

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** REQUEST FOR (1) MINIMUM LOT SIZE VARIANCE FROM 11,700 SQUARE FEET TO 8,685 SQUARE FEET; (2) MINIMUM LOT WIDTH AT THE BUILDING LINE VARIANCE FROM 90 FEET TO 62 FEET FOR A PROPOSED SINGLE-FAMILY HOME IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (GLORIA & OCTAVIO VALLE, APPLICANTS).

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

**AUTHORIZED BY:** Kathy Fall **CONTACT:** Michael Rumer **EXT.** 7387

Agenda Date 08/22/05 Regular  Consent  Public Hearing – 6:00

**MOTION/RECOMMENDATION:**

1. **APPROVE** THE REQUEST FOR (1) MINIMUM LOT SIZE VARIANCE FROM 11,700 SQUARE FEET TO 8,685 SQUARE FEET; (2) MINIMUM LOT WIDTH AT THE BUILDING LINE VARIANCE FROM 90 FEET TO 62 FEET FOR A PROPOSED SINGLE-FAMILY HOME IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (GLORIA & OCTAVIO VALLE, APPLICANT);OR
2. **DENY** THE REQUEST FOR (1) MINIMUM LOT SIZE VARIANCE FROM 11,700 SQUARE FEET TO 8,685 SQUARE FEET; (2) MINIMUM LOT WIDTH AT THE BUILDING LINE VARIANCE FROM 90 FEET TO 62 FEET FOR A PROPOSED SINGLE-FAMILY HOME IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (GLORIA & OCTAVIO VALLE, APPLICANT);OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

<b>GENERAL INFORMATION</b>	APPLICANT: GLORIA & OCTAVIO VALLE LOCATION: 644 E. ALPINE STREET ZONING: R-1AA (SINGLE-FAMILY DWELLING DISTRICT)
<b>BACKGROUND/REQUEST</b>	<ul style="list-style-type: none"> <li>• CURRENTLY, THE SUBJECT PROPERTY CONSISTS OF LOTS 6, 7, &amp; 8 OF THE SANLANDO PLAT. A SINGLE-FAMILY HOME WAS CONSTRUCTED ON A PORTION OF LOT 6 &amp; 7 IN 1969.</li> <li>• THE APPLICANT PROPOSES TO SPLIT OFF ALL OF LOT 8 AND THE WEST 12 FEET OF LOT 7 IN ORDER TO BUILD A SINGLE-FAMILY HOME. THE COMBINED LOTS ARE DEFICIENT IN THE MINIMUM LOT SIZE REQUIREMENT AND THE MINIMUM LOT WIDTH AT THE BUILDING LINE REQUIREMENT IN THE R-1AA ZONING DISTRICT.</li> </ul>

	<ul style="list-style-type: none"><li>• THE COMBINED WEST 12 FT OF LOT 7 AND ALL OF LOT 8 WOULD BE CONSIDERED A PARCEL OF RECORD BY THE LAND DEVELOPMENT CODE.</li><li>• THE BOARD OF ADJUSTMENT HAS APPROVED SIMILAR VARIANCES ON NEARBY PROPERTIES AFTER THE DEMONSTRATION OF HARDSHIPS CONSISTENT WITH THE VARIANCE CRITERIA IDENTIFIED IN SECTION 30.43(b)(3) (VARIANCES).</li></ul>
<b>STAFF FINDINGS</b>	<p>STAFF HAS DETERMINED THE FOLLOWING:</p> <ul style="list-style-type: none"><li>• THE SUBJECT LOT WAS CREATED AS A PART OF SANLANDO, WHICH WAS PLATTED ON JANUARY 21, 1925.</li><li>• POLICY FLU 3.2, ADOPTED ON SEPTEMBER 11, 1991, STATES THE COUNTY SHALL RESOLVE ENVIRONMENTAL AND INFRASTRUCTURE ISSUES BY REQUIRING THE COMBINING OF LOTS. THE APPLICANT HAS COMBINED LOTS 6-8 AND BEEN AFFORDED A SINGLE-FAMILY HOME.</li><li>• ALPINE STREET IS A DIRT ROAD AND POLICY FLU 3.2, ADOPTED ON SEPTEMBER 11, 1991, STATES THE COUNTY SHALL RESOLVE ENVIRONMENTAL AND INFRASTRUCTURE ISSUES BY REQUIRING THE COMBINING OF LOTS.</li></ul>
<b>STAFF RECOMMENDATION</b>	<ul style="list-style-type: none"><li>• BASED ON THE STATED FINDINGS, STAFF RECOMMENDS DENIAL OF THE REQUEST, UNLESS THE APPLICANT CAN DEMONSTRATE A HARDSHIP. IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE, STAFF RECOMMENDS THE FOLLOWING CONDITIONS OF APPROVAL:<ul style="list-style-type: none"><li>• ANY VARIANCE GRANTED SHALL APPLY ONLY TO THE PROPOSED LOTS AS DEPICTED ON THE ATTACHED SITE PLAN; AND</li><li>• ANY ADDITIONAL CONDITION(S) DEEMED APPROPRIATE BY THE BOARD, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.</li></ul></li></ul>



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
 PLANNING DIVISION  
 1101 EAST FIRST STREET  
 SANFORD, FL 32771  
 (407) 665-7444 PHONE (407) 665-7885 FAX

**COPY**

APPL. NO. BV 2005-087

MR

**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.

RECEIVED JUN 13 2005

**APPLICATION TYPE:**

- VARIANCE** Lot size from 11,700 SF To 8,685 SF
- SPECIAL EXCEPTION**
- LIMITED USE**
- SF DWELLING UNDER CONSTRUCTION     MEDICAL HARDSHIP
- NIGHT WATCHMAN     FAMILY HARDSHIP
- YEAR OF MOBILE HOME / RV (EXISTING \_\_\_\_\_) (PROPOSED \_\_\_\_\_)
- SIZE OF MOBILE HOME / RV \_\_\_\_\_  TIME NEEDED \_\_\_\_\_
- PLAN TO BUILD  YES  NO IF SO, WHEN \_\_\_\_\_
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	Gloria & Octavio Valle	
ADDRESS	644 E. Alps St. Altamonte Springs, FL 32701	
PHONE 1	(407) 830-1061	
PHONE 2	407-754-5707	
E-MAIL	gvalle99@netscape.net	

PROJECT NAME: Alpine Street (Lot 6)

SITE ADDRESS: 644 E. Alpine Street

CURRENT USE OF PROPERTY: Single family / vacant

LEGAL DESCRIPTION: \_\_\_\_\_

SIZE OF PROPERTY: 9,800 acre(s) PARCEL I.D. 12-21-29-5BD-4100-0060

UTILITIES:  WATER  WELL  SEWER  SEPTIC TANK  OTHER \_\_\_\_\_

KNOWN CODE ENFORCEMENT VIOLATIONS NO

IS PROPERTY ACCESSIBLE FOR INSPECTION  YES  NO

This request will be considered at the Board of Adjustment regular meeting on 8/22/05 (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.

Gloria Valle

SIGNATURE OF OWNER OR AGENT\*

6/13/05  
DATE

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

MR

**ADDITIONAL VARIANCES**

VARIANCE 2:  
② Width at building line from 90 ft to 62 ft

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 4 FLU / ZONING LDR / R-1AA  
BCC HEARING DATE \_\_\_\_\_ (FOR APPEAL)  
LOCATION FURTHER DESCRIBED AS south of Alpinest 1/2 mi. west of the intersection of Alpinest & Lake Ave.  
PLANNING ADVISOR MRL DATE 6/13  
SUFFICIENCY COMMENTS Septic, water, dirt road, character of area

# SWERDLOFF & LONG SURVEYING, INC.

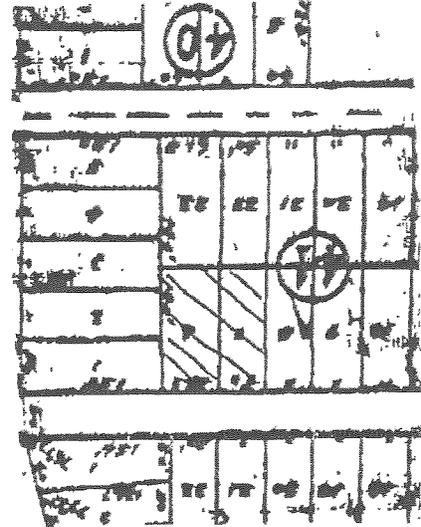
### Legal Description

Lot 6, 7 & 8, Block 41, SANLANDO, THE SUBURB BEAUTIFUL, according to the plat thereof, as recorded in Plat Book 3, Page(s) 65-65 1/2, of the Public Records of Seminole County, FL.

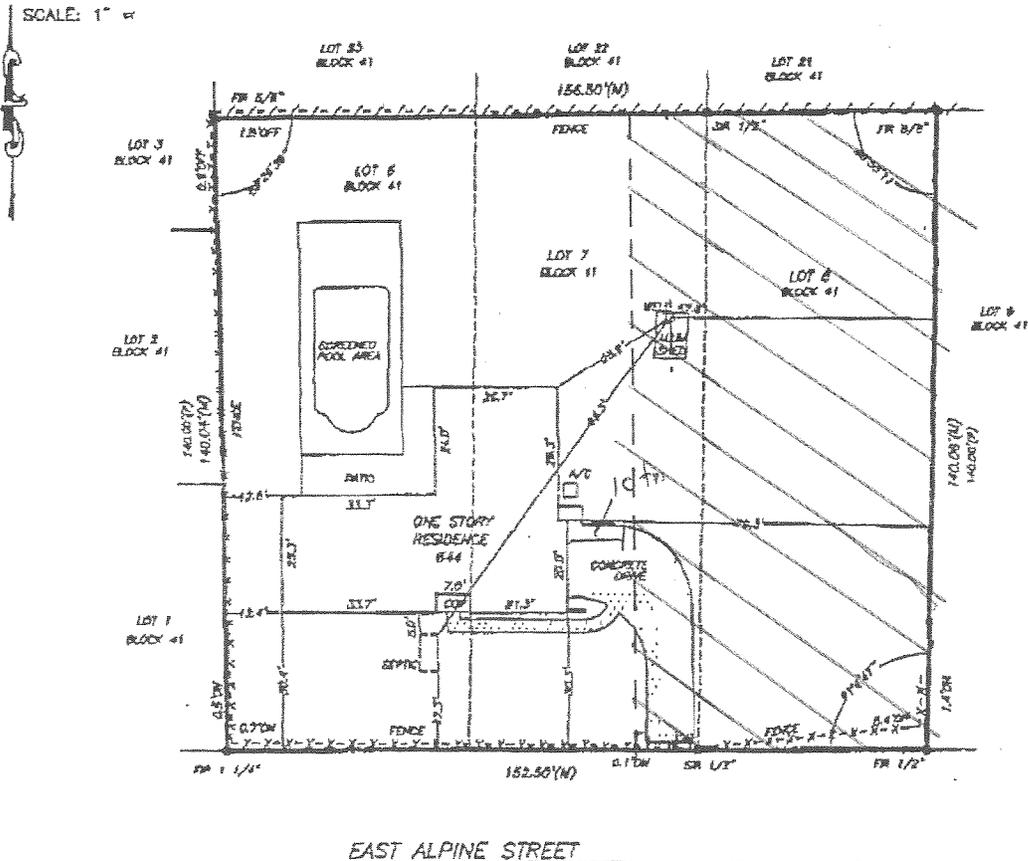
Community number: 120289 Panel: 0140  
Suffix: E.F.I.R.M. Date: 4/17/1995 Flood Zone: X  
Date of field work: 9/17/2003 Completion Date: 9/22/2003

Certified to:  
Octavio Valle; Gloria Valle; Gulf Coast Title Closing & Escrow Services, Inc.; Commonwealth Land Title Insurance Company; ABN Amro Mortgage Group, Inc., its' successors and/or assigns.

Legal and Survey Revised: 9/30/2003



*Surveyed and Platted by*  
*Leo Lee*



Property Address:

<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>		
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**GENERAL**

Parcel Id: 12-21-29-5BD-4100-0060      Tax District: 01-COUNTY-TX DIST 1

Owner: VALLE OCTAVIO L & GLORIA P      Exemptions: 00-HOMESTEAD

Address: 644 ALPINE ST

City,State,ZipCode: ALTAMONTE SPRINGS FL 32701

Property Address: 644 ALPINE ST E ALTAMONTE SPRINGS 32701

Subdivision Name: SANLANDO

Dor: 01-SINGLE FAMILY

**2005 WORKING VALUE SUMMARY**

Value Method: Market

Number of Buildings: 1

Depreciated Bldg Value: \$115,501

Depreciated EXFT Value: \$8,564

Land Value (Market): \$46,035

Land Value Ag: \$0

Just/Market Value: \$170,100

Assessed Value (SOH): \$170,100

Exempt Value: \$25,000

Taxable Value: \$145,100

Tax Estimator

**SALES**

Deed	Date	Book	Page	Amount	Vac/Imp
WARRANTY DEED	09/2003	05085	0051	\$170,000	Improved
WARRANTY DEED	05/1991	02296	0171	\$104,000	Improved

Find Comparable Sales within this Subdivision

**2004 VALUE SUMMARY**

Tax Value(without SOH): \$2,392

2004 Tax Bill Amount: \$2,392

Save Our Homes (SOH) Savings: \$0

2004 Taxable Value: \$141,510

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

**LAND**

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
FRONT FOOT & DEPTH	155	140	.000	300.00	\$46,035

**LEGAL DESCRIPTION PLAT**

LOTS 6 7 & 8 BLK 41 SANLANDO

PB 3 PG 65 1/2

**BUILDING INFORMATION**

Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	1969	6	1,651	2,188	1,651	CONC BLOCK	\$115,501	\$139,158
			Appendage / Sqft	OPEN PORCH FINISHED / 32					
			Appendage / Sqft	GARAGE FINISHED / 505					

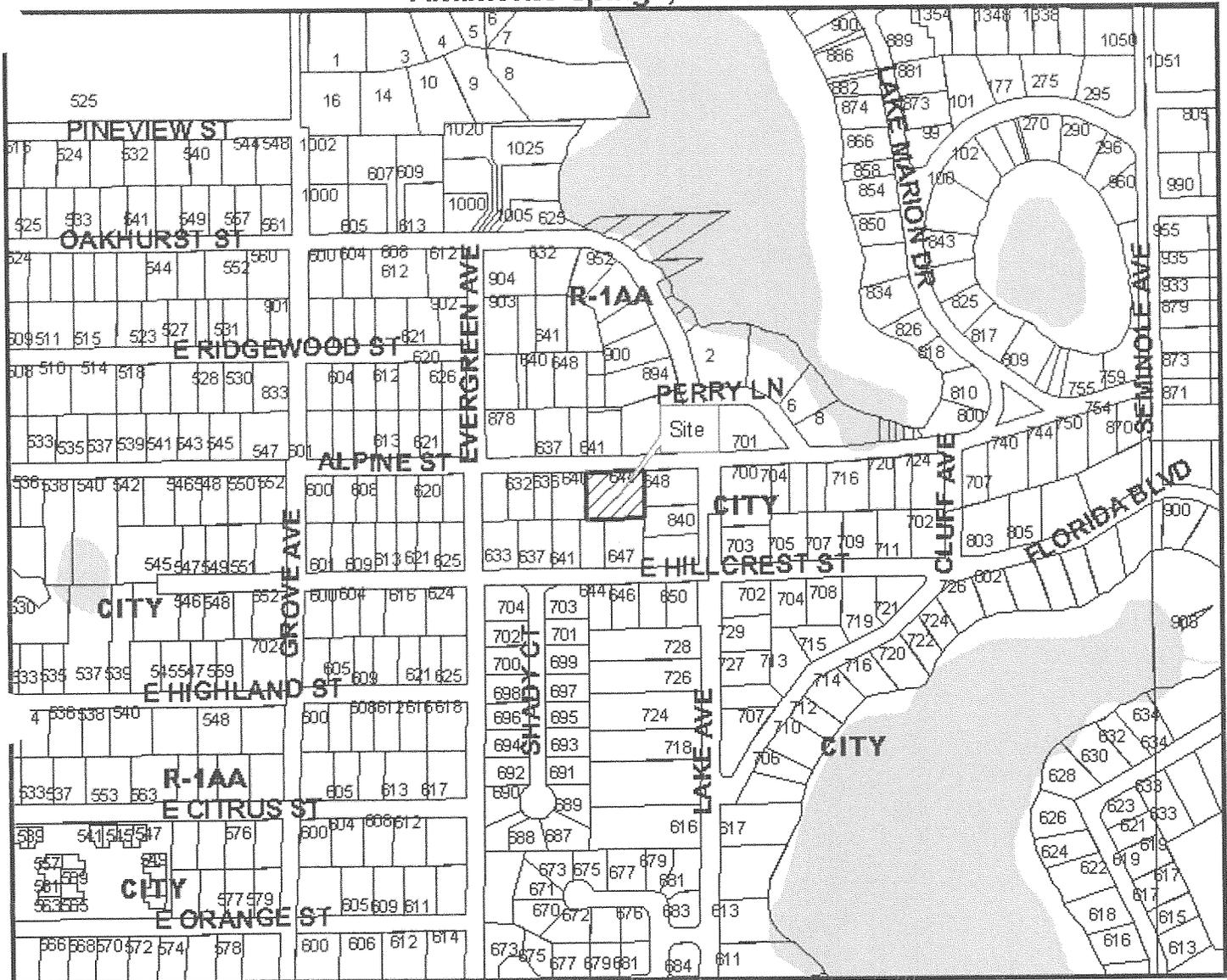
**EXTRA FEATURE**

Description	Year Blt	Units	EXFT Value	Est. Cost New
COOL DECK PATIO	1969	676	\$946	\$2,366
POOL GUNITE	1969	512	\$4,096	\$10,240
ALUM PORCH W/CONC FL	1989	330	\$1,002	\$2,145
SCREEN ENCLOSURE	1989	2,226	\$2,080	\$4,452
SOLAR HEATER	1997	1	\$440	\$1,100

**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.

**Gloria & Octavio Valle  
644 E. Alpine Street  
Altamonte Spings, FL 32701**

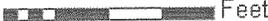


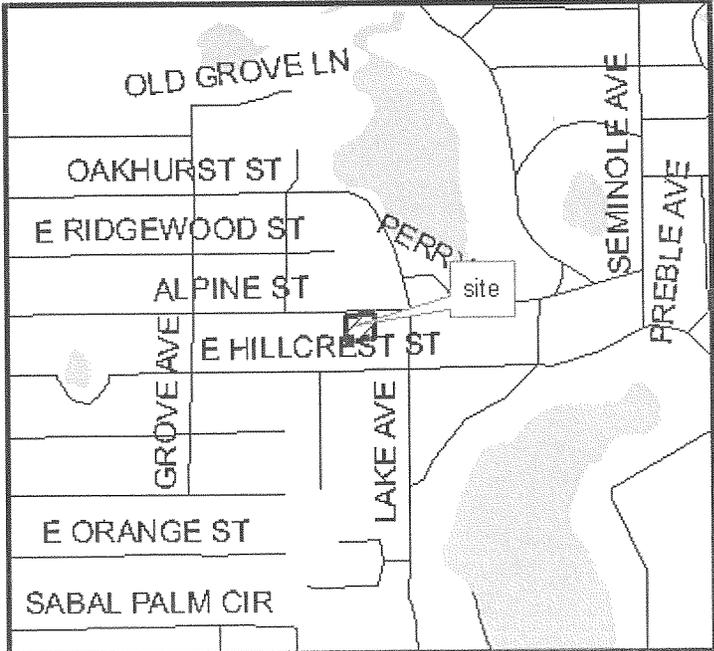
**Seminole County Board of Adjustment  
August 22, 2005  
Case: BV2005-087  
Parcel No: 12-21-29-5BD-4100-0060**

**Zoning**

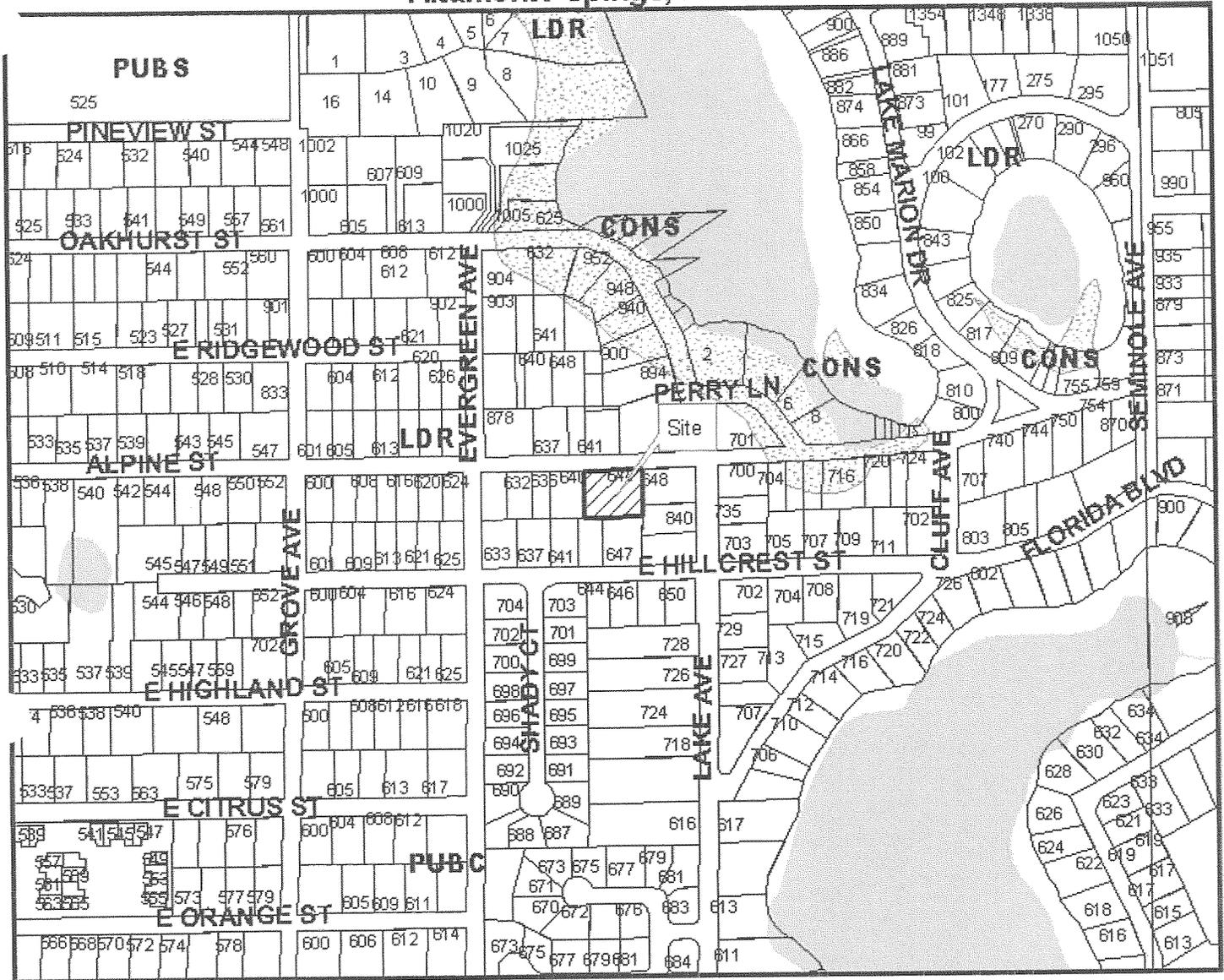
-  R-1AA Single Fam-11700
-  BV2005-087

N

 Feet  
0 60 120 180 240 300 360 420 480 540



**Gloria & Octavio Valle  
644 E. Alpine Street  
Altamonte Spings, FL 32701**



**Seminole County Board of Adjustment  
August 22, 2005  
Case: BV2005-087  
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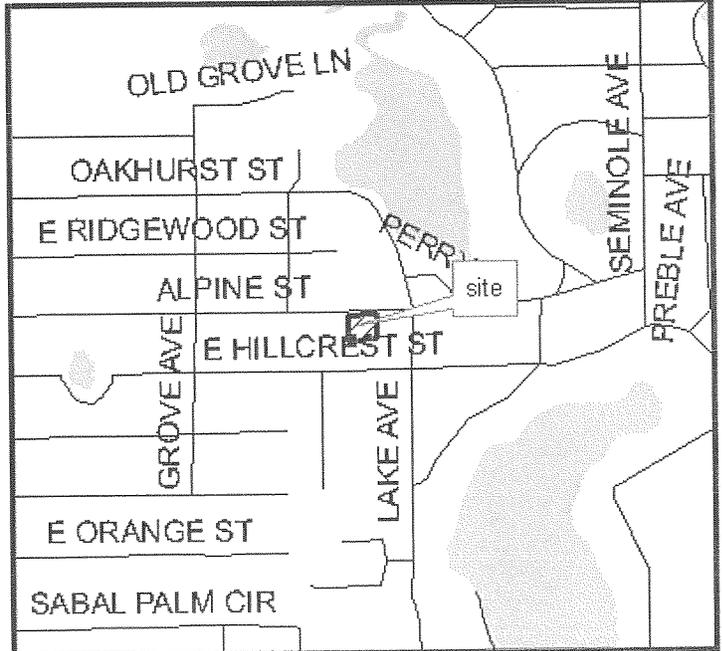
**Future Land Use**

-  CONS, LDR
-  PUBC, NONE
-  PUBS, NONE
-  LDR, NONE
-  BV2005-087

N



0 60 30 260 390 520 Feet



# SANTLANDO

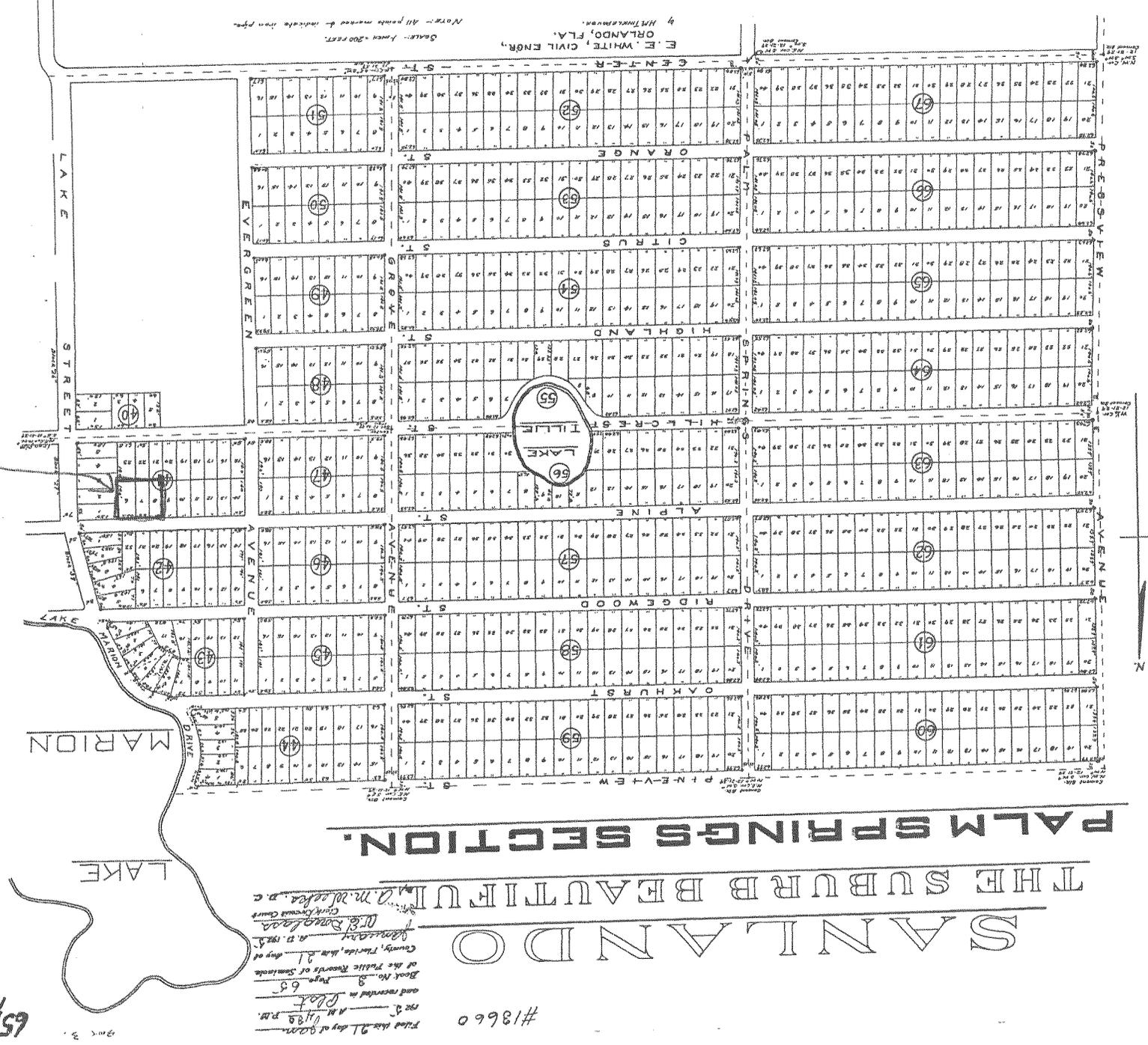
## THE SUBURB BEAUTIFUL

### PALM SPRINGS SECTION.

Filed this 2 day of 8000.  
 at 11:35 P.M.  
 and recorded in  
 Book No. 8  
 Page 68  
 of the Public Records of Somers  
 County, Florida, this 21  
 day of  
 1925.  
 J. E. Somers  
 Clerk Somers County  
 J. M. McKee, P. C.

#13660

654



Scale: From 200 feet.  
 E. E. WHITE, CIVIL ENGR.,  
 ORLANDO, FLA.  
 by H. H. THOMPSON.

Note: All points marked to indicate true spot.

Section

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 22, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOTS 6 7 & 8 BLK 41 SANLANDO PB 3 PG 65 1/2

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

### FINDINGS OF FACT

**Property Owner:** GLORIA & OCTAVIO VALLE  
644 ALPINE STREET  
ALTAMONTE SPRINGS, FL 32701

**Project Name:** ALPINE STREET (644)

#### **Requested Development Approval:**

REQUEST FOR (1) MINIMUM LOT SIZE VARIANCE FROM 11,700 SQUARE FEET TO 8,685 SQUARE FEET; (2) MINIMUM LOT WIDTH AT THE BUILDING LINE VARIANCE FROM 90 FEET TO 62 FEET FOR A PROPOSED SINGLE-FAMILY HOME 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: Michael Rumer, Senior 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 lots 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: