

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

**SUBJECT:** REQUEST FOR MINIMUM LOT SIZE VARIANCE FROM 11,700 SQUARE FEET TO 8,625 SQUARE FEET FOR AN EXISTING LOT IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (DAVID LARSON & SHANA LANCY, APPLICANTS).

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

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

**Agenda Date** 11-15-04 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **APPROVE** REQUEST FOR MINIMUM LOT SIZE VARIANCE FROM 11,700 SQUARE FEET TO 8,625 SQUARE FEET FOR AN EXISTING LOT IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (DAVID LARSON & SHANA LANCY, APPLICANTS); OR
2. **DENY** REQUEST FOR MINIMUM LOT SIZE VARIANCE FROM 11,700 SQUARE FEET TO 8,625 SQUARE FEET FOR AN EXISTING LOT IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (DAVID LARSON & SHANA LANCY, APPLICANTS); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

<b>GENERAL INFORMATION</b>	APPLICANTS:  LOCATION:  ZONING:	DAVID LARSON & SHANA LANCY, APPLICANTS  ALPINE STREET (LOT 40)  R-1AA (SINGLE-FAMILY DWELLING DISTRICT)
<b>BACKGROUND/ REQUEST</b>	<ul style="list-style-type: none"> <li>• THE APPLICANTS WISH TO CONSTRUCT A HOUSE ON LOT 40 OF WEST ALTAMONTE HEIGHTS.</li> <li>• OWNERSHIP OF LOT 40 IS NOT SHARED WITH ADJACENT LOTS.</li> <li>• THERE IS NO RECORD OF PRIOR VARIANCES HAVING BEEN GRANTED FOR THIS PROPERTY.</li> </ul>	
<b>STAFF FINDINGS</b>	THE APPLICANT HAS SATISFIED THE CRITERIA FOR THE GRANT OF THE REQUESTED VARIANCE. STAFF HAS DETERMINED THAT: <ul style="list-style-type: none"> <li>• POLICY FLU 3.2, ANTIQUATED PLATS, OF THE SEMINOLE COUNTY COMPREHENSIVE PLAN REQUIRES THE ELIMINATION OF ANTIQUATED (NONCONFORMING) LOTS</li> </ul>	

	<p>THROUGH REPLATTING AND THE RECOMBINATION OF LOTS WHEN APPROPRIATE. THE REQUESTED VARIANCE COMPLIES WITH THE POLICY. IT IS STAFF'S DETERMINATION THAT LOT 40 IS CONSISTENT WITH THE COMMUNITY CHARACTER, AND WOULD HAVE NO ENVIRONMENTAL OR INFRASTRUCTURE ISSUES.</p> <ul style="list-style-type: none"><li>• THE TREND OF DEVELOPMENT IN THIS AREA INCLUDES A MIX OF SINGLE-FAMILY HOMES BUILT ON DOUBLE AND SINGLE LOTS OF SIMILAR SIZE PLATTED IN 1956 AND PRIOR TO THE ADOPTION OF COUNTYWIDE ZONING IN 1960.</li><li>• THE REQUEST WOULD NOT CONFER UPON THE APPLICANTS SPECIAL PRIVILEGES THAT WOULD BE DENIED TO OTHERS IN THE R-1AA DISTRICT.</li><li>• THE APPLICANTS WOULD NOT RETAIN REASONABLE USE OF THE SUBJECT PROPERTY WITHOUT THE REQUESTED VARIANCE.</li></ul>
<p><b>STAFF RECOMMENDATION</b></p>	<p>BASED ON THE PROPOSED SITE PLAN AND THE REPRESENTATIONS OF THE APPLICANT, STAFF RECOMMENDS THE BOARD OF ADJUSTMENT APPROVE THE REQUESTED VARIANCE. IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE, STAFF RECOMMENDS THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none"><li>• ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE EXISTING LOT 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>



PLANNING DIVISION  
 1101 EAST FIRST STREET  
 SANFORD, FL 32771  
 (407) 665-7444 PHONE (407) 665-7385 FAX

**COPY**

10/15/04

APPL. NO. BV 2004-101

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

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

APPLICATION TYPE:

- VARIANCE**
- 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**

RECEIVED

	PROPERTY OWNER	AUTHORIZED AGENT
NAME	WILLARD + RUTH WILVERT	DAVID LARSON & SHANA LANCY
ADDRESS	P.O. BOX 681 TALLAPOOSA, GA 30176	1160 RAYMOND OAKS CT ALTAMONTE SPRINGS, FL 32701
PHONE 1	770-851-5584	407-222-3218
PHONE 2	770-574-5670	407-461-4188
E-MAIL		DLARSON@CAR-CRAFTERS.COM

PROJECT NAME: \_\_\_\_\_  
 SITE ADDRESS: ALPINE ST  
 CURRENT USE OF PROPERTY: VACANT LAND, Single Family Residence  
 LEGAL DESCRIPTION: LOT 40 BLK D WEST ALTAMONTE HEIGHTS  
SECTION 3 PB 10 PG 76  
 SIZE OF PROPERTY: 8625 sq FT acre(s) PARCEL I.D. 11-21-29-506-0D00-0400  
 UTILITIES:  **WATER**  **WELL**  **SEWER**  **SEPTIC TANK**  **OTHER** \_\_\_\_\_  
 KNOWN CODE ENFORCEMENT VIOLATIONS NONE

IS PROPERTY ACCESSIBLE FOR INSPECTION  **YES**  **NO**

This request will be considered at the Board of Adjustment regular meeting on Dec 13 2004 (mo/day/yr), 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 affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

*[Signature]*

SIGNATURE OF OWNER OR AGENT\*

10.20.04  
DATE

*[Handwritten initials]*

VARIANCE 2:

WIDTH AT BUILDING LINE FROM 90 FT TO 75 FT

VARIANCE 3:

MINIMUM LOT SIZE FROM 11,700 SQ FT TO 8625 SQ FT

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: 200.00 COMMISSION DISTRICT 4 FLU/ZONING R-LAA

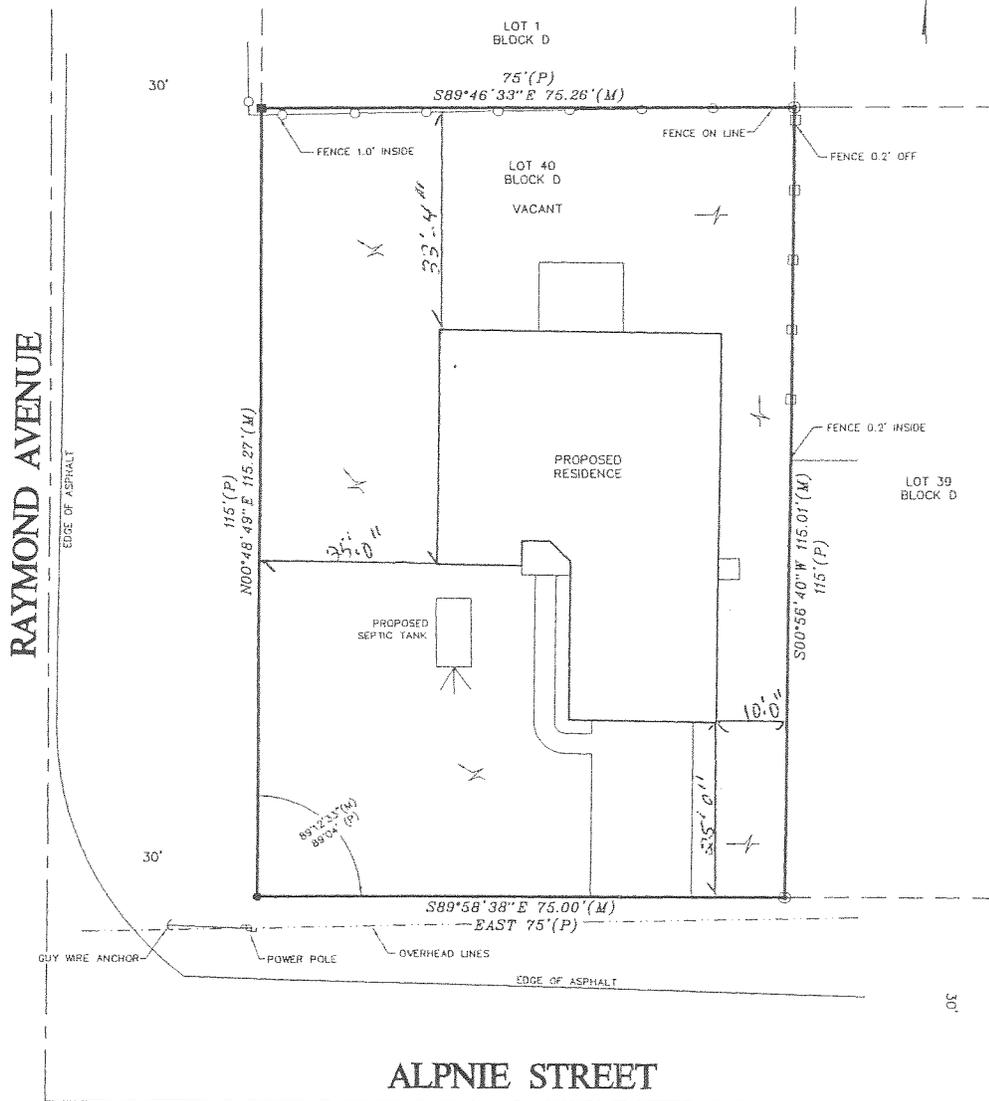
LOCATION FURTHER DESCRIBED AS on the NE corner of the intersection of Alpine Street and Raymond Avenue

PLANNER J V DATE 10/21/04

SUFFICIENCY COMMENTS

**BOUNDARY SURVEY  
FOR  
DAVID LARSON & SHANA LANEY**

**SITE PLAN**  
LOT 40, BLOCK D,  
WEST ALTAMONTE HEIGHTS SECTION THREE  
PLAT BOOK 10, PAGE 76,  
SEMINOLE COUNTY, FLORIDA



THIS SURVEY CERTIFIED TO:  
SHANA LANEY  
DAVID LARSON

BEARINGS ARE BASED ON THE  
CENTERLINE OF ALPNE STREET  
AS BEING 589°58'38"E, ASSUMED  
LEGAL DESCRIPTION FURNISHED BY  
CLIENT (UNLESS OTHERWISE NOTED)  
THIS IS TO CERTIFY THAT I HAVE  
REVIEWED THE FLOOD INSURANCE RATING  
MAP (FIRM) PANEL #120289 0120 E  
DATED 4/17/03 AND DETERMINED THAT  
THE LANDS SHOWN HEREON LIE IN ZONE "X"

NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A  
FLORIDA LICENSED SURVEYOR AND  
MAPPER. ADDITIONS AND DELETIONS TO  
SURVEY MAPS, SKETCHES, OR REPORTS  
BY OTHER THAN THE SIGNING PARTY OR  
PARTIES IS PROHIBITED WITHOUT WRITTEN  
CONSENT OF THE SIGNING PARTY OR  
PARTIES.

*[Signature]*  
MICHAEL W. SOLITRO, PSM #4458  
FOR THE FIRM OF ALTAMONTE SURVEYING  
AND PLATTING, INC. #B 6300

SCALE: 1"=20'

REVIEWED BY: MWS

DRAWN BY: LJJ

DATE: 10/18/04

JOB No.: 22538

REVISED:

**LEGEND**

- = RECOVERED 4"x4" CONCRETE MONUMENT NO #
- ▲ = RECOVERED NAIL & DISK #
- X = RECOVERED X CUT IN CONCRETE
- ⊙ = RECOVERED 1 1/4" IRON PIPE NO #
- = RECOVERED 1/2" IRON ROD NO #
- ⊕ = RECOVERED 5/8" IRON ROD NO #
- = SET 1/2" IRON ROD #B 6300
- ⊖ = POWER POLE AS SHOWN
- ⊘ = 6" WOOD FENCE
- ⊔ = 4" POST & RAIL FENCE
- ▬ = CONCRETE SLAB AS SHOWN

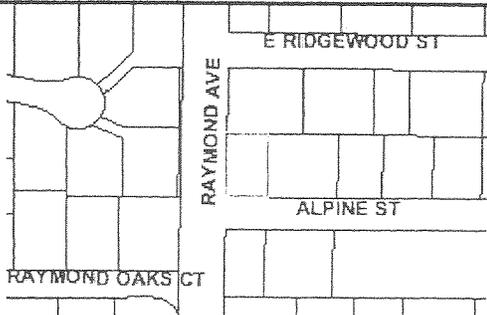
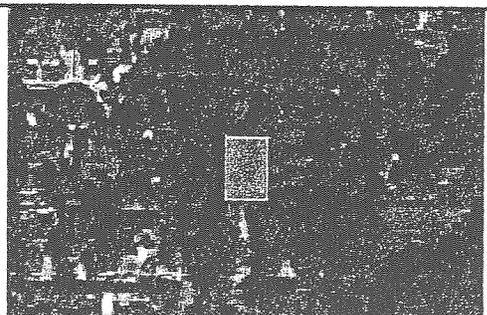
D = CENTRAL ANGLE (DELTA), L = ARC, R = RADIUS,  
R/W = RIGHT OF WAY, A/C = AIR CONDITIONER,  
(R) = RADIAL, (NR) = NON-RADIAL, (P) = PLAT,  
(M) = MEASURED, (C) = CALCULATED, (D) = DEED,  
POB = POINT OF BEGINNING, CONC. = CONCRETE,  
POC = POINT OF COMMENCEMENT, POL = POINT ON  
LINE

THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE  
SOLE AND EXCLUSIVE BENEFIT OF THE ENTRIES AND/OR  
INDIVIDUALS LISTED AND SHALL NOT BE RELIED ON BY  
ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.  
UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS  
WERE NOT LOCATED AS PART OF THIS SURVEY. LAND  
SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF  
WAYS AND/OR EASEMENTS OF PUBLIC RECORD.

**ALTAMONTE SURVEYING  
AND PLATTING, INC.**

435 DOUGLAS AVE. SUITE 1505P  
ALTAMONTE SPRINGS, FL 32714  
PHONE: (407) 862-7555  
FAX: (407) 862-6229

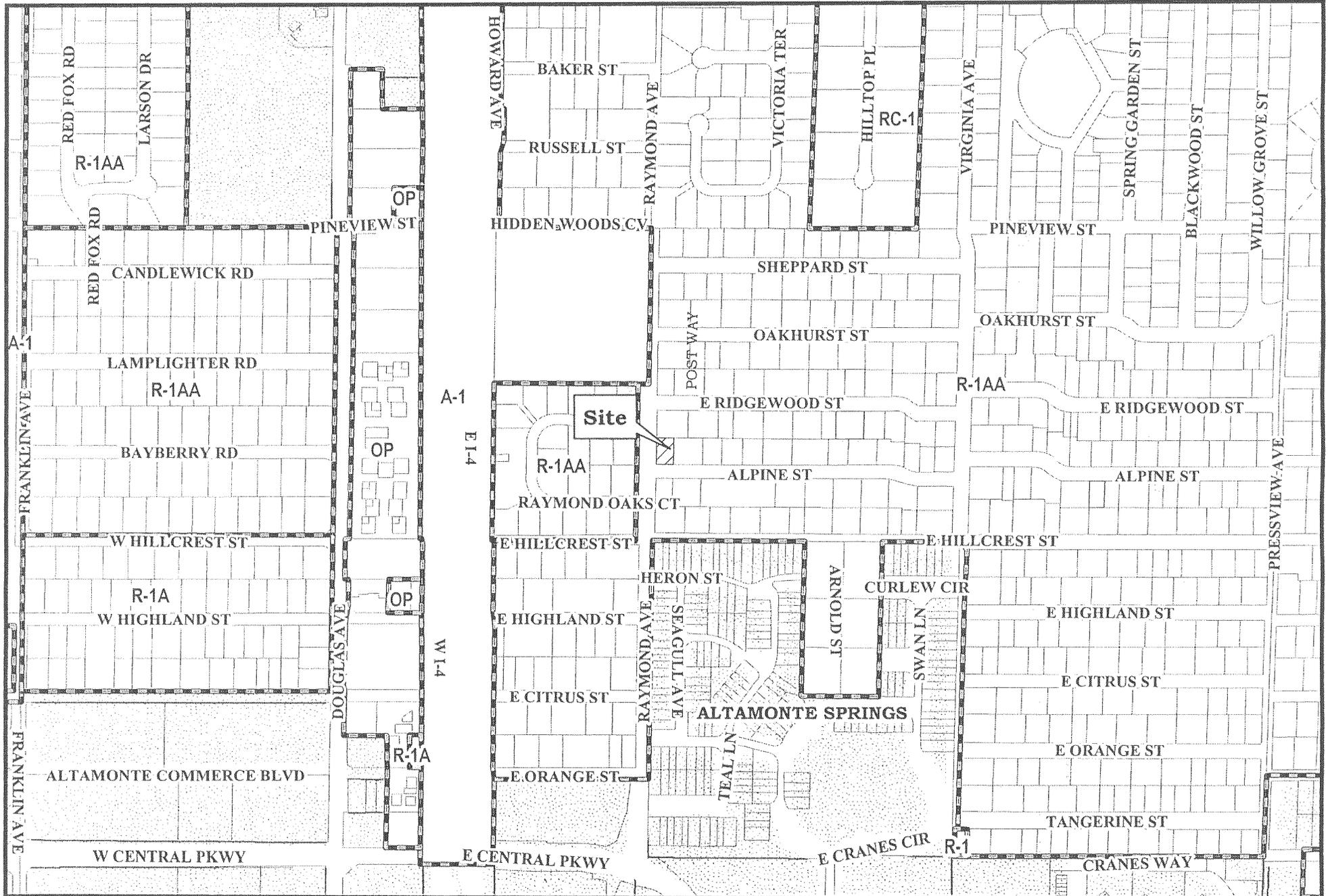
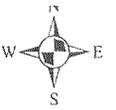
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<b>PARCEL DETAIL</b>	<b>REAL ESTATE</b>	<b>PERSONAL PROP.</b>	<b>TAX ROLL</b>	<b>SALES SEARCH</b>	◀ ◁ Back ▷ ▶																		
 <p><b>Seminole County</b> Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-665-7506</p>																							
	<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 11-21-29-506-0D00-0400      Tax District: 01-TX DIST 1 - COUNTY</p> <p>Owner: WILVERT WILLARD E &amp; RUTH TRS      Exemptions: <i>R-1AA</i></p> <p>Own/Addr: FBO</p> <p>Address: PO BOX 7191</p> <p>City,State,ZipCode: PANAMA CITY BEACH FL 32413</p> <p>Property Address: ALPINE ST E</p> <p>Subdivision Name: WEST ALTAMONTE HEIGHTS SEC 3</p> <p>Dor: 00-VACANT RESIDENTIAL</p>			<p style="text-align: center;"><b>2004 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 0</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$16,020</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$16,020</p> <p>Assessed Value (SOH): \$16,020</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$16,020</p> <p>2004 Notice of Proposed Property Tax</p>																			
<p style="text-align: center;"><b>SALES</b></p> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>07/2000</td> <td>04316</td> <td>1511</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>12/1981</td> <td>02913</td> <td>0130</td> <td>\$100</td> <td>Vacant</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p>			Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	07/2000	04316	1511	\$100	Improved	QUIT CLAIM DEED	12/1981	02913	0130	\$100	Vacant	<p style="text-align: center;"><b>2003 VALUE SUMMARY</b></p> <p>2003 Tax Bill Amount: \$275</p> <p>2003 Taxable Value: \$16,020</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>		
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<p style="text-align: center;"><b>LAND</b></p> <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>FRONT FOOT &amp; DEPTH</td> <td>75</td> <td>115</td> <td>.000</td> <td>240.00</td> <td>\$16,020</td> </tr> </tbody> </table>			Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	FRONT FOOT & DEPTH	75	115	.000	240.00	\$16,020	<p style="text-align: center;"><b>LEGAL DESCRIPTION PLAT</b></p> <p>LEG LOT 40 BLK D WEST ALTAMONTE HEIGHTS SECTION 3 PB 10 PG 76</p>								
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FRONT FOOT & DEPTH	75	115	.000	240.00	\$16,020																		
<p><b>NOTE:</b> 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.</p>																							

[BACK](#)      [PROPERTY APPRAISER HOME PAGE](#)      [CONTACT](#)

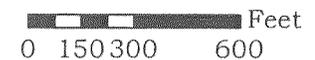
# David Larson & Shana Laney

## Alpine Street (Lot 40)



Parcel: 11-21-29-506-0D00-0400 / District: 4

**BV2004-161**  
**NOVEMBER 15, 2004**



September , 2004

This is a letter of authorization from

Willard and Ruth Wlivert to David Larson

and Shana Laney, giving permission to request

variances for Lot , LEG LOT 40 BLKD, SECTION 3  
WEST ALTAMONTE HEIGHTS

On Alpine Street, East; Altamonte Springs, FL

*Willard & Wlivert*

Ruth Wlivert

P.O. Box 7191

Panama City Beach, FL 32413

**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On November 15, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 40 BLK D WEST ALTAMONTE HEIGHTS SECTION 3 PB 10 PG 76

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

**FINDINGS OF FACT**

**Property Owner:** WILLARD & RUTH WILVERT  
P.O. BOX 681  
TALLAPOOSA, GA 30176

**Project Name:** ALPINE STREET (LOT 40)

**Requested Development Approval:**

1. LOT SIZE VARIANCE FROM 11,700 SQUARE FEET TO 8,625 SQUARE FEET FOR A PROPOSED HOUSE IN THE R-1AA (SINGLE-FAMILY DWELLING 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 existing lot 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: