

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

SUBJECT: REQUEST FOR MAXIMUM FENCE HEIGHT VARIANCE FROM 6.5 FT TO 8 FT FOR A REPLACEMENT FENCE IN THE R-3A (MULTIPLE-FAMILY DWELLING DISTRICT); (COACH LIGHT ESTATES, APPLICANT)

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

AUTHORIZED BY: Earnest McDonald **CONTACT:** ^{MR}Michael Rumer **EXT.** 7398

Agenda Date 04/25/05 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR MAXIMUM FENCE HEIGHT VARIANCE FROM 6.5 FT TO 8 FT FOR A REPLACEMENT FENCE IN THE R-3A(MULTIPLE-FAMILY DWELLING DISTRICT); (COACH LIGHT ESTATES, APPLICANT); OR
2. **DENY** THE REQUEST FOR MAXIMUM FENCE HEIGHT VARIANCE FROM 6.5 FT TO 8 FT FOR A REPLACEMENT FENCE IN THE R-3A(MULTIPLE-FAMILY DWELLING DISTRICT); (COACH LIGHT ESTATES, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	APPLICANT: LOCATION: ZONING:	COACH LIGHT ESTATES 615 FELLOWSHIP DRIVE R-3A (MULTIPLE-FAMILY DWELLING DISTRICT)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO REPLACE AN EXISTING 6.5 FT WOOD FENCE DAMAGED BY THE HURRICANES WITH AN 8 FT WOOD FENCE THAT IS 1.5 FT TALLER THAN THE MAXIMUM HEIGHT PERMITTED BY THE LAND DEVELOPMENT CODE. • THE PROPOSED FENCE LOCATION IS AT THE NORTH OF CONDOMINIUM UNITS WITH THE REAR YARDS ADJACENT TO TWO (2) C-2 COMMERCIAL ZONED LOTS WITH A BOWLING ALLEY AND PARKING LOT. THEREFORE, A FENCE HEIGHT VARIANCE FROM 6.5 FT TO 8 FT IS REQUESTED TO PROVIDE ADDITIONAL BUFFERING. 	
STAFF FINDINGS	<ul style="list-style-type: none"> • THE PROPOSED FENCE IS LOCATED AT THE REAR 	

	<p>YARD OF EXISTING CONDOMINIUM UNITS WITHIN COACH LIGHT ESTATES AND ADJACENT TO THE PARKING LOT OF AN EXISTING BOWLING ALLEY, WHICH IS PAVED TO WITHIN A FEW FEET OF THE PROPERTY LINE.</p> <ul style="list-style-type: none">• THE RESIDENTS OF COACH LIGHT ESTATES ADJACENT TO THE BOWLING ALLEY DO NOT BENEFITE FROM A BUFFER THAT IS NORMALLY REQUIRED WHEN A RESIDENTIAL USE IS ADJACENT TO A COMMERCIAL USE.• TYPICALLY WHENEVER SUCH A CONDITION EXISTS, A BUFFER CONSISTING OF A 6 FOOT HIGH WALL WITH CANOPY AND SUBCANOPY TREES PLANTED WITHIN THE BUFFER AREA IS REQUIRED TO BE PLACED BETWEEN THE PROPERTIES. AS REVEALED BY A SITE VISIT, NO SUCH BUFFER WAS CREATED.• THE REQUESTED VARIANCE WOULD GIVE THE APPLICANT THE BENEFIT OF PRIVACY RIGHTS COMMONLY ENJOYED BY PROPERTIES NEIGHBORING A COMMERCIAL LANDUSE BY CREATING A GREATER BUFFERING OF LIGHTS FROM THE PARKING LOT.• THE REQUESTED VARIANCE WOULD BE CONSISTENT WITH THE GENERAL INTENT AND PURPOSE OF THE LAND DEVELOPMENT CODE AND THEREFORE NON-INJUROUS TO THE PUBLIC WELFARE.
<p>STAFF RECOMMENDATION</p>	<p>STAFF RECOMMENDS APPROVAL OF THE REQEUST BASED ON THE FINDINGS STATED IN THIS REPORT, SUBJECT TO THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none">• ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE FENCE AS DEPICTED ON THE ATTACHED SITE PLAN; AND• ANY ADDITIONAL CONDITION(S) DEEMED APPROPRIATE BY THE BOARD, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.

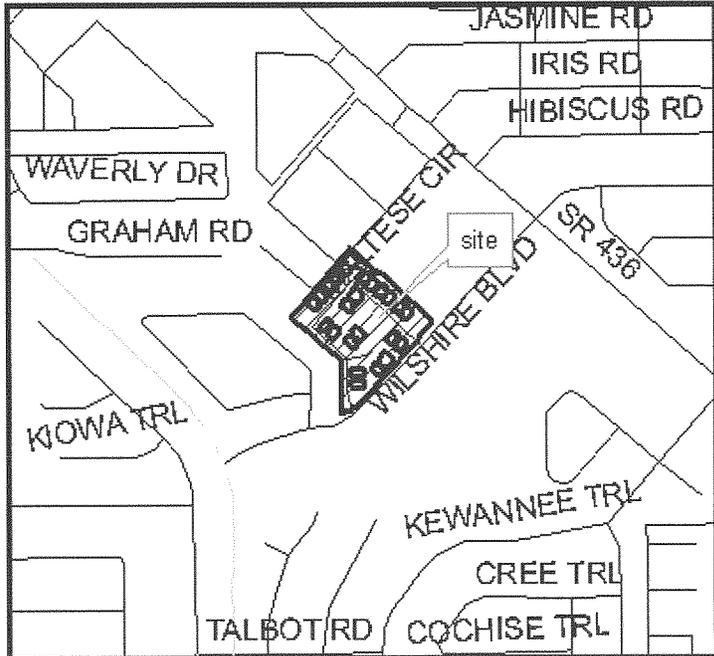
**Jeffrey Bryant (Coach Light Estates)
615 Fellowship Drive
Fern Park, FL 32730**

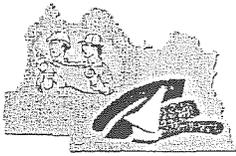


Seminole County Board of Adjustment
April 25, 2005
Zoning Map
Case: BV2005-020
Parcel No: 20-21-30-534-0C00-0000

N

0 87.5175 350 525 700 Feet





COPY

APPL. NO. BV 2005-020

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** (Height of Fence) From EXISTING 8'5" To 8' (587' LF)
To replace Damaged Fence
- 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>Coach Light Estates</u>	<u>Jeffrey BRYANT (Board President)</u>
ADDRESS	<u>615 Fellowship Drive, Fort Park, R. 32730</u>	
PHONE 1	<u>(407) 839-3626</u>	
PHONE 2	<u>(407) 579-9718</u>	
E-MAIL		

PROJECT NAME: Coach Light Estates

SITE ADDRESS: Common Area Northeast side of property / replace fencing

CURRENT USE OF PROPERTY: Residential Condominium / R3A

LEGAL DESCRIPTION: Common Area Coach Light Estates Sec 2
ORR 1272 Pg 1930

SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. 20-21-30-534-0000-0000

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 4/25/05
 (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.

Jeffrey Bryant 3/2/05
 SIGNATURE OF OWNER OR AGENT* DATE

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

MR

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

APPEAL FROM BOA DECISION TO BCC

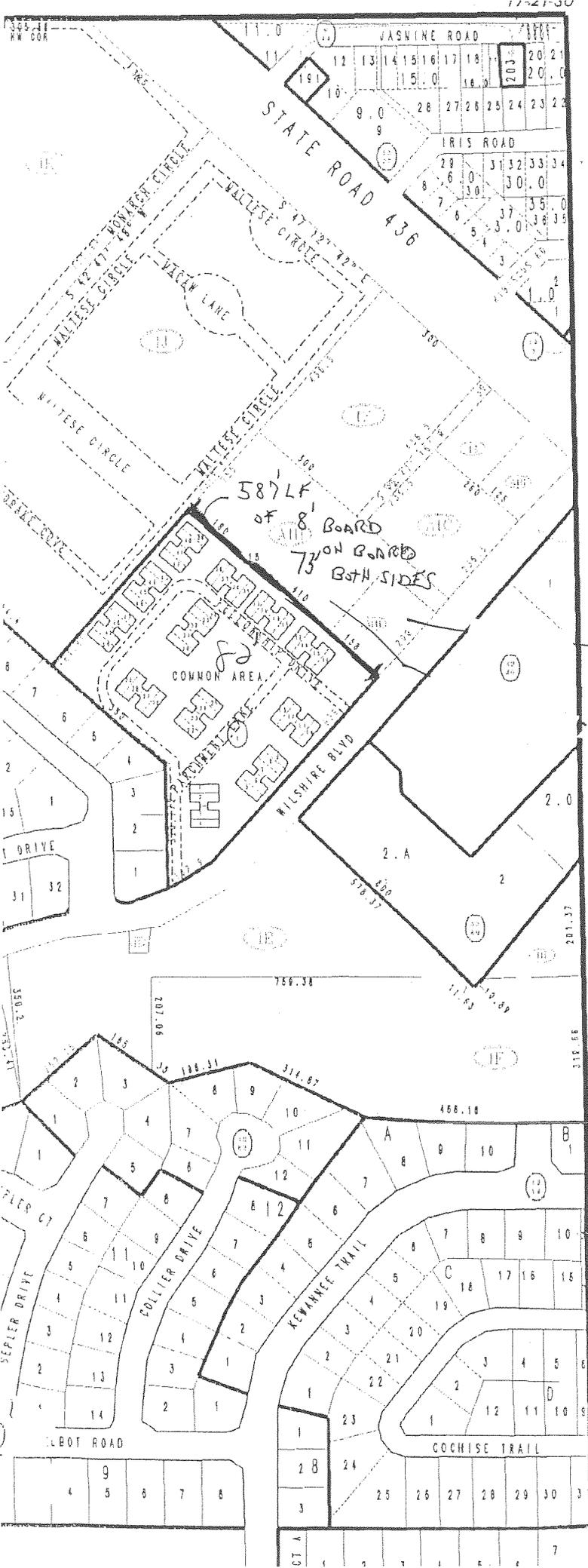
APPELLANT INFORMATION	
NAME	_____
ADDRESS	_____
PHONE 1	_____
PHONE 2	_____
E-MAIL	_____

NATURE OF THE APPEAL _____

_____ APPELLANT SIGNATURE _____

FOR OFFICE USE ONLY

PROCESSING:
FEE(S): 150.00 COMMISSION DISTRICT 4 FLU/ZONING B3A-MDR
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS West of Wilshire BLVD 1/10 mile
from the intersection of Wilshire BLVD and S.R. 436
PLANNING ADVISOR _____ DATE _____
SUFFICIENCY COMMENTS _____

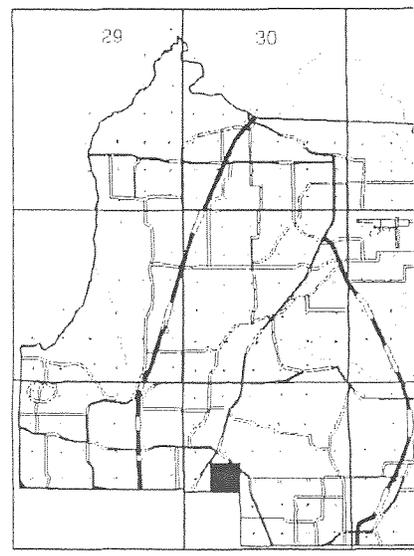


21-21-30

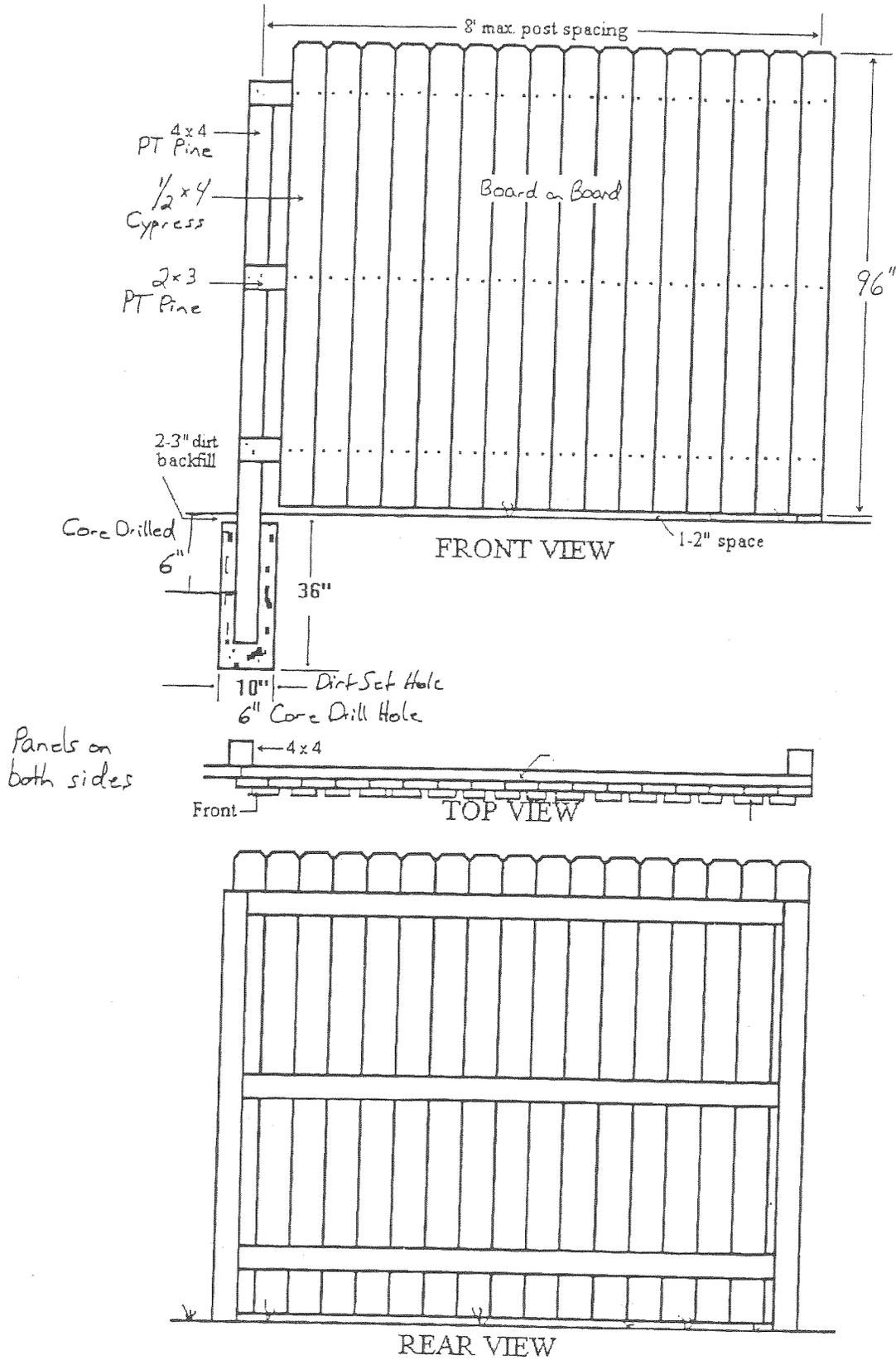
16-21-30	5BS	9	44
16-21-30	5BU	13	27
16-21-30	5BW	14	2
19-21-30	5BZ	10	93
19-21-30	5EB	20	54
19-21-30	5FG	24	1
	5MJ	48	26
	5HW	32	80
	601	19	96
	502	13	1
	503	13	84
	504	16	78
	505	14	64
	506	14	69
	507	14	74
	508	14	80
	509	14	95
	510	15	10
17-21-30	510	13	95
	511	15	19
	512	15	23
	513	15	37
	514	15	52
	515	15	53
	516	15	60
	517	15	90
	518	15	93
	519	16	17
	520	17	45
	521	18	30
	522	18	99
	523	19	50
	524	19	82
	525	21	28
	526	21	30
	527	21	37
	528	21	97
	529	22	36
	530	22	84
	531	22	86
	532	22	86
	533	23	100
C-1	534	1272 ORB	1930
C-2	535	1317 ORB	1590
	536	36	85



1 = 100'



LINES		S'
	Section (10)	Acreage P
	Subdivision (12)	Subdiviso
	Subdivision Crossing Street (13)	



PARCEL DETAIL

DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

SEMINOLE COUNTY FL

1101 E. FIRST ST
SANFORD, FL 32771-1468
407-665-7508

GENERAL

Parcel Id: 20-21-30-534-0C00-0000 Tax District: 01-COUNTY-TX DIST 1

Owner: ALPHA 2 DEV CORP INC Exemptions:

Address:
City,State,ZipCode:
Property Address: 615 FELLOWSHIP DR
Facility Name:
Dor: N.-INFORMATION/REFERENC

2005 WORKING VALUE SUMMARY

Value Method: Market

Number of Buildings: 1

Depreciated Bldg Value: \$0

Depreciated EXFT Value: \$0

Land Value (Market): \$10

Land Value Ag: \$0

Just/Market Value: \$10

Assessed Value (SOH): \$10

Exempt Value: \$0

Taxable Value: \$10

Tax Estimator

SALES

Deed Date Book Page Amount Vac/Imp
Find Comparable Sales within this DOR Code

2004 VALUE SUMMARY

2004 Tax Bill Amount: \$0

2004 Taxable Value: \$10

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	10.00	\$10

LEGAL DESCRIPTION

LEG COMMON AREA COACH LIGHT ESTATES
SEC 2 ORB 1272 PG 1930

BUILDING INFORMATION

Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1982	6	75	839	75 SIDING AVG	\$0	\$0

BUILDING INFORMATION

Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	CONDOS	1982	6	75	839	75 SIDING AVG		\$0	\$0

Appendage / Sqft UTILITY UNFINISHED / 210

Appendage / Sqft SCREEN PORCH FINISHED / 554

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
OVERRIDE	1982	1,152	\$0	
OVERRIDE	1982	2,138	\$0	
OVERRIDE	1982	5,610	\$0	
OVERRIDE	1982	542	\$0	
OVERRIDE	2000	666	\$0	

NOTE: 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.

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On April 25, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG COMMON AREA COACH LIGHT ESTATES SEC 2 ORB1272 PG 1930

FINDINGS OF FACT

Property Owners: COACH LIGHT ESTATES
615 FELLOWSHIP DRIVE
FERN PARK, FL 32730

Project Name: 615 FELLOWSHIP DRIVE

Requested Development Approval:

REQUEST FOR FENCE HEIGHT VARIANCE FROM 6.5 FEET TO 8 FEET FOR A PROPOSED FENCE IN THE R-3A (MULTIPLE-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: Michael Rumer, 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:

THE VARIANCES GRANTED SHALL APPLY ONLY TO THE
PROPOSED FENCE 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 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: