

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: Request for (1) minimum lot size variance from 11,700 square feet to 6,615 square feet; (2) minimum width at building line variance from 90 feet to 45 feet for a proposed single-family home in the R-1AA (Single-Family Dwelling District); (David & Shana Larson, applicants).

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

AUTHORIZED

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

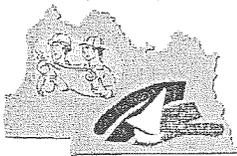
Agenda Date 10/24/05 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** Request for (1) minimum lot size variance from 11,700 square feet to 6,615 square feet; (2) minimum width at building line variance from 90 feet to 45 feet for a proposed single-family home in the R-1AA (Single-Family Dwelling District); or
2. **DENY** Request for (1) minimum lot size variance from 11,700 square feet to 6,615 square feet; (2) minimum width at building line variance from 90 feet to 45 feet for a proposed single-family home in the R-1AA (Single-Family Dwelling District); or
3. **CONTINUE** The request to a time and date certain.

GENERAL INFORMATION	APPLICANT: David & Shana Larson LOCATION: Lot 10 Blk E Tract 64 Sanlando Springs ZONING: R-1AA (Single-Family Dwelling District)
BACKGROUND/REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a single-family residence on a vacant lot. • Currently, the subject property consists of lot 10 of Sanlando Springs Plat, platted in 1925. The lot was platted at 45 x 147. • The proposed single-family home would be 20'x67' or 1,300 +/- square feet.
STAFF FINDINGS	<ul style="list-style-type: none"> • The lot is a parcel of record as of July 20th 1971.

	<ul style="list-style-type: none">• The lot would obtain water from a 6” water line and sewer by septic.• Policy FLU 3.2, adopted on September 11, 1991, states the county shall resolve environmental and infrastructure issues by requiring the combining of lots. Because of the lack of records for this lot, staff is not able to determine if there was any opportunity to combine this lot.• The trend of development is for lot sizes of 100 feet or more. Although four lots within the block were platted at 45 feet, this is the only lot that was not combined.• There is no record of prior variances having been granted for this property.
STAFF RECOMMENDATION	<p>Based on the stated findings, staff recommends the board of adjustment approve the requested variance. If the board should decide to grant a variance, staff recommends the following conditions:</p> <ul style="list-style-type: none">• Any variance granted should apply only to the proposed lot and proposed single-family residence 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
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX

RECEIVED
 AUG 31 2005

COPY
 2005-142

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**
- SPECIAL EXCEPTION**
- LIMITED USE**
 - SF DWELLING UNDER CONSTRUCTION
 - NIGHT WATCHMAN
 - YEAR OF MOBILE HOME / RV (EXISTING _____) (PROPOSED _____)
 - SIZE OF MOBILE HOME / RV _____
 - PLAN TO BUILD YES NO IF SO, WHEN _____
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

RECEIVED
 AUG 31 2005
 PLANNING DIVISION

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	Richard + Donna Casselberry	David + Shana Larson
ADDRESS	Po Box 180595 Casselberry, FL 32718	160 Raymond Oaks Ct Altamonte Springs FL 32701
PHONE 1	407-402-9376	407 222 3218
PHONE 2	407-695-0114	407 461 4188
E-MAIL		sdlarson@cfl.rr.com

PROJECT NAME: _____
 SITE ADDRESS: Alpine Street Altamonte Spgs
 CURRENT USE OF PROPERTY: Vacant land
 LEGAL DESCRIPTION: LOT 10 BLK E TRACT 64 SANLANDO SPRINGS PB 4 PG 33.
 SIZE OF PROPERTY: 6615 SQ FT acre(s) PARCEL I.D. 01-21-29-5CK-640E-0100
 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 10/24/05 (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.
Dana Larson
 SIGNATURE OF OWNER OR AGENT* DATE 8.25.05

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

MR

ADDITIONAL VARIANCES

VARIANCE 2:

Width at Building Line From 90^{FE} to 45^{FE}

VARIANCE 3:

Minimum lot size From 11,700sqft to 6,615sqft

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): 200⁰⁰ COMMISSION DISTRICT 4 FLU/ZONING R-1AA

BCC HEARING DATE _____ (FOR APPEAL)

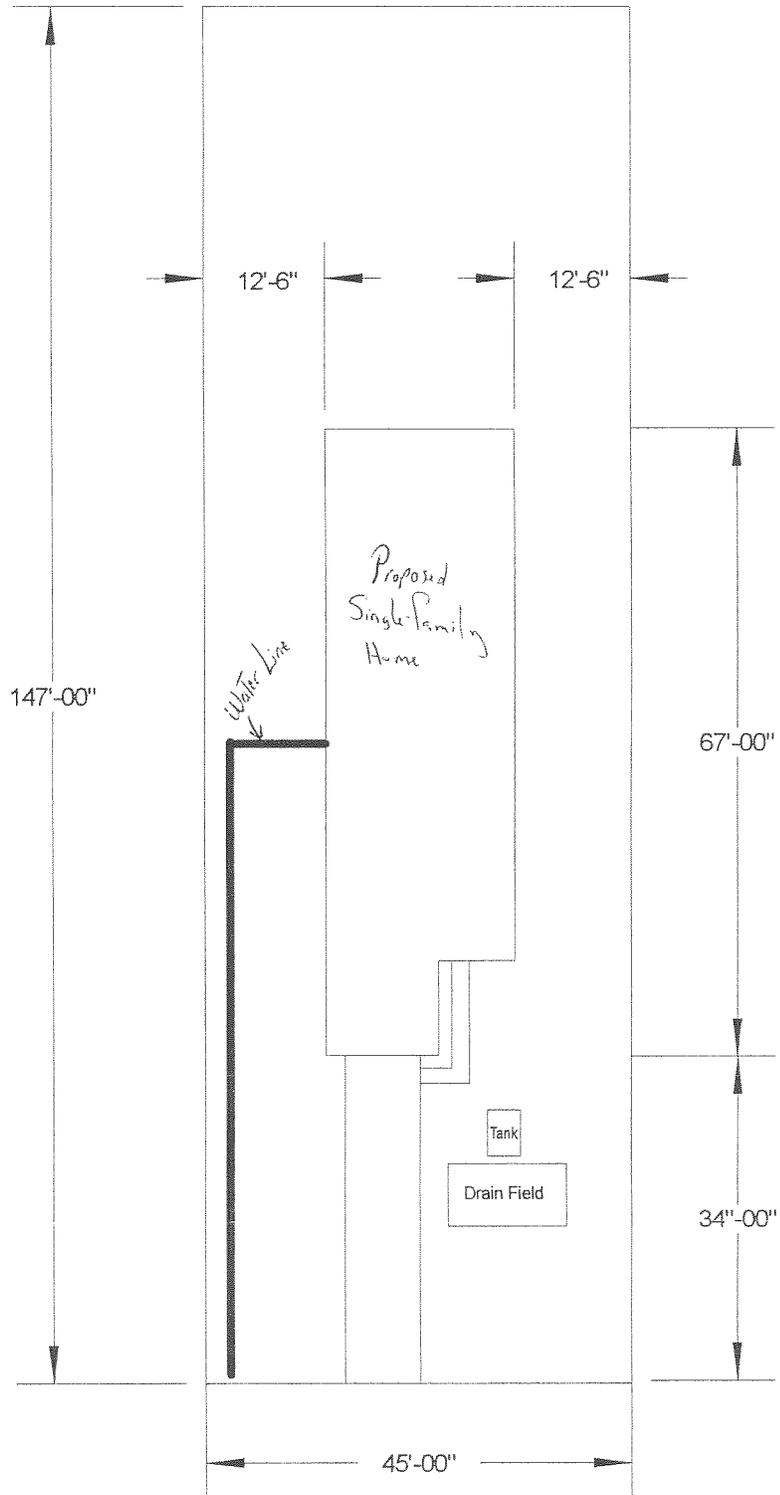
LOCATION FURTHER DESCRIBED AS South side of Alpine St 0.1 mi east of the intersection of Alpine St + Virginia Ave

PLANNING ADVISOR MR DATE 8-31-05

SUFFICIENCY COMMENTS _____

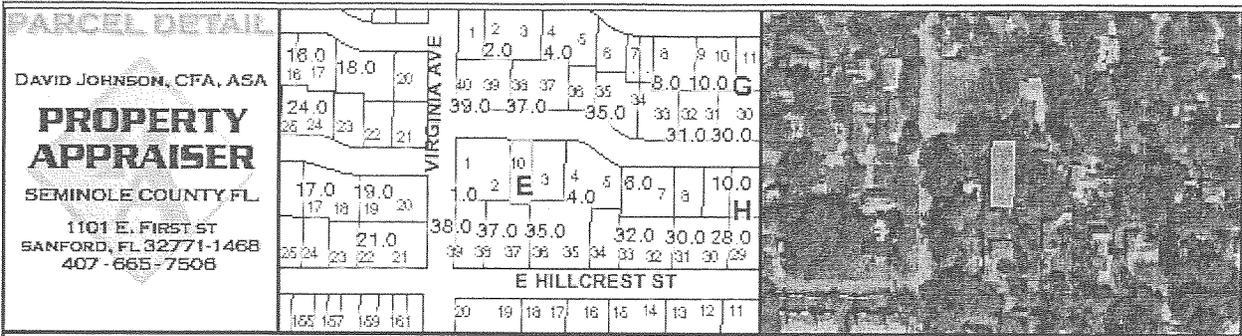


Alpine St.
LEGAL LOT 10 BLK E TRACT 64
SANLANDO SPRINGS PB 4 PG 33
SEMINOLE COUNTY PUBLIC RECORDS
PARCEL # 01-21-29-5CK-640E-0100



1/16" = 1"

ALPINE ST



GENERAL

Parcel Id: 01-21-29-5CK-640E-0100
 Owner: CASSELBERRY RICHARD S TR &
 Own/Addr: CASSELBERRY DONNA H TR
 Mailing Address: PO BOX 180595
 City, State, Zip Code: CASSELBERRY FL 32718
 Property Address: ALPINE ST
 Subdivision Name: SANLANDO SPRINGS
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 Dor: 00-VACANT RESIDENTIAL

2005 WORKING VALUE SUMMARY

Value Method: Market
 Number of Buildings: 0
 Depreciated Bldg Value: \$0
 Depreciated EXFT Value: \$0
 Land Value (Market): \$4,131
 Land Value Ag: \$0
 Just/Market Value: \$4,131
 Assessed Value (SOH): \$4,131
 Exempt Value: \$0
 Taxable Value: \$4,131

Tax Estimator
 2005 Notice of Proposed Property Tax

SALES

Deed	Date	Book	Page	Amount	Vac/Imp
TAX DEED	03/2002	04355	0539	\$1,100	Vacant

Find Comparable Sales within this Subdivision

2004 VALUE SUMMARY

2004 Tax Bill Amount: \$56
 2004 Taxable Value: \$3,305

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

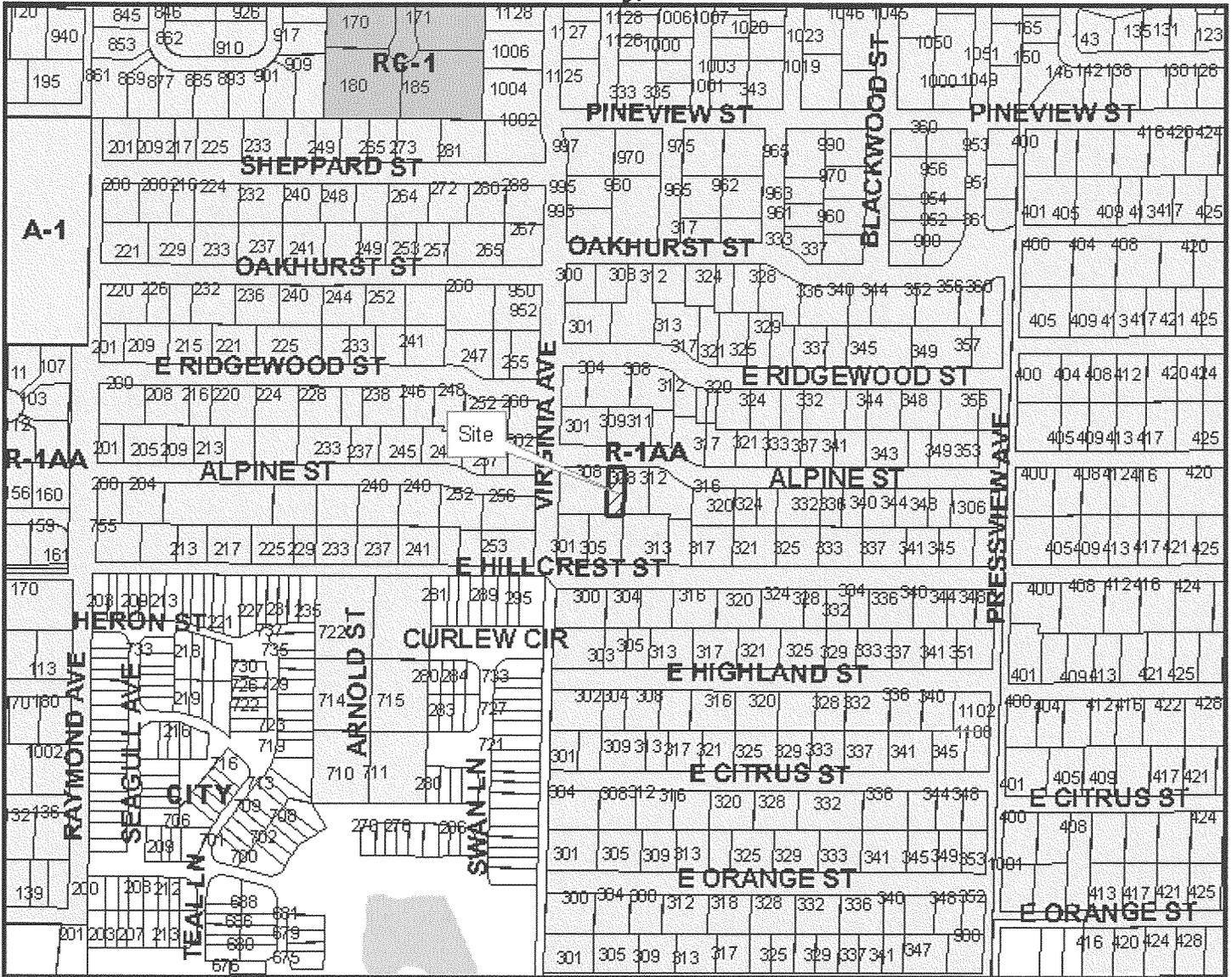
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
FRONT FOOT & DEPTH	45	147	.000	300.00	\$4,131

LEGAL DESCRIPTION PLAT

LEG LOT 10 BLK E TRACT 64 SANLANDO SPRINGS PB 4 PG 33

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.

**Richard & Donna Casselberry
Alpine Street Lot 10
Casselberry, FL**



**Seminole County Board of Adjustment
October 24, 2005
Case: BV2005-142
Parcel No: 01-21-29-5CK-640E-0100**

Zoning

- A-1 Agricultural-1Ac
- RC-1 Country Homes-1Ac
- R-1AA Single Fam-11700
- BV2005-142

Feet
 0 95 190 380 570 760



**Richard & Donna Casselberry
Alpine Street Lot 10
Casselberry, FL**

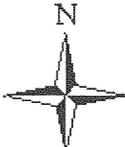


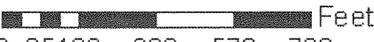
Seminole County Board of Adjustment
October 24, 2005
Case: BV2005-142
Parcel No: 01-21-29-5CK-640E-0100

Future Land Use

- CONS, LDR
- LDR, NONE
- BV2005-142

N



 Feet
 0 95 190 380 570 760



August 29, 2005

Seminole County Government
1101 E. First Street
Sanford, Florida 32771

Greetings,

This is to authorize David A. Larson or Shana A. Larson of 160 Raymond Oaks Court, Altamonte Springs, Florida 32701, to apply for variances on Lot 10, Block E, Tract 64, Sanlando Springs, Plat Book 4, Page 33, on Alpine Street, Altamonte Springs, Florida 32701.

Sincerely,



Richard S. Casselberry, Trustee
P. O. Box 180595
Casselberry, Florida 32718-0595
407-695-0114 office
407-402-9376 cell



SANLANDO SPRINGS

SCALE 1 INCH = 100 FEET.
DATE OCTOBER 1925.

TRACT NO 34

E.E. WHITE CIVIL ENGINEER,
ORLANDO FLORIDA.



Owners Certificate

THE SE 1/4 OF THE NE 1/4 OF SEC. 11, T.21S., R.29E.

I, the undersigned, do hereby certify that the following is a true and correct representation of the land described in the Caption, do hereby authorize and accept the Survey and Plat hereon, and do hereby dedicate to the Use of the Public all streets, alleys and parks, represented herein as streets, alleys and parks.

Mag Henderson
Witness

S.M. Attha
Secretary

DESCRIPTION

State of Florida; County of Orange.

Engineers Certificate

Personally appeared before me E.E. White Civil Engineer, who being duly sworn deposes and says that the Plat hereon is a true and correct representation of the Survey and Subdivision of the land described in the Caption, and Permanent Reference Monuments have been placed as shown hereon. All measurements are shown in feet and decimals of a foot Subscribed and sworn to before me

E.E. White
Civil Engineer
Notary

this 10th day of October AD 1925.
My commission expires July 29, 1929.

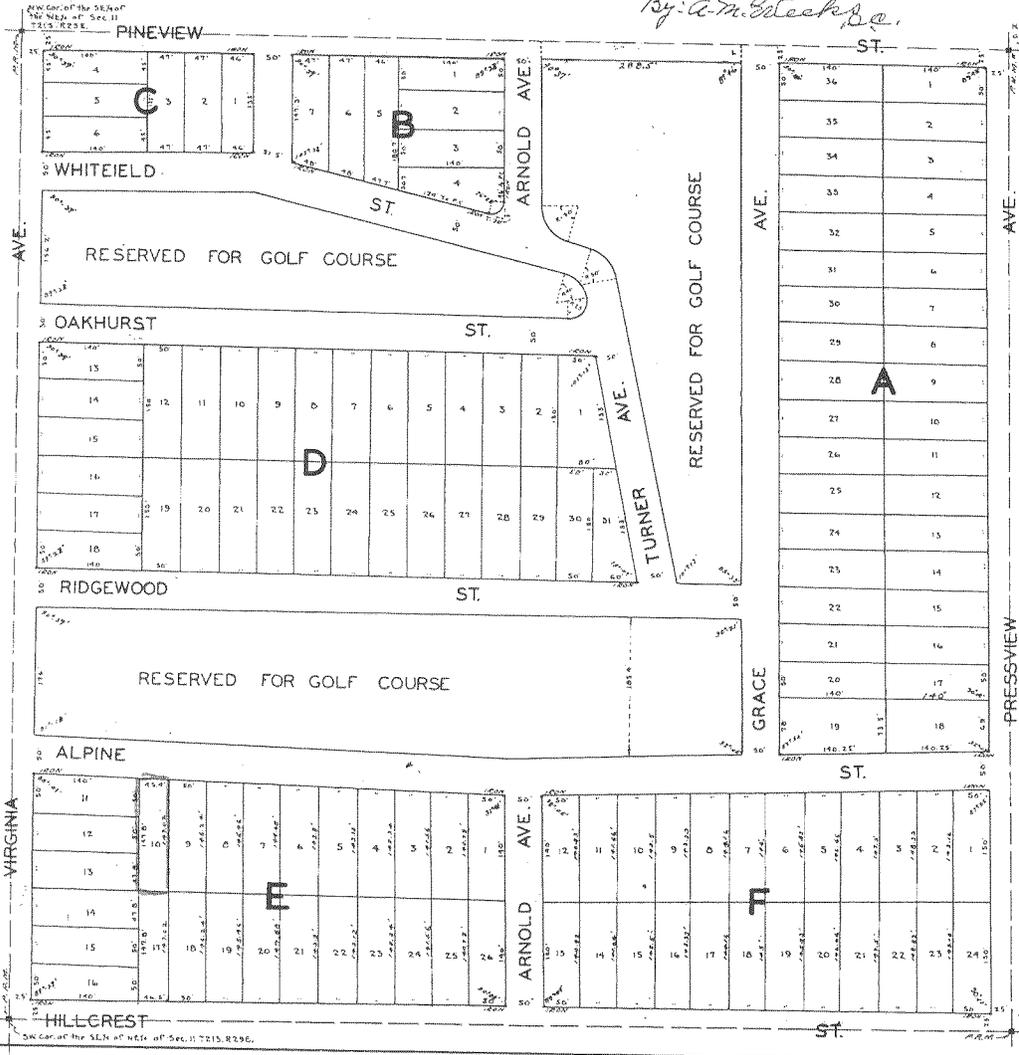
State of Florida County of Orange.

Personally appeared before S.M. Attha and I.W. Phillips Vice President and Secretary respectively of the Sanlando Springs Corporation, a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing Certificate of Ownership and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation and said instrument is the act and deed of said corporation authorized by the Board of Directors.

Witness my hand and official seal of Orlando in said County and State this 10th day of October AD 1925.

This plan was approved by the Board of County Commissioners of Seminole County Florida, at a meeting held at Sanford in said County and State this 10th day of December AD 1925.

W.E. Dierglass
County Clerk
By: *A.M. Weeks*



FILED THIS 12th day of Dec. 1925
and recorded in Book No. 14 Page 23
of the Public Records of Seminole County Florida this 12th day of Dec. 1, 1925
By *W.E. Dierglass*
County Clerk

33

Field L.T.B.
Office G.H. - W.B.
Checked: R.D.M.

SEMINOLE COUNTY DEVELOPMENT ORDER

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

LEG LOT 10 BLK E TRACT 64 SANLANDO SPRINGS PB 4 PG 33

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

FINDINGS OF FACT

Property Owner: RICHARD CASSELBERRY
PO BOX 180595
CASSELBERRY, FL 32718

Project Name: ALPINE STREET (LOT 10, BLK E TRACT 64)

Requested Development Approval:

REQUEST FOR (1) MINIMUM LOT SIZE VARIANCE FROM 11,700 SQUARE FEET TO 6,615 SQUARE FEET; (2) MINIMUM WIDTH AT BUILDING LINE VARIANCE FROM 90 FEET TO 45 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, 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. ANY VARIANCE GRANTED SHALL APPLY ONLY TO THE EXISTING LOT AND PROPOSED SINGLE-FAMILY RESIDENCE 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: _____
Tony Walter
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: