT.</li> <li>• THE APPLICANT PROPOSES TO CONSTRUCT AN ADDITION THAT WOULD ENCROACH 10 FEET INTO THE MINIMUM 15 FOOT REAR YARD SETBACK; THE AFOREMENTIONED REAR YARD SETBACK VARIANCE FROM 15 FEET TO 5 FEET IS THEREBY REQUESTED.</li> <li>• THERE IS NO RECORD OF PRIOR VARIANCES HAVING BEEN GRANTED FOR THIS PROPERTY.</li> </ul>

<b>STAFF FINDINGS</b>	THE APPLICANT HAS FAILED TO SATISFY THE CRITERIA FOR THE GRANT OF A VARIANCE. STAFF HAS DETERMINED THAT: <ul style="list-style-type: none"><li>• NO SPECIAL CIRCUMSTANCES APPLICABLE TO THE PROPERTY OR PROPOSED ADDITION HAVE BEEN DEMONSTRATED.</li><li>• A COMPLIANT ADDITION TO THE FRONT OF THE HOUSE COULD BE BUILT TO COMPLY WITH THE MINIMUM SETBACK REQUIREMENTS AND THEREBY ENSURE REASONABLE USE OF THE PROPERTY.</li></ul>
	<ul style="list-style-type: none"><li>• THE REQUEST WOULD CONFER UPON THE APPLICANT SPECIAL PRIVILEGES THAT WOULD BE DENIED TO OTHERS IN THE PUD DISTRICT.</li></ul>
<b>STAFF RECOMMENDATION</b>	BASED ON THE PROPOSED SITE PLAN AND THE REPRESENTATIONS OF THE APPLICANTS, STAFF RECOMMENDS THE BOARD OF ADJUSTMENT DENY THE REQUEST. IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE, STAFF RECOMMENDS THE FOLLOWING CONDITIONS: <ul style="list-style-type: none"><li>• ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE PROPOSED ADDITION AS DEPICTED ON THE ATTACHED SITE PLAN; AND</li><li>• ANY ADDITIONAL CONDITIONS DEEMED APPROPRIATE BY THE BOARD, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.</li></ul>



**APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT**

Applications to the Seminole County Board of Adjustment shall include all applicable items listed on the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application including all information requested is received by the Planning & Development Department, Planning Division.

APPLICATION TYPE:  
**VARIANCE** REAR YARD VARIANCE FROM 15' TO 5' FOR BEDROOM ADDITION

**SPECIAL EXCEPTION**

**MOBILE HOME SPECIAL EXCEPTION**

EXISTING  PROPOSED  REPLACEMENT   
 MOBILE HOME IS FOR \_\_\_\_\_  
 YEAR OF MOBILE HOME \_\_\_\_\_ SIZE OF MOBILE HOME \_\_\_\_\_  
 ANTICIPATED TIME MOBILE HOME IS NEEDED \_\_\_\_\_  
 PLAN TO BUILD YES  NO  IF SO, WHEN \_\_\_\_\_  
 MEDICAL HARDSHIP YES (LETTER FROM DOCTOR REQUIRED)  NO

**APPEAL FROM DECISION OF THE PLANNING MANAGER**

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	DAREL TAYLOR	
ADDRESS	110 SPRINGSIDE CT LONGWOOD, FL 32779	
PHONE 1	407-383-1138	
PHONE 2		
E-MAIL	DARELTAYLOR@EARTHLINK.NET	
PROJECT NAME	TAYLOR ADDITION	
ADDRESS	110 SPRINGSIDE CT	LONGWOOD, FL 32779
CURRENT USE OF PROPERTY:	SINGLE FAMILY RESIDENCE	
LEGAL DESCRIPTION	LOT 10 WOODBRIDGE AT THE SPRINGS UNIT 2 PB 21 PG 34	
ACREAGE OF PROPERTY	95x48 acre(s)	PARCEL I.D. 03 21 29 526 0000 0100
UTILITIES	<input checked="" type="checkbox"/> WATER    WELL <input checked="" type="checkbox"/> SEWER    SEPTIC TANK    OTHER _____	
TOWN CODE ENFORCEMENT VIOLATIONS	NONE	

IS PROPERTY ACCESSIBLE FOR INSPECTION  YES  NO

Application will be considered at the Board of Adjustment regular meeting on July 26, 04 at 6:00 p.m. in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby certify that the owner's proposal, and plans submitted with or contained within this application are true and correct to the best of my knowledge.

Darel Taylor

June 3, 2004

SIGNATURE OF OWNER OR AGENT \*

DATE

PUD  
PD

ADDITIONAL VARIANCES

NEAR YARD SETBACK VARIANCE FROM 15' TO 5' FOR A PROPOSED ADDITION

BV2004-114

VARIANCE 2: #1

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

VARIANCE 8:

APPEAL FROM BOA DECISION TO BCC

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME		
ADDRESS		
PHONE 1		
PHONE 2		
E-MAIL		

NATURE OF THE APPEAL \_\_\_\_\_

BCC PUBLIC HEARING DATE \_\_\_\_\_

FOR OFFICE USE ONLY

PROCESSING:

FEE: \$150 COMMISSION DISTRICT 3 FLU/ZONING PD/PUD

LOCATION FURTHER DESCRIBED AS ON THE WEST SIDE OF SPRING SIDE CT, APPROX. 100' FEET SOUTH OF WOODBRIDGE ROAD

PLANNER \_\_\_\_\_ DATE VB LOGGED 6/14

SUFFICIENCY COMMENTS \_\_\_\_\_





the  
**SPRINGS**

Community Association, Inc. 400 Woodbridge Road • Longwood, Florida 32779-4999 • (407) 862-3881 • FAX (407) 862-5574

July 14, 2004

Darel Taylor  
110 Springside Ct.  
Longwood, FL 32779

Re: **Architectural review approval**

Dear Homeowner:

The Springs Architectural Control Committee (ACC) is pleased to approve your request to perform the following work at the referenced property (please note that some conditions may be imposed):

**Rear addition as shown in plans**

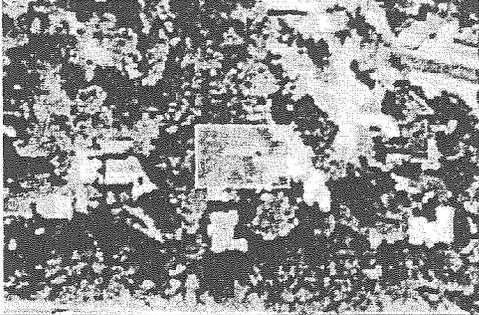
**A construction deposit in the amount of \$500.00** is required for this project and must be presented to the Springs Business Office prior to your commencement of work and contractors' passes being issued. Notify the office, in writing, when your project is complete so a final inspection can be scheduled by the ACC. Your deposit will be returned upon satisfactory inspection of your completed project.

Approval of any plans by the ACC is not to be construed as a warranty of any kind that the plans as proposed do not violate any existing covenants, restrictions, easements, greenbelts, setbacks, statutes, or ordinances. It is the owner's responsibility to see his or her project does not adversely affect the drainage of adjoining properties or violate the laws or the rights of other owners.

Your participation in this review process is appreciated. Should you have any questions regarding this matter, please contact me at the address or phone number shown above.

For the Architectural Control Committee  
**The Springs Community Association, Inc.**

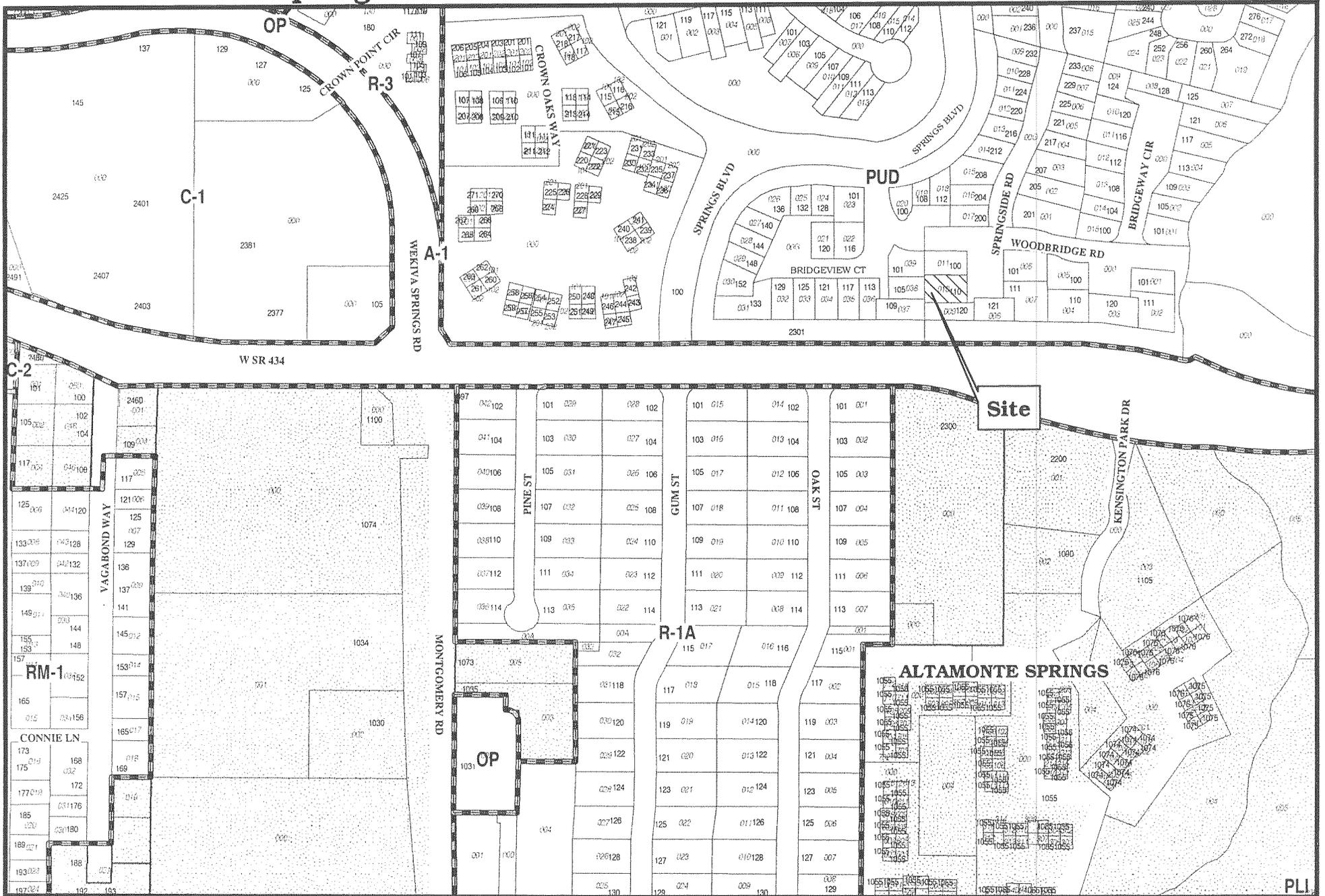
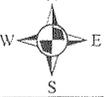
Kendra Strebeck  
Community Association Manager

<b>PARCEL DETAIL</b>	<span style="border: 1px solid black; padding: 2px;">REAL ESTATE</span> <span style="border: 1px solid black; padding: 2px; margin-left: 10px;">PERSONAL PROP.</span> <span style="border: 1px solid black; padding: 2px; margin-left: 10px;">TAX ROLL</span> <span style="border: 1px solid black; padding: 2px; margin-left: 10px;">SALES SEARCH</span>	<span style="font-size: 24px;">◀</span> Back <span style="font-size: 24px;">▶</span>																																																																		
 <p>Seminole County Property Appraiser Services 1101 E. First St. Sanford, FL 32771 407-665-7506</p>																																																																				
<b>GENERAL</b>		<b>2004 WORKING VALUE SUMMARY</b>																																																																		
Parcel Id: 03-21-29-526-0000-0100      Tax District: 01-TX DIST 1 - COUNTY Owner: TAYLOR DAREL G & SUZANNE K      Exemptions: 00-HOMESTEAD Address: 110 SPRINGSIDE CT City,State,ZipCode: LONGWOOD FL 32779 Property Address: 110 SPRINGSIDE CT LONGWOOD 32779 Subdivision Name: WOODBRIDGE AT THE SPRINGS UNIT 2 Dor: 01-SINGLE FAMILY		Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$128,822 Depreciated EXFT Value: \$1,160 Land Value (Market): \$28,000 Land Value Ag: \$0 Just/Market Value: \$157,982 Assessed Value (SOH): \$129,351 Exempt Value: \$25,000 Taxable Value: \$104,351																																																																		
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	FIREPLACE	1979	1	\$600	\$1,500																																																															
	WOOD DECK	1979	280	\$560	\$1,400																																																															

TE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.  
 \* If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

15' min. rear      0' sides

# Darel G. Taylor 110 Springside Court



Parcel: 03-21-29-526-0000-0100 / District: 3

**BV2004-114**  
**August, 2004**

0 150 300 600 Feet

**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On August 23, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 10 WOODBRIDGE AT THE SPRINGS UNIT 2 PB 21 PG 34

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

**FINDINGS OF FACT**

**Property Owner:** DAREL TAYLOR  
110 SPRINGSIDE COURT  
LONGWOOD, FL 32779

**Project Name:** SPRINGSIDE COURT (110)

**Requested Development Approval:**

1. REAR YARD SETBACK VARIANCE FROM 15 FEET TO 5 FEET FOR A PROPOSED ADDITION IN THE PUD ZONING DISTRICT.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Francisco Torregrosa, Planner  
1101 East First Street  
Sanford, Florida 32771

**Order****NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. The variance granted will apply only to the proposed addition as depicted on the attached site plan.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: \_\_\_\_\_  
Matthew West  
Planning Manager

STATE OF FLORIDA )  
COUNTY OF SEMINOLE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires: