

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** REQUEST FOR (1) MINIMUM LOT SIZE VARIANCE FROM 43,560 SQUARE FEET TO 22,050 SQUARE FEET; AND (2) MINIMUM WIDTH AT THE BUILDING LINE FROM 150 FEET TO 105 FEET FOR A PROPOSED HOME IN THE A-1 (AGRICULTURE DISTRICT); (GLORIA MARIMON, APPLICANT).

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

**AUTHORIZED BY:** Earnest McDonald **CONTACT:** Kathy Fall **EXT.** 7389

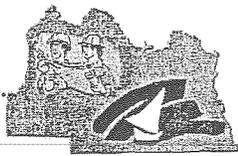
Agenda Date 01-24-05 Regular  Consent  Public Hearing – 6:00

**MOTION/RECOMMENDATION:**

1. **APPROVE** REQUEST FOR (1) MINIMUM LOT SIZE VARIANCE FROM 43,560 SQUARE FEET TO 22,050 SQUARE FEET; AND (2) MINIMUM WIDTH AT THE BUILDING LINE FROM 150 FEET TO 105 FEET FOR A PROPOSED HOME IN THE A-1 (AGRICULTURE DISTRICT); (GLORIA MARIMON, APPLICANT); OR
2. **DENY** REQUEST FOR (1) MINIMUM LOT SIZE VARIANCE FROM 43,560 SQUARE FEET TO 22,050 SQUARE FEET; AND (2) MINIMUM WIDTH AT THE BUILDING LINE FROM 150 FEET TO 105 FEET FOR A PROPOSED HOME IN THE A-1 (AGRICULTURE DISTRICT); (GLORIA MARIMON, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

<b>GENERAL INFORMATION</b>	APPLICANT: GLORIA MARIMON LOCATION: 210 MISSION ROAD ZONING: A-1 (AGRICULTURE DISTRICT)
<b>BACKGROUND/ REQUEST</b>	<ul style="list-style-type: none"> <li>• THE APPLICANT PROPOSES TO CONSTRUCT A SINGLE FAMILY HOME ON A PARCEL IN THE A-1 ZONING DISTRICT.</li> <li>• THE PARCEL IS DEFICIENT IN THE MINIMUM LOT SIZE AND MINIMUM WIDTH AT THE BUILDING LINE, AS ESTABLISHED IN THE A-1 ZONING DISTRICT. THEREFORE, THE ABOVE VARIANCES ARE REQUESTED.</li> <li>• THERE IS NO RECORD OF PRIOR VARIANCES HAVING BEEN GRANTED FOR THIS PROPERTY.</li> </ul>
<b>STAFF FINDINGS</b>	STAFF HAS DETERMINED THE FOLLOWING:

	<ul style="list-style-type: none"><li>• THE SUBJECT PARCEL IS A LOT OF RECORD, WHICH PREDATES THE ADOPTION OF THE CURRENT MINIMUM LOT SIZE AND WIDTH AT BUILDING LINE STANDARDS OF THE A-1 DISTRICT.</li><li>• POLICY FLU 3.2, ADOPTED ON SEPTEMBER 11, 1991, REQUIRES THE RECOMBINATION OF PROPERTIES WHEN VARIANCES CAN BE NEGATED. ACCORDING TO SEMINOLE COUNTY REAL PROPERTY RECORDS, NO OPPORTUNITY HAS EXISTED SINCE 1991 TO COMBINE THE SUBJECT PROPERTY WITH ABUTTING LOTS SINCE NONE OF THOSE PROPERTIES HAVE BEEN IN COMMON OWNERSHIP. FOR THIS REASON, POLICY 3.2 CAN NOT BE APPLIED TO REQUIRE THE COMBINATION OF THOSE LOTS, PURSUANT TO THE REDUCTION OF THE MINIMUM WIDTH AT BUILDING LINE AND DIMENSIONAL NONCONFORMITY.</li><li>• THE AFOREMENTIONED CIRCUMSTANCES COMPRISE A HARDSHIP, FOR WHICH THE APPLICANT IS NOT RESPONSIBLE.</li><li>• WITHOUT THE REQUESTED VARIANCES, NO REASONABLE USE OF THE SUBJECT PROPERTY CAN BE MADE FOR CONSTRUCTING A SINGLE-FAMILY HOME, A USE EXPRESSLY PERMITTED IN THE A-1 DISTRICT.</li></ul>
<b>STAFF RECOMMENDATION</b>	<p>BASED ON THE STATED FINDINGS AND THE REPRESENTATIONS OF THE APPLICANT, STAFF RECOMMENDS APPROVAL OF THE REQUEST, SUBJECT TO THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none"><li>• ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE EXISTING LOT AND PROPOSED HOME, AS DEPICTED ON THE ATTACHED SITE PLAN.</li><li>• ANY ADDITIONAL CONDITIONS DEEMED APPROPRIATE, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.</li></ul>



**COPY**

APPL. NO. BV 2004-191

**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** (1) minimum width at the building line VARIANCE  
from 150 feet to 105 feet
  - SPECIAL EXCEPTION**
  - MOBILE HOME SPECIAL EXCEPTION**
    - EXISTING (YEAR \_\_\_\_\_)  PROPOSED (YEAR \_\_\_\_\_)
    - REPLACEMENT (YEAR \_\_\_\_\_) 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	<u>GLORIA A MARION</u>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <b>RECEIVED</b>            DEC 01 2004         </div>
ADDRESS	<u>511 Reed Road</u>	
	<u>Orlando, Fla. 32765</u>	
PHONE 1	<u>(407) 365-3162</u>	
PHONE 2	<u>407 323-1121 (son) Chris</u>	
E-MAIL		

PROJECT NAME: \_\_\_\_\_

SITE ADDRESS: 210 Mission Rd Orndel, Fla 32768

CURRENT USE OF PROPERTY: VACANT

LEGAL DESCRIPTION: Leg Sec 09 TWP 21S Rge 31E S 105ft of N 420  
ft of E 210 ft of SW 1/4 of SW 1/4

SIZE OF PROPERTY: \_\_\_\_\_ acre(s) PARCEL I.D. 09-21-31-300-0200-0000

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 1/24/04  
 (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.

Gloria Marion  
 SIGNATURE OF OWNER OR AGENT\* DATE 12-1-04

\* Proof of owner's authorization is required with submittal if signed by agent.

**ADDITIONAL VARIANCES**

VARIANCE 2:

Lot size VARIANCE from 43,000 square feet to 22,050 square feet.

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

**APPEAL FROM BOA DECISION TO BCC**

**APPELLANT INFORMATION**

NAME	
ADDRESS	
PHONE 1	
PHONE 2	
E-MAIL	

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

\_\_\_\_\_ APPELLANT SIGNATURE \_\_\_\_\_

**FOR OFFICE USE ONLY**

PROCESSING:

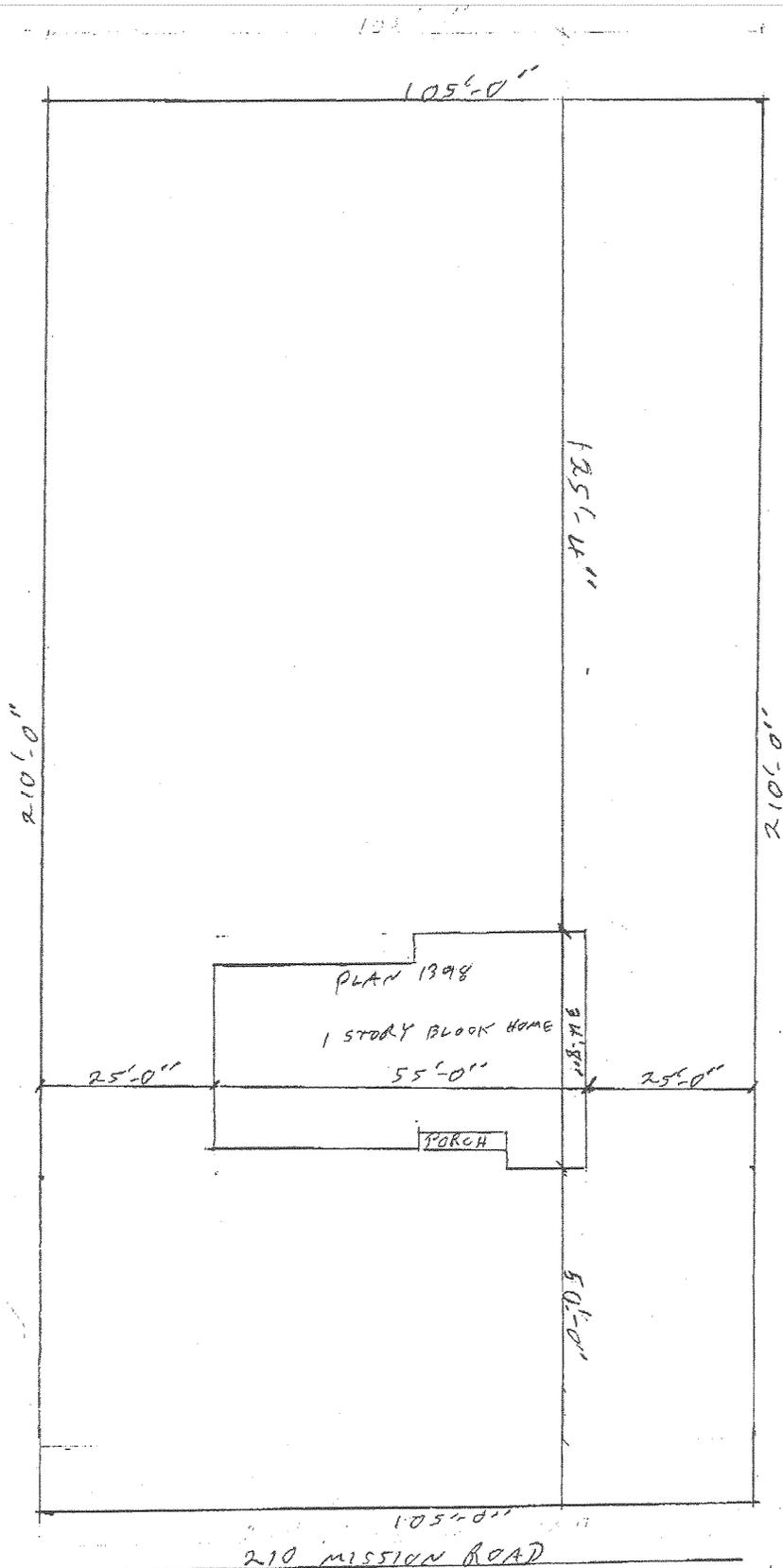
FEE(S): 200.00 COMMISSION DISTRICT \_\_\_\_\_ FLU / ZONING MOR / A-1

BCC HEARING DATE \_\_\_\_\_ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS on the W. side of Mission Rd, approx. 200' S. of the intersection of Pecan St. and Mission Rd

PLANNING ADVISOR JV DATE 12/1/04

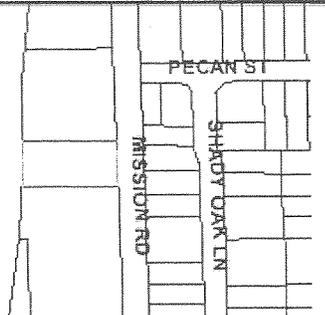
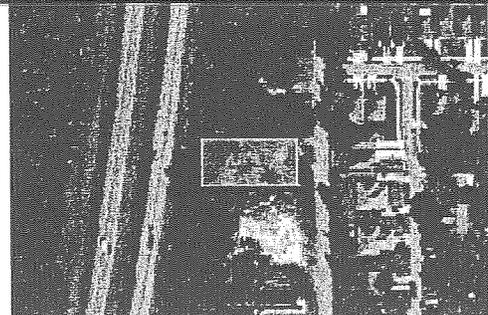
SUFFICIENCY COMMENTS applicant to submit site plan by 12/10/04  
Legal lot?



PLAT PLAN

LEGAL:  
 SEC 09 TWP 21S RAE 31E  
 S 105 FT OF N 420 FT OF  
 E 210 FT OF SW 1/4 OF SW 1/4

SCALE: 1" = 20'-0"

<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                      407-663-7506                 </p>																							
<b>GENERAL</b> Parcel Id: 09-21-31-300-020C-0000 Tax District: 01-COUNTY-TX DIST 1 Owner: MARIMON GLORIA Exemptions: 00-HOMESTEAD Address: PO BOX 620683 City,State,ZipCode: OVIEDO FL 32762 Property Address: 210 MISSION RD Subdivision Name: Dor: 00-VACANT RESIDENTIAL			<b>2005 WORKING VALUE SUMMARY</b> Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$0 Land Value (Market): \$12,915 Land Value Ag: \$0 Just/Market Value: \$12,915 Assessed Value (SOH): \$9,829 Exempt Value: \$9,829 Taxable Value: \$0																				
<b>SALES</b> <table border="1" style="width:100%; border-collapse: collapse;"> <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>QUIT CLAIM DEED</td> <td>08/1993</td> <td>02649</td> <td>0560</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>08/1993</td> <td>02649</td> <td>0559</td> <td>\$100</td> <td>Improved</td> </tr> </tbody> </table> Find Comparable Sales within this Subdivision			Deed	Date	Book	Page	Amount	Vac/Imp	QUIT CLAIM DEED	08/1993	02649	0560	\$100	Improved	QUIT CLAIM DEED	08/1993	02649	0559	\$100	Improved	<b>2004 VALUE SUMMARY</b> Tax Value(without SOH): \$81 2004 Tax Bill Amount: \$13 Save Our Homes (SOH) Savings: \$68 2004 Taxable Value: \$741 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS		
Deed	Date	Book	Page	Amount	Vac/Imp																		
QUIT CLAIM DEED	08/1993	02649	0560	\$100	Improved																		
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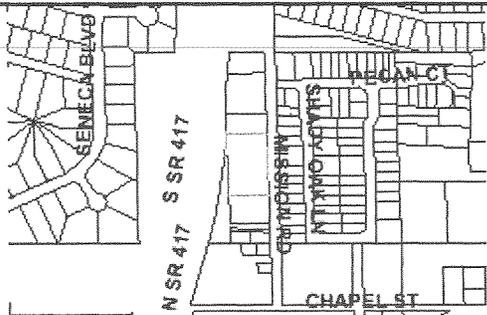
BACK
PROPERTY APPRAISER HOME PAGE
CONTACT

1750				09 21 31 300 0180 0000	01	HEX	870	01	42913
1750				P O BOX 84		W/D		07	
	01	06	42894	990 FT OF E 1/2 OF SW 1/4		WEX			
				OF SW 1/4		TOT	870		
80				09 21 31 300 0190 0000	01	HEX	1050	01	42914
80				BELL CURTIS + LETTIE		W/D		07	
				P O BOX 703		WEX			
				200 FT OF N 1/2 OF SW 1/4		NLX			
				1/2 OF SW 1/4 OF SW 1/4		TOT	1050		
6160				09 21 31 300 0200 0000	01	NLX		01	42915
6160				CHURCH OF GOD IN CHRIST		W/D		07	
				RI 1 BOX 61		WEX	450		
				200 FT OF SW 1/4 OF SW 1/4		NLX			
						TOT	450		
300				09 21 31 300 0200 0000	01	NLX	3950	01	42916
300				GLAZE SULEMON + ROSE L		W/D		07	
				BOX 84		WEX			
				1/4 OF E 1/2 OF SW 1/4		NLX			
				OF SW 1/4 LESS N 315 FT		TOT	3950		
				OF E 210 FT + S 60 FT OF					
				200 FT + S 60 FT OF N 375					
				FT OF E 100 FT + N 150 FT					
				OF S 200 FT OF E 200 FT +					
				RDS)					
1630				09 21 31 300 0210 0000	01	NLX	1150	01	42917
1630				MARIMON J F + ZIOLA		W/D		07	
				P O BOX 683		WEX			
				110 FT OF NE 1/4 OF SW 1/4		NLX			
				OF SW 1/4		TOT	1150		

SCHOOL  
 COUNTY  
 CITY  
 STATE  
 PARCELS  
 BY CASE NO  
 DEL. MAP  
 DEL. MAP NO.  
 CODE  
 STATE ADDRESS  
 U.S.B. TAX CODE

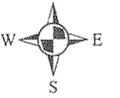
**STATE OF FLORIDA, COUNTY OF SEMINOLE**  
**REAL ESTATE PROPERTY, VALUES AND TAXES FOR 1971**

01 SCHOOL  
 02 COUNTY  
 03 CITY  
 04 STATE  
 05 PARCELS  
 06 BY CASE NO  
 07 DEL. MAP  
 08 DEL. MAP NO.  
 09 CODE  
 10 STATE ADDRESS

<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 1191 E. First St. Sanford FL 32771 407-665-7506</p>																													
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 09-21-31-300-0200-0000      Tax District: V1-OVIEDO</p> <p>CHURCH Owner: MISSION RD OF GOD IN      Exemptions: 36-CHURCH/RELIGIOUS</p> <p>Own/Addr: CHRIST INC Address: PO BOX 620188 City,State,ZipCode: OVIEDO FL 32762 Property Address: 151 MISSION RD Facility Name: Dor: 71-CHURCHES</p>			<p style="text-align: center;"><b>2005 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$444,625 Depreciated EXFT Value: \$0 Land Value (Market): \$62,920 Land Value Ag: \$0 Just/Market Value: \$507,545 Assessed Value (SOH): \$507,545 Exempt Value: \$507,545 Taxable Value: \$0</p>																										
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<b>BUILDING INFORMATION</b>																													
Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New																					
1	MASONRY PILAS	1989	27	8,496	1	CONCRETE BLOCK-STUCCO - MASONRY	\$444,625	\$552,329																					
	Subsection / Sqft		OPEN PORCH FINISHED / 360																										
	Subsection / Sqft		OPEN PORCH FINISHED / 24																										
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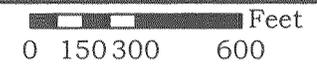
BACK
PROPERTY APPRAISER HOME PAGE
CONTACT

# Gloria Marimon 210 Mission Road



Parcel: 09-21-31-300-020C-0000 / District: 2

**BV2004-181**  
**JANUARY 24, 2005**



**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On January 24, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 09 TWP 21S RGE 31E S 105 FT OF N 420 FT OF E 210  
FT OF SW ¼ OF SW 1/4

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

**FINDINGS OF FACT**

**Property Owner:** GLORIA MARIMON  
P.O. BOX 620683  
OVIEDO, FL 32762

**Project Name:** 210 MISSION ROAD

**Requested Development Approval:**

REQUEST FOR (1) MINIMUM LOT SIZE VARIANCE FROM 43,560 SQUARE FEET TO 22,050 SQUARE FEET; AND (2) MINIMUM WIDTH AT THE BUILDING LINE FROM 150 FEET TO 105 FEET FOR A PROPOSED HOME IN THE A-1 (AGRICULTURE 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: Kathy Fall  
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:

THE VARIANCE GRANTED SHALL APPLY ONLY TO THE PARCEL  
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 \_\_\_\_\_, 2005.

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

My Commission Expires: