

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: REQUEST FOR SIDE YARD SETBACK VARIANCE FROM 10 FEET TO 0 FEET FOR A PROPOSED REPLACEMENT BOAT DOCK IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (JERRY DEFALCO, APPLICANT).

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

AUTHORIZED BY: Earnest McDonald **CONTACT:** Michael Rumer **EXT.** 7398

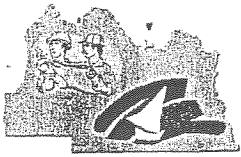
Agenda Date 06/27/05 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** REQUEST FOR SIDE YARD SETBACK VARIANCE FROM 10 FEET TO 0 FEET FOR A PROPOSED REPLACEMENT DOCK IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (JERRY DEFALCO, APPLICANT); OR
2. **DENY** REQUEST FOR SIDE YARD SETBACK VARIANCE FROM 10 FEET TO 0 FEET FOR A PROPOSED REPLACEMENT DOCK IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (JERRY DEFALCO, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	APPLICANT:	JERRY DEFALCO
	LOCATION:	110 SPRING COVE
	ZONING:	R-1AA (SINGLE-FAMILY DWELLING DISTRICT)
BACKGROUND/REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO REPLACE AN EXISTING BOAT DOCK; THE NEW DOCK WOULD ENCROACH 10 FEET INTO THE MINIMUM 10 FOOT PROPERTY LINE SETBACK. • THERE IS NO RECORD OF PRIOR VARIANCES HAVING BEEN GRANTED FOR THIS PROPERTY. 	
STAFF FINDINGS	<ul style="list-style-type: none"> • THE EXISTING BOAT DOCK ENCROACHES 10 FEET INTO THE MINIMUM 10 FOOT PROPERTY LINE SETBACK. • THE LOT LINES OF THIS SUBDIVISION ARE PLATTED IN SUCH A WAY THAT PROPERTY LINES EXTEND INTO THE LAKE. EXCEPT FOR TWO LOTS, ALL LOTS ARE RECTANGULAR IN SHAPE WITH 100 OR MORE FEET EXTENDING IN THE LAKE. THE APPLICANTS LOT IS PLATTED IN SUCH A WAY THAT CREATES TWO SIDE 	

	<p>YARD LOT LINES AND NO REAR YARD LOT LINE.</p> <ul style="list-style-type: none">• STAFF BELIEVES THE GRANTING OF THE VARIANCE REQUEST WOULD NOT BE INJURIOUS TO ADJOINING PROPERTIES OR THE PUBLIC WELFARE IN GENERAL.
STAFF RECOMMENDATION	<p>BASED ON THE STATED FINDINGS, STAFF RECOMMENDS THE BOARD OF ADJUSTMENT APPROVE THE REQUEST FOR THE SETBACK VARIANCE FROM 10 FEET TO 0 FEET SUBJECT TO THE FOLLOWING CONDITION AND MAKE APPROPRIATE FINDINGS OF FACT:</p> <ul style="list-style-type: none">• ANY VARIANCES GRANTED SHOULD APPLY ONLY TO THE PROPOSED DOCK AS DEPICTED ON THE ATTACHED SITE PLAN; AND• ANY ADDITIONAL CONDITIONS DEEMED APPROPRIATE BY THE BOARD, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET (ROOM 2201)
 SANFORD, FL 32771
 (407) 665-7444 PHONE

COPY

BY 2005-65

APPL. NO. _____

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** SYSBY from 17.5 ft. to 0 ft. for proposed boat dock
- SPECIAL EXCEPTION** _____
- MOBILE HOME SPECIAL EXCEPTION** N/A
- 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**

407-665-7444
 407-532-9009

PROPERTY OWNER		AUTHORIZED AGENT *	
NAME	<u>Jerry Defalco</u>	NAME	<u>Michael A Caiazza</u>
ADDRESS	<u>110 Spring Cove</u>	ADDRESS	<u>PO Box 607549</u>
	<u>Altamonte Springs, FL</u>		<u>Orlando, FL 32810</u>
PHONE 1	<u>407-682-3832</u>	PHONE 1	<u>407-532-9009</u>
PHONE 2		PHONE 2	<u>407-532-9106</u>
E-MAIL		E-MAIL	<u>Mcaiazza@aol.com</u>

TRAVIS Edwards
 407-532-9009

PROJECT NAME: Defalco Boathouse

SITE ADDRESS: 110 Spring Cv, Altamonte Springs, FL

CURRENT USE OF PROPERTY: residential

LEGAL DESCRIPTION: Leg Lot 25 BLK A Spring Lake Hills PR 15 PG 74 of Seminole County records

SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. 23-21-27-508-0A00-0250

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS unable to determine sid set back requirements

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on 6/27/05 (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.

 SIGNATURE OF OWNER OR AGENT* 5-4-05
 DATE

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

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): \$370 (+) \$ 150 COMMISSION DISTRICT 3 FLU/ZONING R-1AA/LDR

BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS north of Spring Cove Trl about 1/2 mi west of Boilingwood Tr

PLANNING ADVISOR _____ DATE 5/4/02

SUFFICIENCY COMMENTS _____

LIMITED POWER OF ATTORNEY

I, Michael A. Caiazza, President of Specialty Marine Contractors, Inc., hereby grant

Travis Edwards The authority to apply to
Seminole County for a Boathouse variance
permit;

For the property described as:

Site address: 110 Spring Cove Trail City: Altamonte Springs

Property owner name & address:
Jerry Defalco
110 Spring Cove Trail
Altamonte Springs, FL

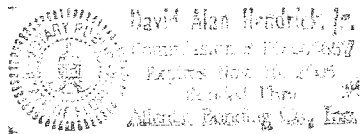
Michael A. Caiazza
Michael A. Caiazza, CRC - 052298 Date
President, Specialty Marine Contractors, Inc.

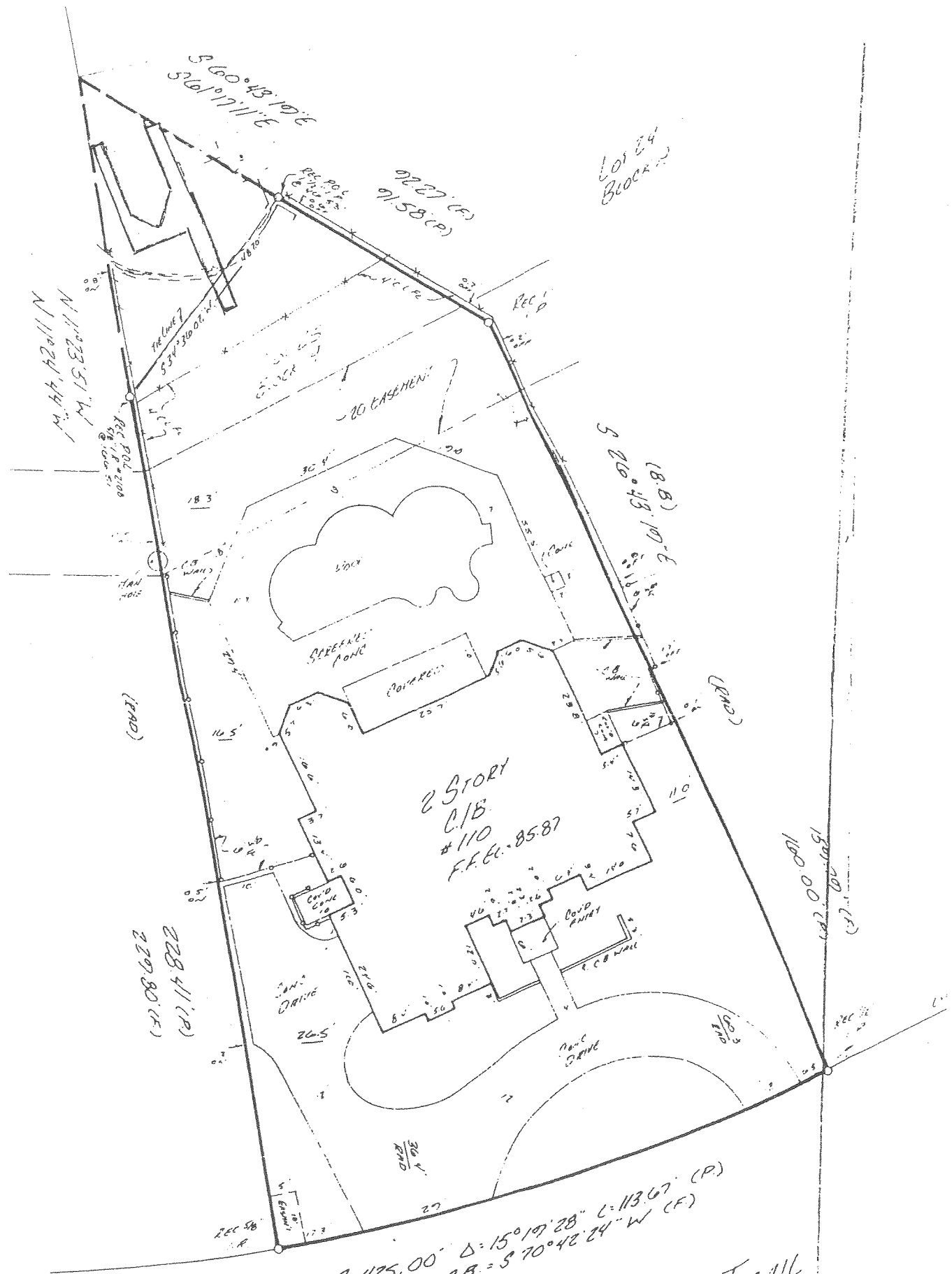
STATE OF FLORIDA - COUNTY OF ORANGE

Michael A. Caiazza, who is personally known to me, acknowledged the foregoing instrument to me this 5/2/05.

David Alan Hendrick, Jr.
Notary Public - State of Florida Date

{Seal}





Lot 24
Block 2

2 STORY
C/B
#110
F.F. 85-87

$R=425.00''$ $\Delta=15^{\circ}19'28''$ $L=113.67'$ (P)
 $C=113.22'$ $C.B.=S 70^{\circ}42'24''$ W (F)

SPRING COVE
(50' R/W)

TRAIL

FLOOR PLAN

SCOPE OF WORK

COUNTY BUILDING PERMITTING INCLUDED

PILES

Boathouse / Gazebo: #2
GRADE 6X6 PT
0.60 CCA PILES
Pier / Catwalk: #2 GRADE
4X6 PT, 0.60 CCA

FRAMING

#2 GRADE 2X8 PT
0.40 ACQ, 2' O.C.

DECKING

#1 GRADE DENSE 2X6 PT
0.40 ACQ, PRO-DECK

BRACING

#2 GRADE 2X4 PT PILE TO PILE

BOLTING

-ROOF BEAM TO PILE
CONN.
1/2" H.D.G. THRU BOLTS
-FLOOR FRAME TO PILE
CONN.
3/8" H.D.G. THRU BOLTS
-BRACING - TO PILE
CONN.
3/8" H.D.G. LAG SCREWS

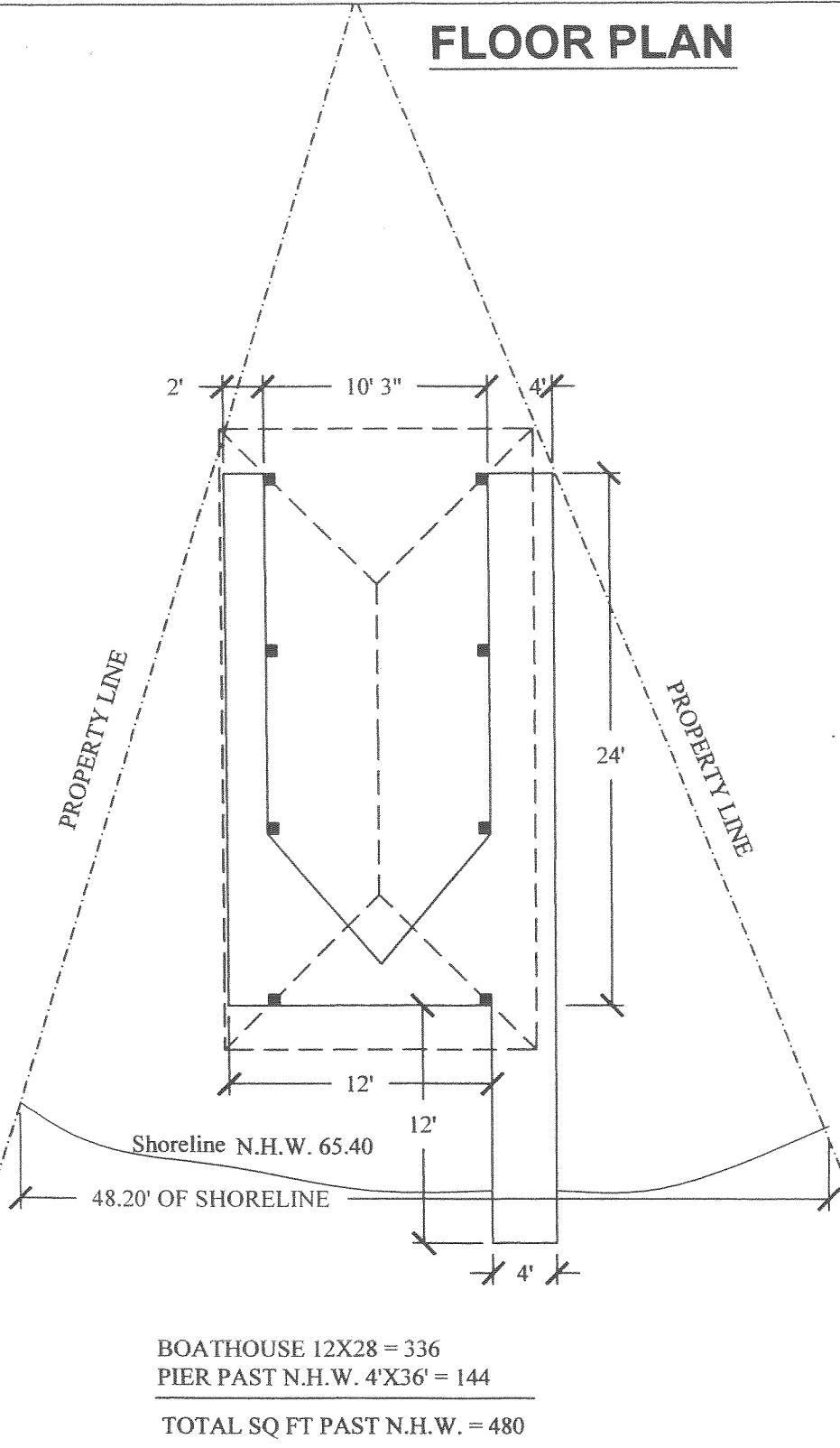
ROOFING

30 YEAR DIMENSIONAL
SHINGLE

LIFT SYSTEM

ACE 401, 4,000lb CAPAITY
ALUMINUM CRADLE
LIFT

REMOVAL OF DEBRIS



BOATHOUSE 12X28 = 336
 PIER PAST N.H.W. 4'X36' = 144

 TOTAL SQ FT PAST N.H.W. = 480

TITLE: FLOOR PLAN

PROJECT #

REPAIRED FOR: Jerry Defalco
 110 Spring Cove
 Altamonte Springs, FL

DWG #

SPECIALTY MARINE CONTRACTORS

DOCKS - BOAT HOUSES - ACE BOAT LIFT SYSTEMS
 SEA WALLS - WOOD - ALUMINUM - CONCRETE

WATER CRAFT LIFT SYSTEMS

P.O. BOX 607549

ORLANDO, FLORIDA 32860-7549

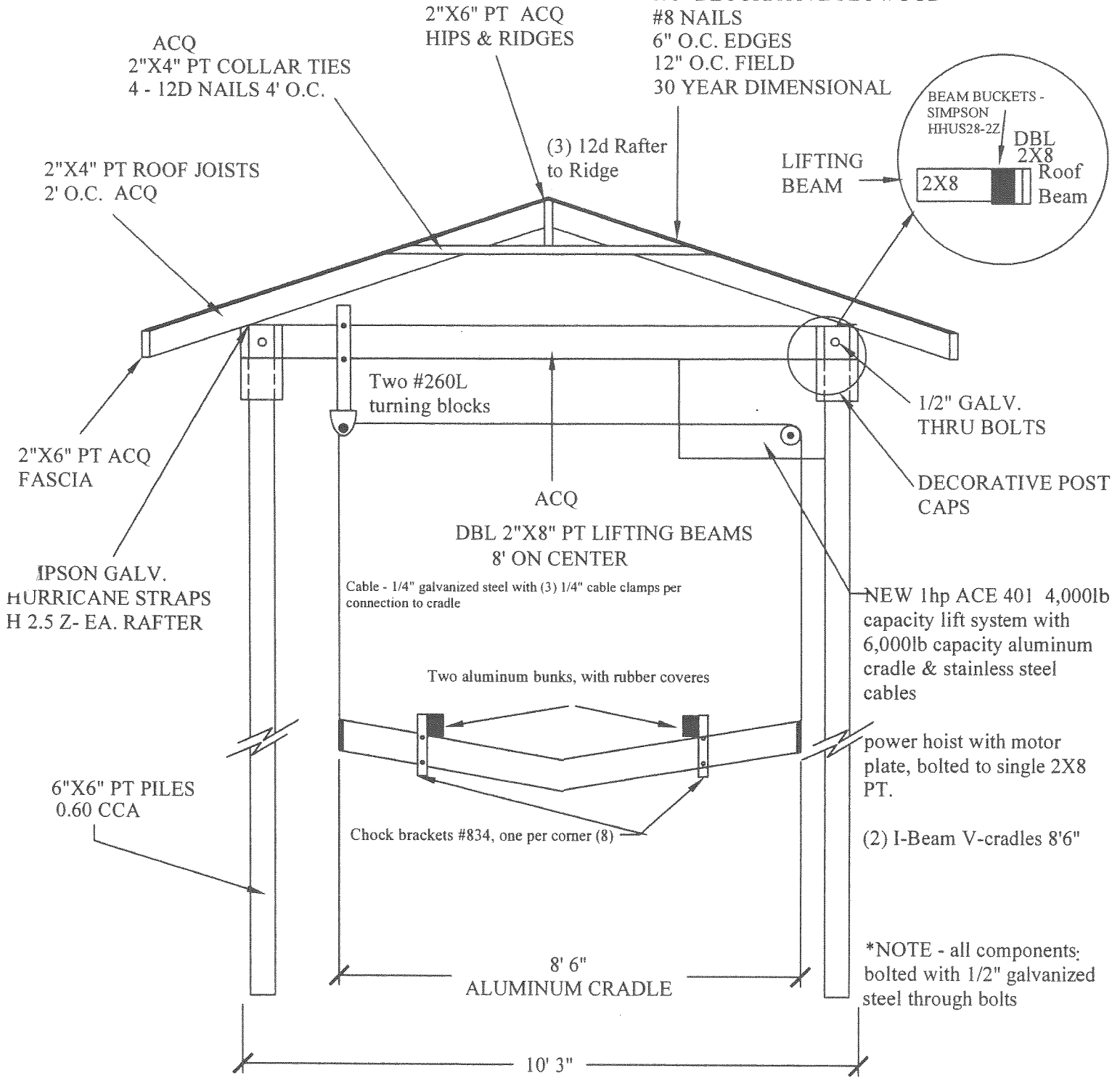
PHONE: (407) 532-9009 FAX: (407) 532-9106


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SHINGLE ROOF END VIEW

Please note the 5/8" decorative faced plywood sheathing has ship lap grooved edge there for there is no bridging or nailing required between the 24" on center framing members / plywood seam middle of roof span

30 YEAR SHINGLE ROOFING TO MATCH HOME
 5/8" DECORATIVE PLYWOOD
 #8 NAILS
 6" O.C. EDGES
 12" O.C. FIELD
 30 YEAR DIMENSIONAL

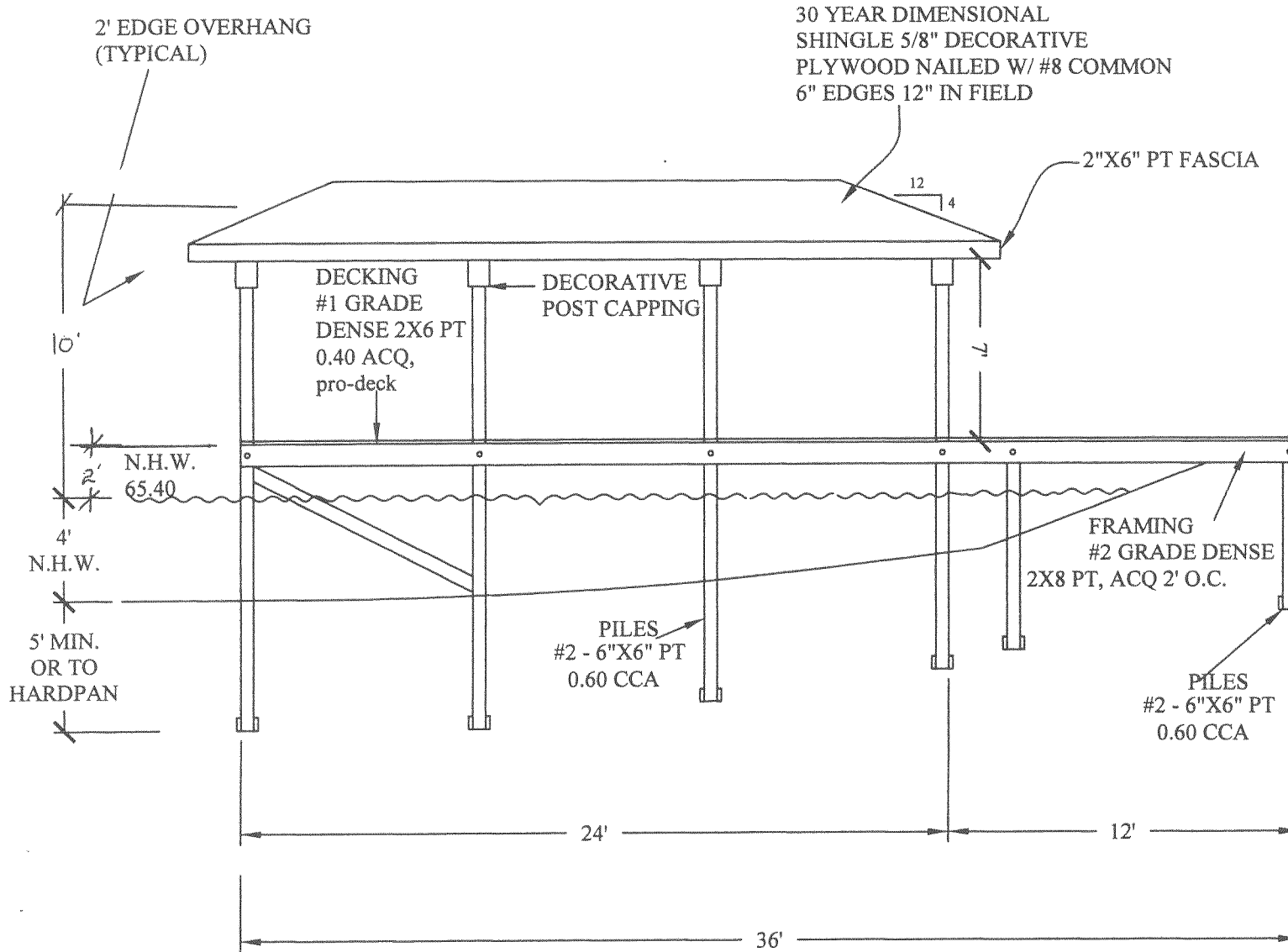


E: END VIEW	PROJECT #
	DWG #
DR: Jerry Defalco 110 Spring Cove Altamonte Springs, FL	
	
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SPECIALTY MARINE CONTRACTORS

DOCKS - BOAT HOUSES - ACE BOAT LIFT SYSTEMS
 SEA WALLS - WOOD - ALUMINUM - CONCRETE
 WATER CRAFT LIFT SYSTEMS
 PO BOX 607549
 ORLANDO, FLORIDA 32810
 PHONE: (407) 532-9009 FAX: (407) 532-9106

SIDE VIEW



SPECIALTY MARINE CONTRACTORS

DOCKS - BOAT HOUSES - ACE BOAT LIFT SYSTEMS
SEA WALLS - WOOD - ALUMINUM - CONCRETE
WATER CRAFT LIFT SYSTEMS
7151 ROSE AVE
ORLANDO, FLORIDA 32810
PHONE: (407) 352-9009 FAX: (407) 532-9106

PROJECT #
00P

DWG #
MAC

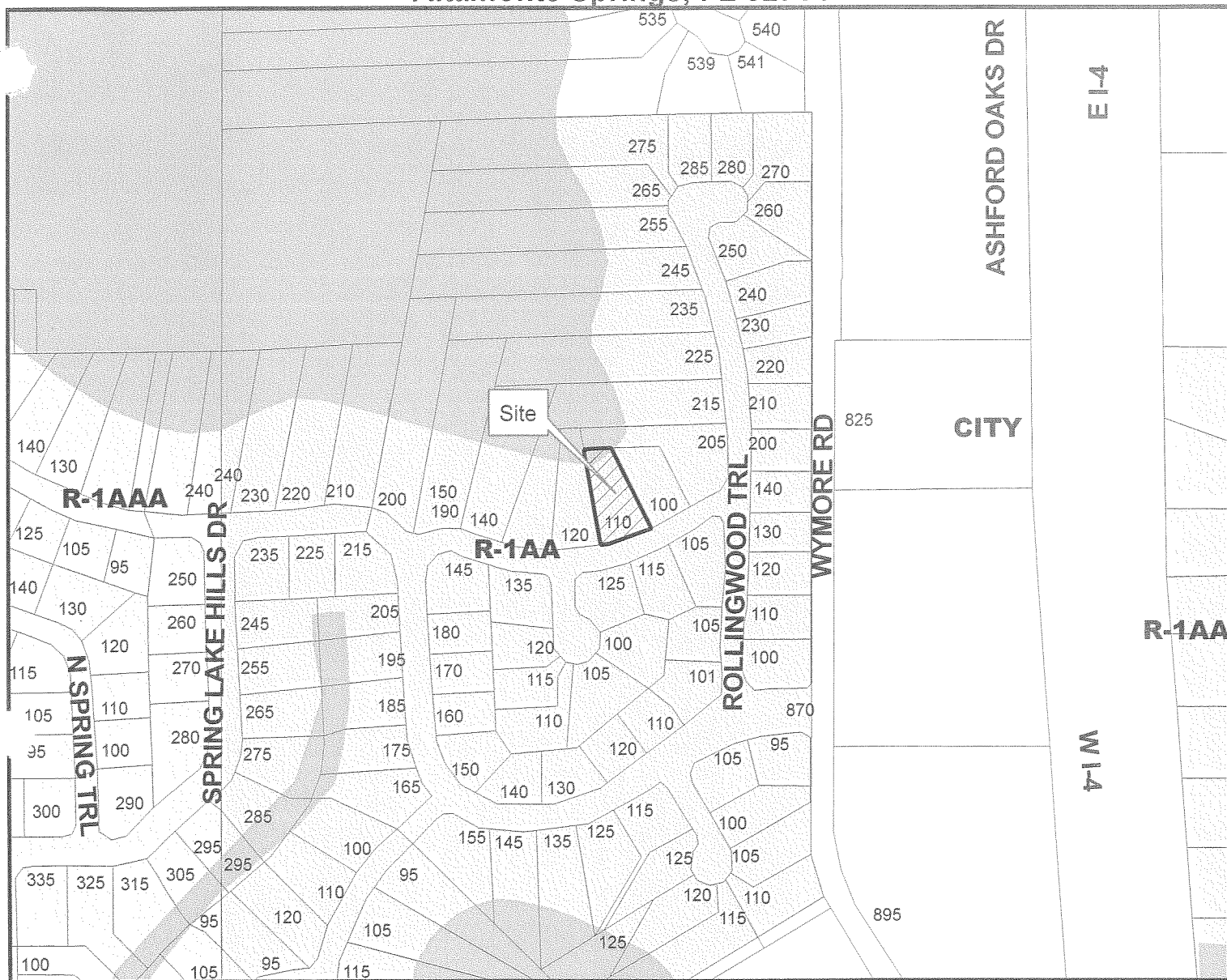
TITLE:
SIDE VIEW (BOATHOUSE)

PREPARED FOR:
**Jerry Defalco
110 Spring Cove
Altamonte Springs, FL**

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

PARCEL DETAIL																																																																															
<p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>																																																																															
<p align="center">GENERAL</p> <p>Parcel Id: 23-21-29-508-0A00-0250 Tax District: 01-COUNTY-TX DIST 1</p> <p>Owner: DEFALCO JERRY Exemptions: 00-HOMESTEAD</p> <p>Address: 110 SPRING COVE TRL</p> <p>City,State,ZipCode: ALTAMONTE SPRINGS FL 32714</p> <p>Property Address: 110 SPRING COVE TRL ALTAMONTE SPRINGS 32714</p> <p>Subdivision Name: SPRING LAKE HILLS</p> <p>Dor: 01-SINGLE FAMILY</p>				<p>2005 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$350,651</p> <p>Depreciated EXFT Value: \$13,084</p> <p>Land Value (Market): \$325,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$688,735</p> <p>Assessed Value (SOH): \$688,735</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$663,735</p> <p>Tax Estimator</p>																																																																											
<p align="center">SALES</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>11/2004</td> <td>05531</td> <td>1726</td> <td>\$745,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1981</td> <td>01330</td> <td>1891</td> <td>\$100</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>09/1979</td> <td>01243</td> <td>0400</td> <td>\$100</td> <td>Vacant</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>				Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	11/2004	05531	1726	\$745,000	Improved	WARRANTY DEED	04/1981	01330	1891	\$100	Vacant	WARRANTY DEED	09/1979	01243	0400	\$100	Vacant	<p>2004 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$6,354</p> <p>2004 Tax Bill Amount: \$4,952</p> <p>Save Our Homes (SOH) Savings: \$1,402</p> <p>2004 Taxable Value: \$292,979</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																																																			
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<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p>																																																																															

Michael A Caiazza
 110 Spring Cove
 Altamonte Springs, FL 32714

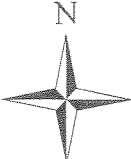


Seminole County Board of Adjustment
June 27, 2005
Case: BV2005-065
Parcel No: 23-21-29-508-0A00-0250

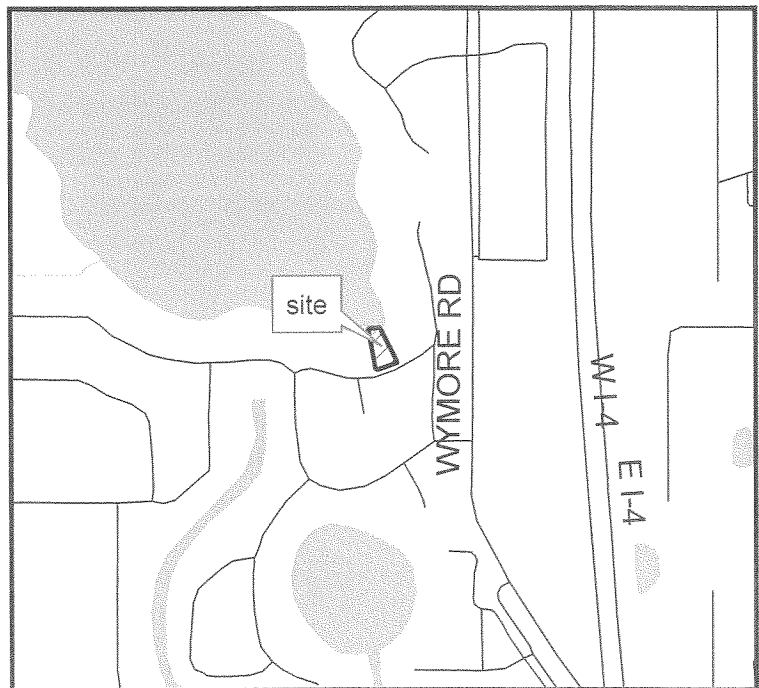
Zoning

-  R-1AAA Single Fam-13500
-  R-1AA Single Fam-11700
-  BV2005-065

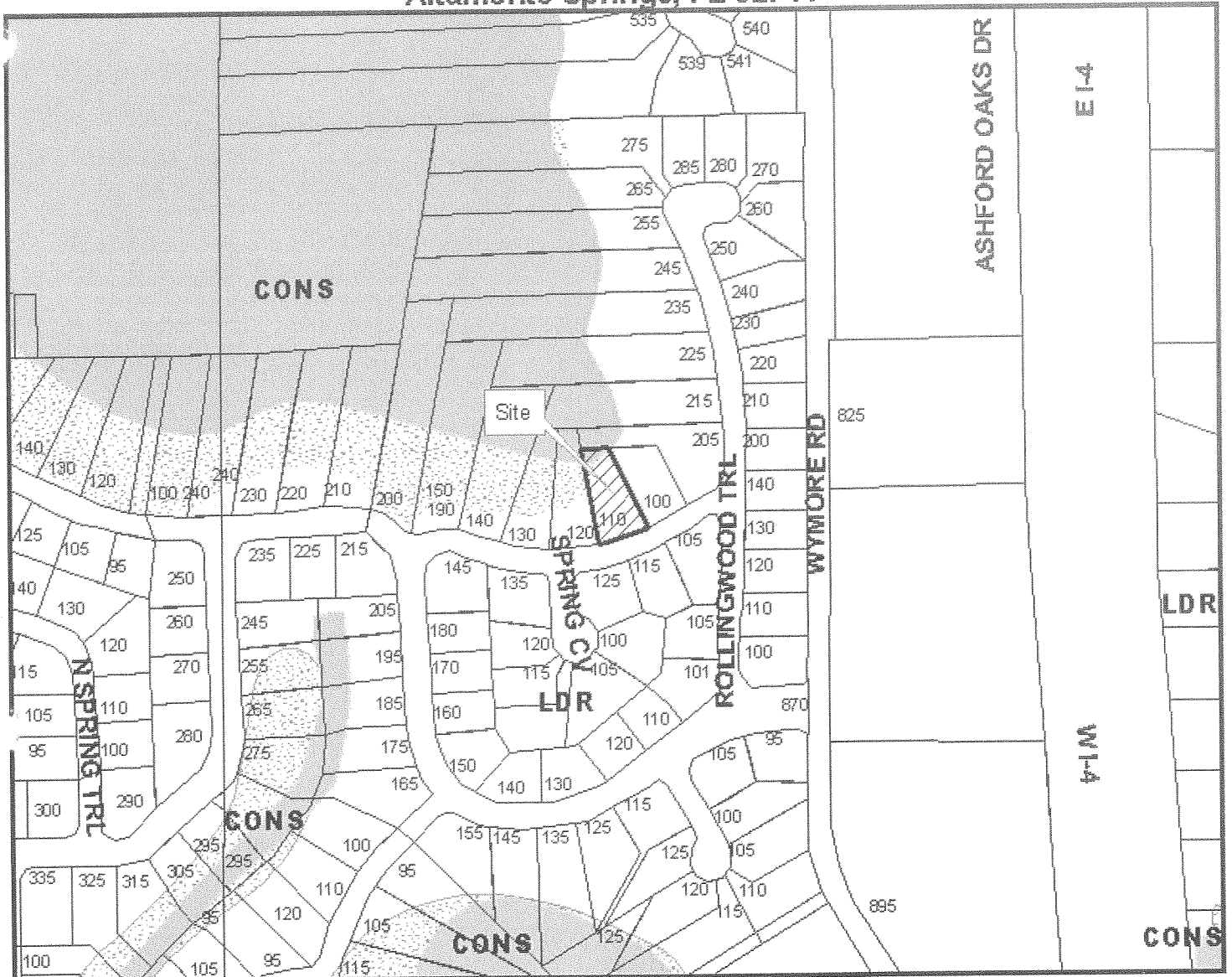
N



0 80 160 320 480 640 Feet






Michael A Caiazza
 110 Spring Cove
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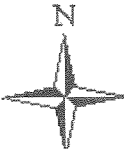
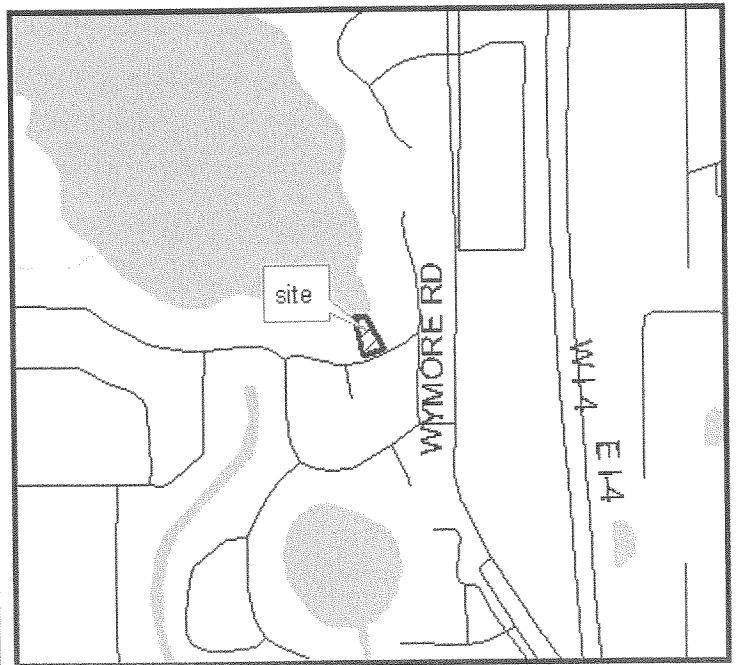


Seminole County Board of Adjustment
 June 27, 2005
 Case: BV2005-065
 Parcel No: 23-21-29-508-0A00-0250

Future Land Use

-  CONS, LDR
-  LDR, NONE
-  BV2005-065

0 80 160 320 480 640 Feet

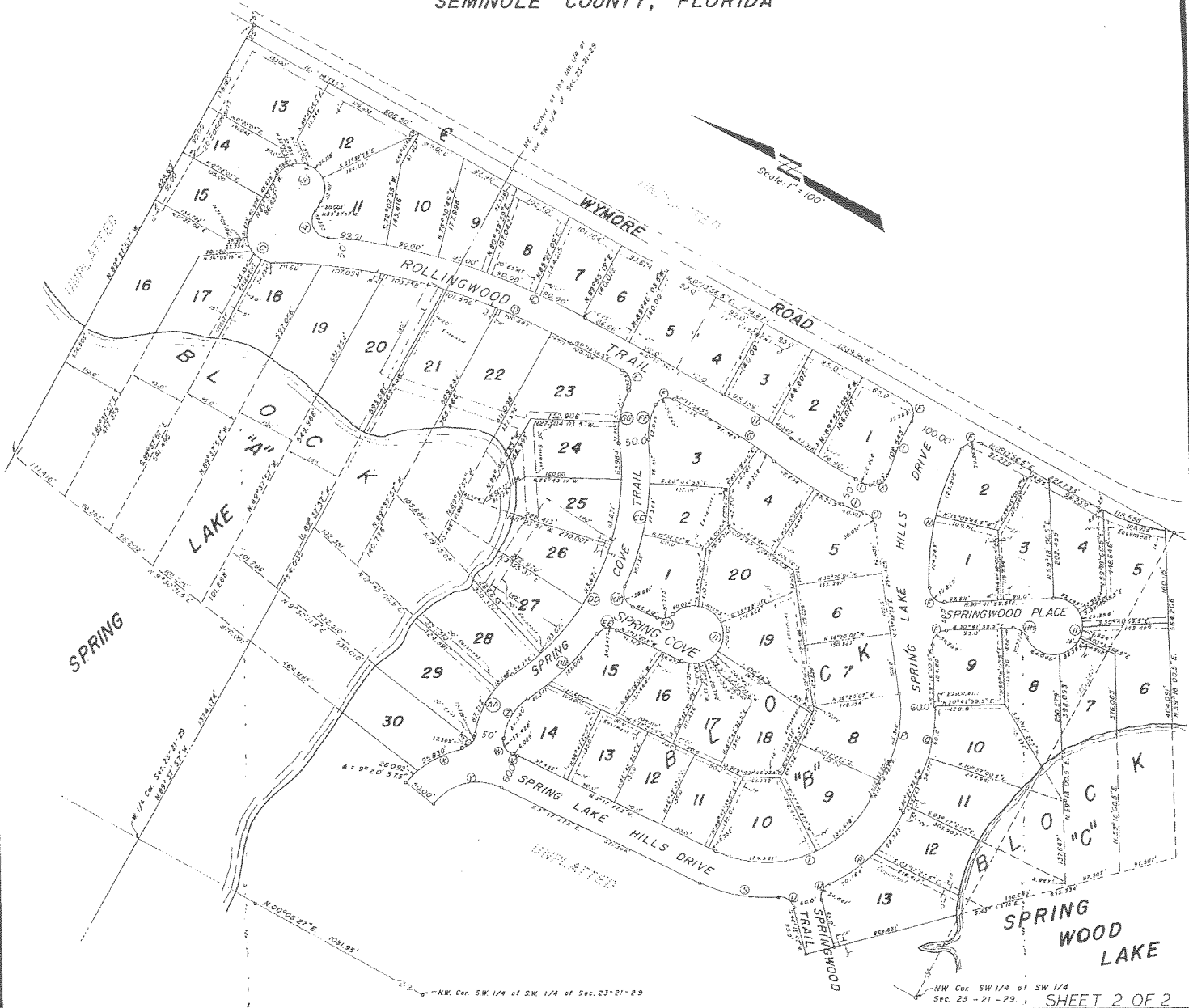



SPRING LAKE HILLS

SEMINOLE COUNTY, FLORIDA

PLAT BOOK 15 PAGE 74

Scale 1" = 100'



NW Cor. SW 1/4 of SW 1/4 of Sec. 23-21-29

NW Cor. SW 1/4 of SW 1/4
Sec. 23 - 21 - 29. SHEET 2 OF 2

221-63

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On June 27, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 25 BLK A SPRING LAKE HILLS PB 15 PG 74

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

FINDINGS OF FACT

Property Owners: JERRY DEFALCO
110 SPRING COVE
ALTAMONTE SPRINGS, FL 32714

Project Name: SPRING COVE (110)

Requested Development Approval:

SETBACK VARIANCE FROM 10 FT TO 0 FT FOR A PROPOSED
REPLACEMENT BOAT DOCK.

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
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. SETBACK VARIANCE FROM 10 FEET TO 0 FEET FOR A PROPOSED REPLACEMENT BOAT DOCK.
- (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: