

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

SUBJECT: REQUEST FOR MAXIMUM FENCE HEIGHT VARIANCE FROM 6.5 FT TO 8 FT IN THE PUD (PLANNED UNIT DEVELOPMENT DISTRICT); (DENNIS PEREZ, APPLICANT)

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

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

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

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR MAXIMUM FENCE HEIGHT VARIANCE FROM 6.5 FT TO 8 FT IN THE PUD (PLANNED UNIT DEVELOPMENT DISTRICT); (DENNIS PEREZ, APPLICANT); OR
2. **DENY** THE REQUEST FOR MAXIMUM FENCE HEIGHT VARIANCE FROM 6.5 FT TO 8 FT IN THE PUD (PLANNED UNIT DEVELOPMENT DISTRICT); (DENNIS PEREZ, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	APPLICANT: LOCATION: ZONING:	DENNIS PEREZ/ENGINEERED HOMES LOTS 289-292 PUD (BUCKINGHAM ESTATES)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO CONSTRUCT A 8 FOOT VINYL PRIVACY FENCE ON THE REAR PROPERTY LINE OF 4 PLATTED LOTS THAT IS 1.5 FT TALLER THAN THE MAXIMUM HEIGHT PERMITTED BY THE LAND DEVELOPMENT CODE. 	
STAFF FINDINGS	<ul style="list-style-type: none"> • THE PROPOSED FENCE IS LOCATED ON THE REAR PROPERTY LINE OF 4 RESIDENTIAL LOTS THAT ABUT A ROAD EASEMENT KNOWN AS SANDY LANE • THERE IS A 3 TO 4 FOOT ELEVATION DROP THAT WOULD CREATE AN UNDUE HARDSHIP ON THE PROPERTIES IN NOT ALLOWING THEM THE SAME RIGHTS COMMONLY ENJOYED BY OTHERS IN THE PUD. 	

STAFF RECOMMENDATION	STAFF RECOMMENDS APPROVAL OF THE REQEUST BASED ON THE FINDINGS STATED IN THIS REPORT, SUBJECT TO THE FOLLOWING CONDITIONS: <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.
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SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET (ROOM 2201)
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX

JUN 23 2005

COPY
 APPL. NO. Bil 2005-096

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** Fence Height Variance from 6.5 feet to 8 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>Engineered Homes</u>	<u>Dennis Perez</u>
ADDRESS	<u>1158 S. Semoran Blvd. Ste # 1120, Winter Park 32792</u>	<u>CGC 1504492</u>
PHONE 1	<u>407-678-3939</u>	
PHONE 2	<u>407-509-6314</u>	
E-MAIL	<u>DPerez@engineeredhomes.com</u>	

PROJECT NAME: Buckingham Estates Ph 3 & 4

SITE ADDRESS: 242, 2415, 2409, 2403 Northumbria Drive

CURRENT USE OF PROPERTY: S. F. R.

LEGAL DESCRIPTION: Buckingham Est. Ph 3 & 4

PP 65 PG 66-68

SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. 35-19-29-5RN-0000-289, -291

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS _____

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.

[Signature]
 SIGNATURE OF OWNER OR AGENT*

6/23/05
 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:

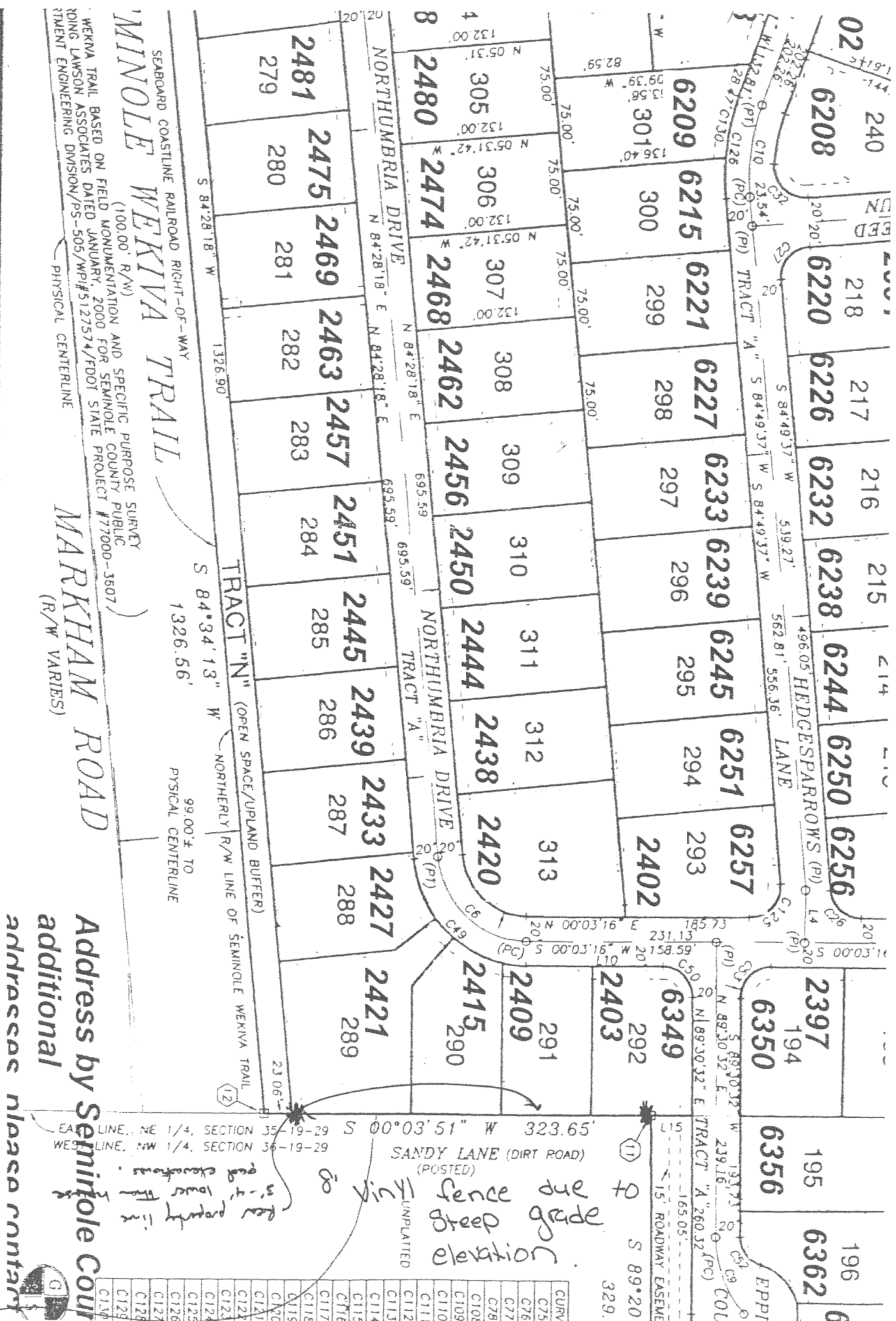
FEE(S): _____ COMMISSION DISTRICT 5 FLU / ZONING PUD / ED

BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS S of Northumbria Dr 1/10 mile from
intersection of Northumbria Dr & Sandy Ln

PLANNING ADVISOR ML DATE 6/22/05

SUFFICIENCY COMMENTS Consent



SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY
 MINOLE WEKIVA TRAIL
 (100.00' R/W)
 WEKIVA TRAIL BASED ON FIELD MONUMENTATION AND SPECIFIC PURPOSE SURVEY
 BY JONAS LAWSON ASSOCIATES DATED JANUARY, 2000 FOR SEMINOLE COUNTY PUBLIC
 WORKS ENGINEERING DIVISION/PS-505/WP#5127574/FDOI STATE PROJECT #77000-3507
 PHYSICAL CENTERLINE

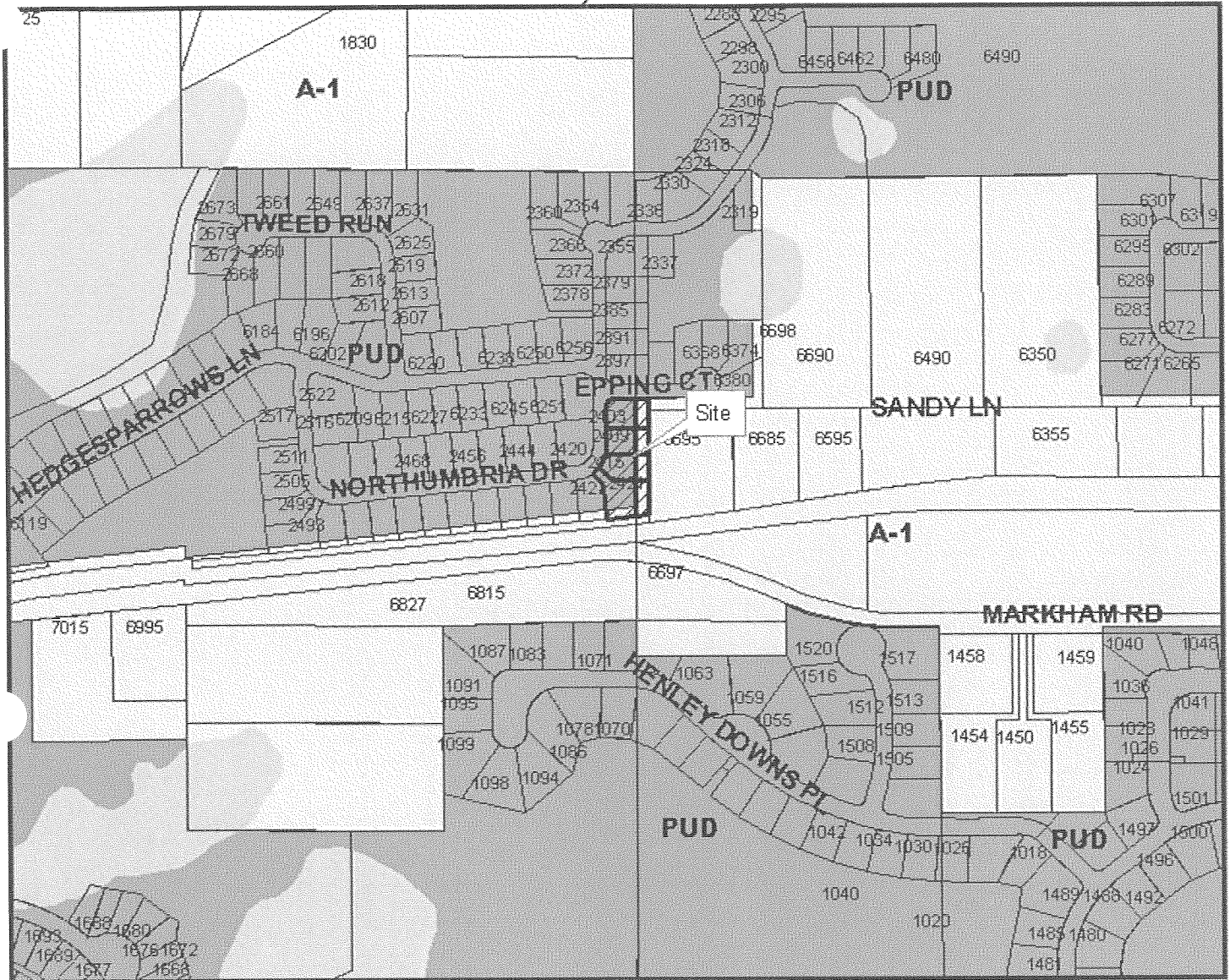
MARKHAM ROAD
 (R/W VARIES)
 Address by Seminole County
 additional
 addresses please contact

CURVE	C75	C76	C77	C78	C109	C110	C111	C112	C113	C114	C115	C116	C117	C118	C119	C120	C121	C122	C123	C124	C125	C126	C127	C128	C129	C130
329.4																										

SANDY LANE (DIRT ROAD)
 (POSTED)
 15' ROADWAY EASEMENT
 329.4
 S 89°20'
 165.05'
 193.75'
 239.16'
 195.05'
 165.05'
 15' ROADWAY EASEMENT
 329.4




EA LINE, NE 1/4, SECTION 35-19-29
 WEST LINE, NW 1/4, SECTION 36-19-29
 323.65'
 S 00°03'51" W
 323.65'
 5'-4" lower than
 road elevations.
 Red property line
 5'-4" lower than
 road elevations.

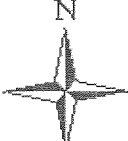
Dennis Perez
2421, 2415, 2409, 2403 Northumbria Drive
Sanford, FL 32771




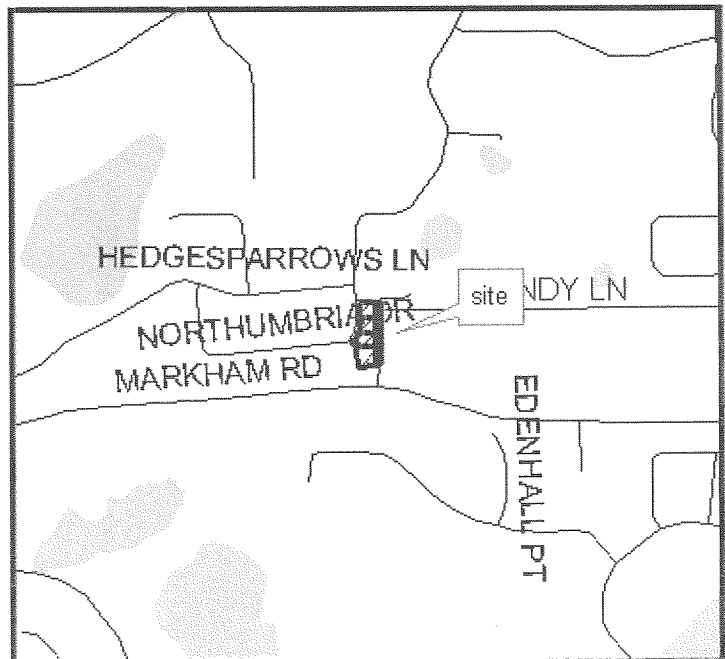
Seminole County Board of Adjustment
August 22, 2005
Case: BV2005-096
Parcel No: 35-19-29-5RN-0000-2890
35-19-29-5RN-0000-2900
35-19-29-5RN-0000-2910
35-19-29-5RN-0000-2920

Zoning

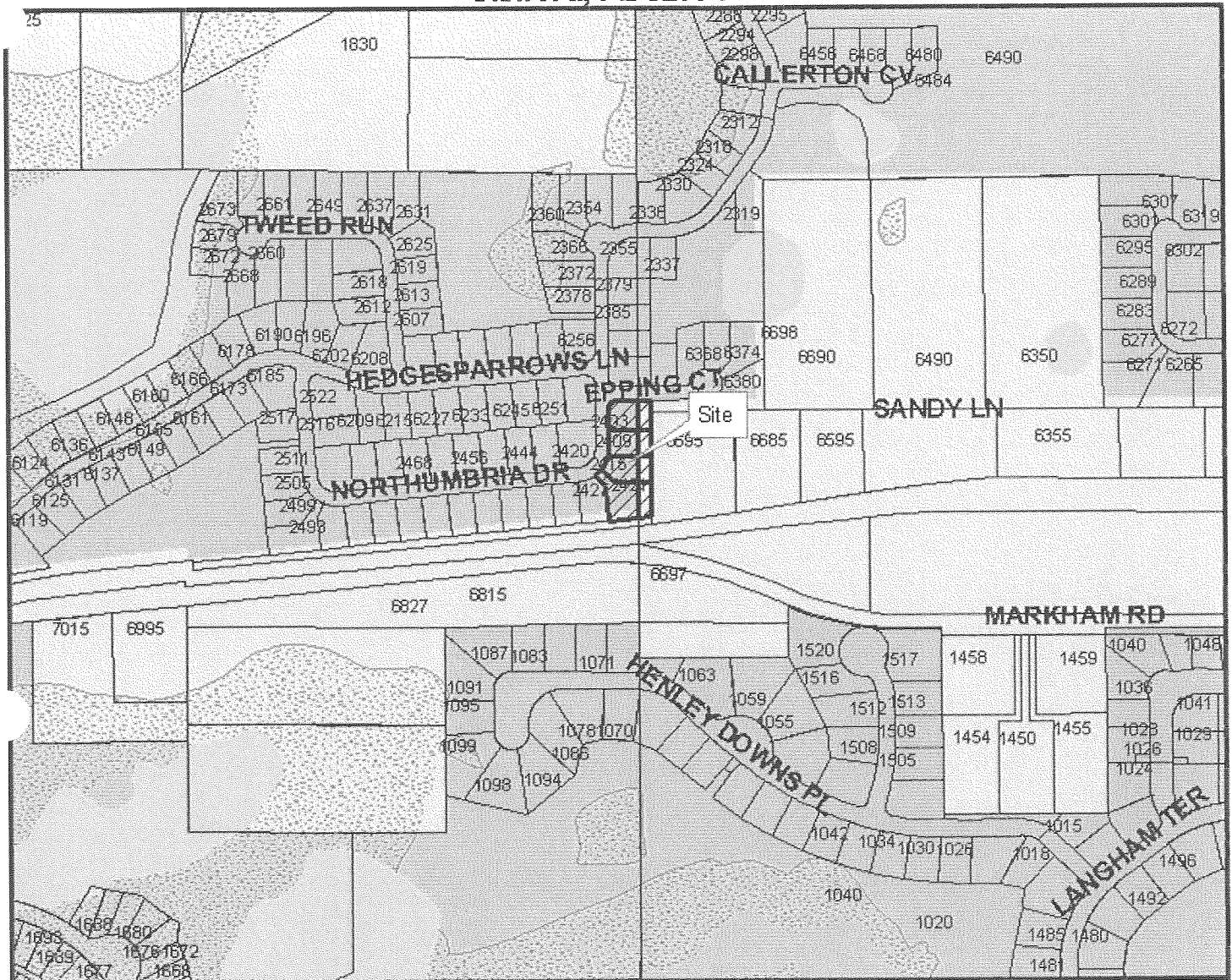
-  A-1 Agricultural-1Ac
-  PUD Planned Unit Dev.
-  BV2005-096

N


 Feet
0 90 180 360 540 720








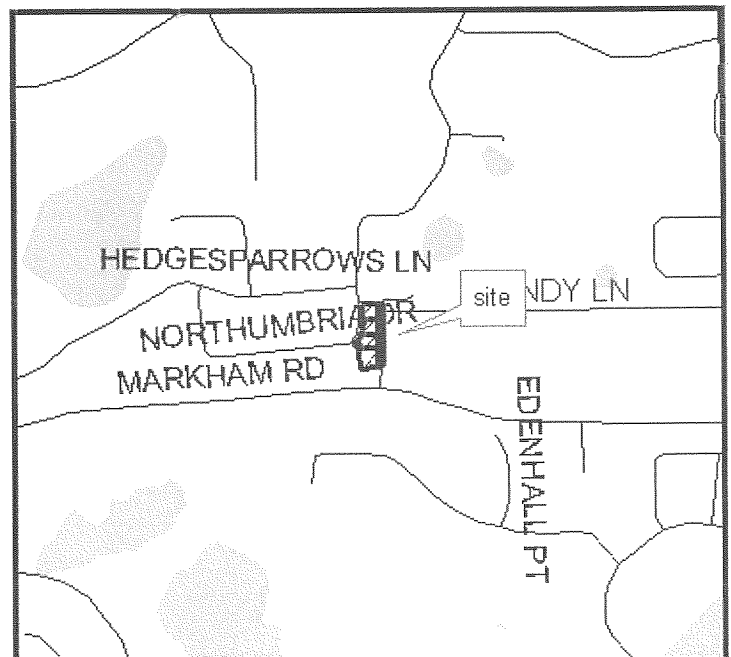
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35-19-29-5RN-0000-2910
35-19-29-5RN-0000-2920

Future Land Use

-  CONS, SE
-  CONS, PD
-  SE, NONE
-  PD, NONE
-  BV2005-096



RECEIVED
JUL 23 2005



June 23, 2005

Seminole County Planning & Development Department
Planning Division
1101 East First Street Room (2201)
Sanford, FL 32771

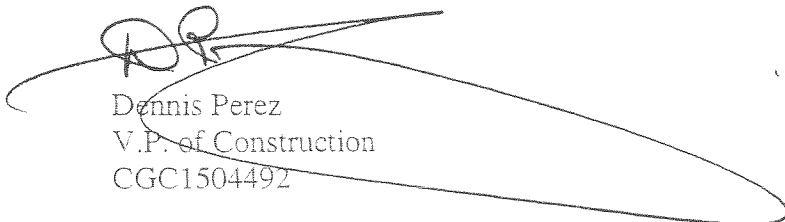
Re: Buckingham Estate PH 3 & 4 PB 65 PG 66-68

Dear Sirs:

Engineered Homes would like to apply for a variance for an 8 foot vinyl fence due to the steep grade elevation at the rear property lines. There is a 3 foot to 4 foot difference in elevation from the finish floor to the rear property line on lots 289-291 an 8 foot vinyl fence would provide better privacy & security for the homeowners at the 4 mention lots. When considering our request please review the attachment.

If you have any questions, please call Liz Ramos at 407-571-4348.

Sincerely,

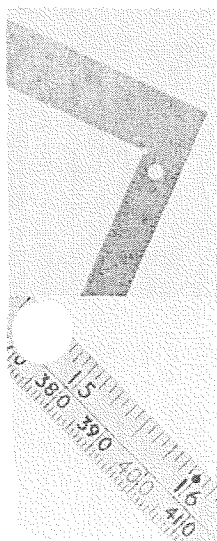


Dennis Perez
V.P. of Construction
CGC1504492

1155 S. Semoran Blvd.
Suite 1120
Winter Park, FL 32792

407-678-3939 PHONE
78-1661 FAX

www.engineeredhomes.com



B e t t e r E n g i n e e r i n g
B u i l d s A B e t t e r H o m e

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p>													
<p align="center">GENERAL</p> <p>Parcel Id: 35-19-29-5RN-0000-2900 Tax District: 01-COUNTY-TX DIST 1</p> <p>Owner: BUCKINGHAM-LAKE MARY LP Exemptions:</p> <p>Own/Addr: C/O HEARTHSTONE Address: 16133 VENTURA BLVD STE 1400</p> <p>City,State,ZipCode: ENCINO CA 91436</p> <p>Property Address: 2415 NORTHUMBRIA DR SANFORD 32771</p> <p>Subdivision Name: BUCKINGHAM ESTATES PH 3 & 4 Dor: 00-VACANT RESIDENTIAL</p>	<p>2005 WORKING VALUE SUMMARY</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): \$52,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$52,000</p> <p>Assessed Value (SOH): \$52,000</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$52,000</p> <p>Tax Estimator</p>												
<p align="center">SALES</p> <p>Deed Date Book Page Amount Vac/Imp</p> <p>Find Comparable Sales within this Subdivision</p>	<p>2004 VALUE SUMMARY</p> <p>2004 Tax Bill Amount: \$676</p> <p>2004 Taxable Value: \$40,000</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>												
<p align="center">LAND</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>LOT</td> <td>0</td> <td>0</td> <td>1.000</td> <td>52,000.00</td> <td>\$52,000</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	52,000.00	\$52,000	<p>LEGAL DESCRIPTION PLAT</p> <p>LOT 290 BUCKINGHAM ESTATES PHASES 3 AND 4 PB 65 PGS 65 - 68</p>
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
LOT	0	0	1.000	52,000.00	\$52,000								
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Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
LOT	0	0	1.000	52,000.00	\$52,000								
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LOT	0	0	1.000	52,000.00	\$52,000
LEGAL DESCRIPTION PLAT LOT 292 BUCKINGHAM ESTATES PHASES 3 AND 4 PB 65 PGS 65 - 68					
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