

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

SUBJECT: Request for (1) minimum lot size variance from 11,700 square feet to 10,500 square feet; (2) minimum width at building line variance from 90 feet to 75 feet for a proposed single-family home in the R-1AA (Single-Family Dwelling District); (Fanny Boles, applicant).

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

AUTHORIZED

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

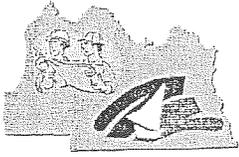
Agenda Date 10/24/05 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **APPROVE** Request for (1) minimum lot size variance from 11,700 square feet to 10,500 square feet; (2) minimum width at building line variance from 90 feet to 75 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 10,500 square feet; (2) minimum width at building line variance from 90 feet to 75 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: Fanny Boles & Connie Sheppard LOCATION: 501 Palm Springs Drive. Lots 10 and ½ of Lot 11. ZONING: R-1AA (Single-Family Dwelling District)
BACKGROUND/ REQUEST	The applicant proposes to separate lot 10 and half of lot 11 from lots 10, 11, and 12 which contain an existing single-family residence.
STAFF FINDINGS	<ul style="list-style-type: none"> • The lot would obtain water from a well 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. The lots

	<p>currently are combined and contain one single-family residence.</p> <ul style="list-style-type: none">• The trend of development is for lot sizes on 100 feet or more.• 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 deny 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 lots as depicted on the attached site plan; and• Any additional conditions deemed appropriate by the board, based on information presented at the public hearing.



COPY
 APPL. NO. BV2005-150

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** with st building line variance from 90' to 75' feet for a proposed home
- 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
 SEP - 2 2005
 PLANNING DIVISION

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	Fanny Bales and Connie Shepherd	
ADDRESS	101 Sandy Oaks Place	
PHONE 1	407. 862. 9069	407. 889. 5317
PHONE 2	407. 402. 1523	
E-MAIL		

PROJECT NAME: _____
 SITE ADDRESS: 501 Palm Springs Road, Longwood 32750
 CURRENT USE OF PROPERTY: Residential
 LEGAL DESCRIPTION: Leg Lots 10, 11 and 12 Blk G tract 14
Sanlando Springs PB9 PG.6
 SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. 01-21-29-5CK-1406-0100
 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 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.

Fanny R. Bales SIGNATURE OF OWNER OR AGENT* Connie Shepherd DATE 09-01-05

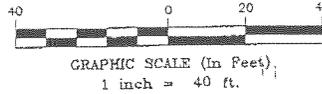
* Proof of owner's authorization is required with submittal if signed by agent.

11/700.90
MIR

SKETCH OF SURVEY

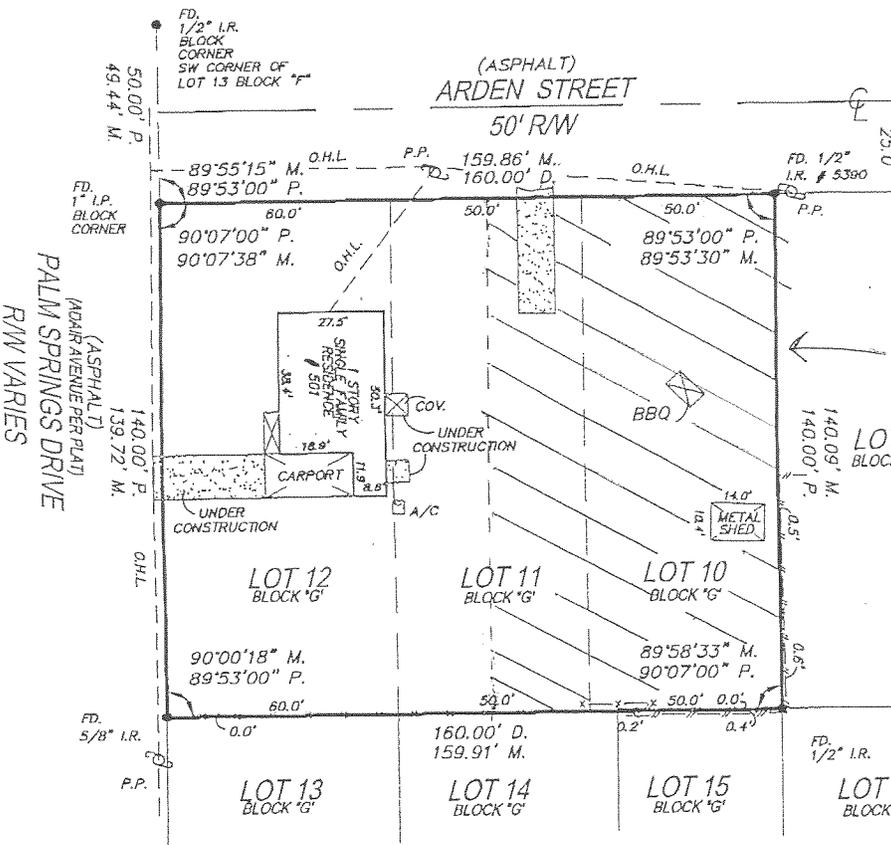
TYPE OF SURVEY: BOUNDARY

NOTE: BEARINGS SHOWN ARE BASED UPON RECORD PLAT OR DEED DESCRIPTION



PER PLAT

1"=40'



Legal Description

Lot 10, 11 & 12, Block G, SANLANDO SPRINGS SOUTH 1/2 OF TRACT NO. 14, according to the plat thereof, as recorded in Plat Book 9, Page 6, of the Public Records of Seminole County, Florida.

Community Number: 120289 Panel: 0140
 Suffix: E F.I.R.M.
 Date: 4/17/1995
 Flood Zone: X
 Field Work: 8/31/2005
 Completed: 9/1/2005

Certified To:
 Connie Shephard

Property Address:
 501 Palm Springs Road
 Longwood, Florida
 32750

Survey Number:
 0-152875

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS IF SHOWN ARE BASED UPON M.G.V.D. UNLESS OTHERWISE NOTED.
- BEARINGS REFERENCED TO LINE NOTED B.R.
- THIS SURVEY DEPICTED HERE FORMS A CLOSED GEOMETRIC FIGURE.
- NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN.
- ALL TURNED ANGLES ON CURVES ARE SHOWN TO THE CHORD DISTANCE.
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- NOTICE THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER.
- NOTICE: THIS DRAWING PREPARED IN COLOR. SURVEY VOID IF NOT IN COLOR.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- FENCE CORNERS AND BUILDING CORNERS ARE WITNESS MONUMENTS TO OBSTRUCTED CORNERS. DIMENSIONS AREA AS SHOWN.
- SUBJECT TO ANY DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR EASEMENTS OF RECORD. NO EXAMINATION OF TITLE MADE BY SURVEYOR.
- THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION. THIS SURVEY IS NOT AN ALTA/CASM LAND TITLE SURVEY.

THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY. EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF FIRST FINANCIAL SURVEYORS, INC.

NOTE: IN COMPLIANCE WITH FLORIDA STATUTES 61G17-4.0031 (5) (E), IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

FOR REFERENCE ONLY
 NOT VALID UNLESS SEALED WITH EMBOSSED SEAL AND SIGNED IN RED INK UNLESS THE SURVEYOR'S ELECTRONIC SEAL IS AUTHORIZED.
 PHOTOCOPIING FORBIDDEN. COPYRIGHTED MATERIAL. ©

LEGEND

—	CALCULATED CENTERLINE	FD.	FOUND	▨	WOOD DECK
—	WOOD FENCE	N.R.	NON-RADIAL	▩	CONC. BLOCK WALL TYP.
- - -	WIRE FENCE	O.H.L.	OVERHEAD LINES	▨	COVERED AREA
●	PROPERTY CORNER	P.P.	POWER POLE	■	CONCRETE
⊕	SITE BENCH MARK	TX	TRANSFORMER	M	FIELD MEASURED
⊙	ENCROACHMENT	CATV	CABLE RISER	P	PLAT
⊖	CENTERLINE	W.M.	WATER METER	C	CALCULATED
CM.	CONCRETE MONUMENT	TEL.	TELEPHONE FACILITIES	R/W	RIGHT OF WAY
I.P.	IRON ROD	B.R.	BEARINGS REFERENCE	TYP.	TYPICAL
IR.	IRON PIPE	W.	WELL	Δ	CENTRAL ANGLE DELTA
M&D	MAIL & DISC	RAD	RADIAL TIE	L	LENGTH
M.E.	MAINTENANCE EASEMENT	A/C	AIR CONDITIONER	R	RADIUS (RADIAL)
D.E.	DRAINAGE EASEMENT	T.O.B.	TOP OF BANK	D	DESCRIPTION OR DEED
U.E.	UTILITY EASEMENT	W.C.	WITNESS CORNER	C	CHORD
PC	PAGE	E.O.W.	EDGE OF WATER	CB	CHORD BEARING
P.B.	PLAT BOOK	J.O.S.	EXISTING ELEVATION	P.F.	FINISHED FLOOR
P.O.L.	POINT ON LINE	SW	SUBWALK	F.C.M.	FOUND CONCRETE MONUMENT
P.C.	POINT OF CURVATURE	N.T.S.	NOT TO SCALE	P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVE	P.P.K.	FOUND PARKER-KALON NAIL	P.C.P.	PERMANENT CONTROL POINT
P.T.	POINT OF TANGENCY	P.R.M.	PERMANENT REFERENCE MONUMENT	P.I.	POINT OF INTERSECTION
CON.	CORNER			○	TRUE CORNER NOT RECOVERED
O.R.B.	OFFICIAL RECORDS BOOK				

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

(Signature)

CARL MICHAEL SMITH
 WILLIAM D. TUSING

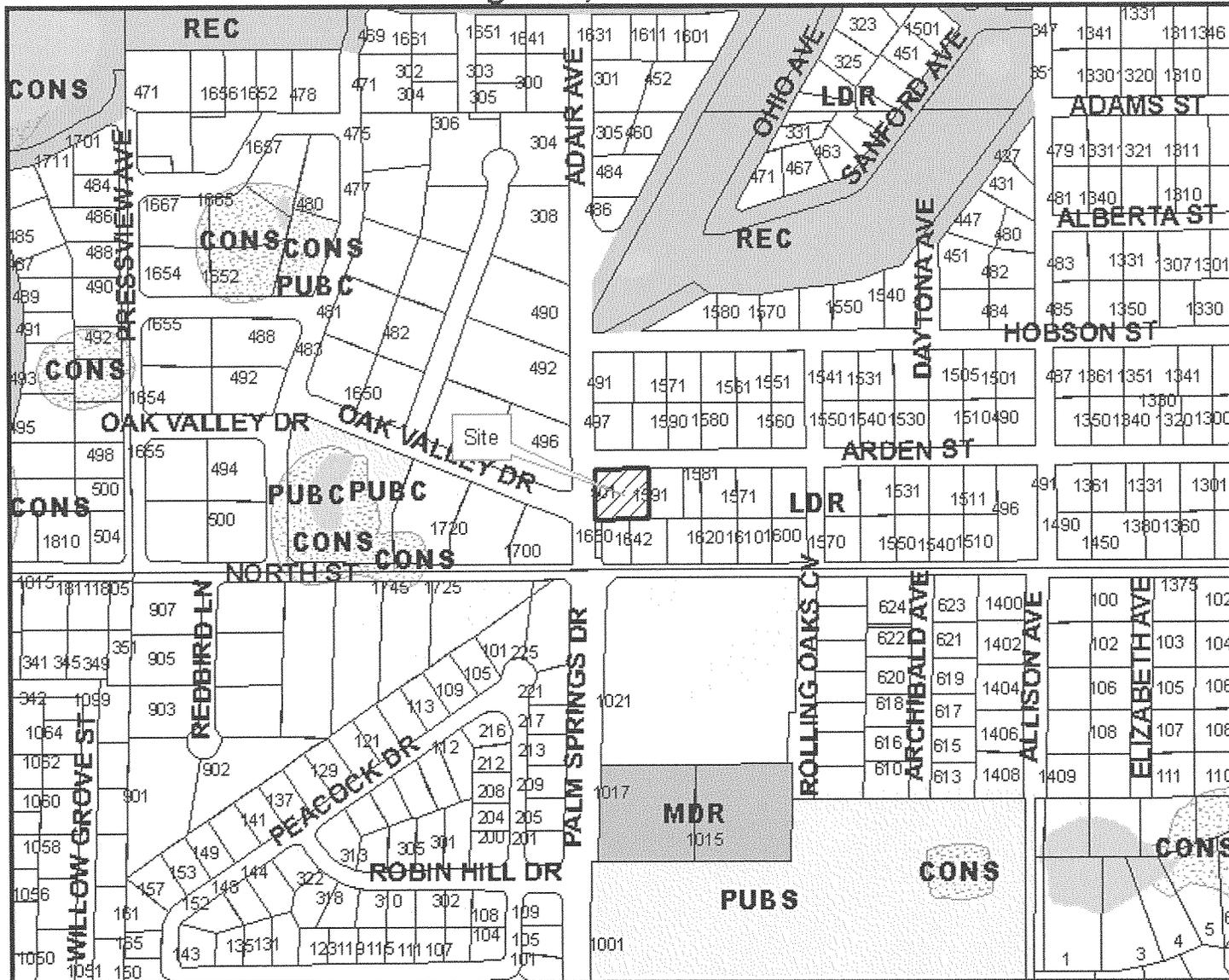
STATE OF FLORIDA
 LAND SURVEYOR & MAPPER NO. 3782
 LAND SURVEYOR & MAPPER NO. 6148

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CENTRAL FLORIDA
First Financial Surveyors, Inc.
 950 S. WINTER PARK DRIVE SUITE 230 CASSELBERRY, FL 32707
 Phone: (321) 397-2221
 Fax: (321) 397-2222
 Nationwide: 1-800-787-3266
 Nationwide Fax: 1-800-787-8260
 And Affiliated Companies

<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 407-865-7508</p>																																																			
<p align="center">GENERAL</p> <p>Parcel Id: 01-21-29-5CK-140G-0100 Owner: SHEPHERD CONSTANZA F & Own/Addr: BOLES FANNY L Mailing Address: 101 SANDY OAKS PL City,State,ZipCode: LONGWOOD FL 32779 Property Address: 501 PALM SPRINGS DR LONGWOOD 32750 Subdivision Name: SANLANDO SPRINGS Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD Dor: 01-SINGLE FAMILY</p>		<p>2005 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$64,511 Depreciated EXFT Value: \$0 Land Value (Market): \$44,940 Land Value Ag: \$0 Just/Market Value: \$109,451 Assessed Value (SOH): \$64,865 Exempt Value: \$25,000 Taxable Value: \$39,865 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>06/2005</td> <td>05781</td> <td>0846</td> <td>\$163,200</td> <td>Improved</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>06/1994</td> <td>02783</td> <td>0517</td> <td>\$100</td> <td>Improved</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	06/2005	05781	0846	\$163,200	Improved	QUIT CLAIM DEED	06/1994	02783	0517	\$100	Improved	<p>2004 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$1,055 2004 Tax Bill Amount: \$642 Save Our Homes (SOH) Savings: \$413 2004 Taxable Value: \$37,976 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																															
Deed	Date	Book	Page	Amount	Vac/Imp																																														
WARRANTY DEED	06/2005	05781	0846	\$163,200	Improved																																														
QUIT CLAIM DEED	06/1994	02783	0517	\$100	Improved																																														
<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>FRONT FOOT & DEPTH</td> <td>140</td> <td>160</td> <td>.000</td> <td>300.00</td> <td>\$44,940</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	FRONT FOOT & DEPTH	140	160	.000	300.00	\$44,940	<p>LEGAL DESCRIPTION PLAT</p> <p>LEG LOTS 10 11 & 12 BLK G TRACT 14 SANLANDO SPRINGS PB 9 PG 6</p>																																					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																														
FRONT FOOT & DEPTH	140	160	.000	300.00	\$44,940																																														
<p align="center">BUILDING INFORMATION</p> <table border="1"> <thead> <tr> <th>Bld Num</th> <th>Bld Type</th> <th>Year Blt</th> <th>Fixtures</th> <th>Base SF</th> <th>Gross SF</th> <th>Heated SF</th> <th>Ext Wall</th> <th>Bld Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SINGLE FAMILY</td> <td>1959</td> <td>3</td> <td>1,092</td> <td>1,573</td> <td>1,092</td> <td>CONC BLOCK</td> <td>\$64,511</td> <td>\$87,177</td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td></td> <td colspan="6">OPEN PORCH FINISHED / 85</td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td></td> <td colspan="6">UTILITY UNFINISHED / 108</td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td></td> <td colspan="6">CARPORT UNFINISHED / 288</td> </tr> </tbody> </table>		Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New	1	SINGLE FAMILY	1959	3	1,092	1,573	1,092	CONC BLOCK	\$64,511	\$87,177		Appendage / Sqft			OPEN PORCH FINISHED / 85							Appendage / Sqft			UTILITY UNFINISHED / 108							Appendage / Sqft			CARPORT UNFINISHED / 288					
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New																																										
1	SINGLE FAMILY	1959	3	1,092	1,573	1,092	CONC BLOCK	\$64,511	\$87,177																																										
	Appendage / Sqft			OPEN PORCH FINISHED / 85																																															
	Appendage / Sqft			UTILITY UNFINISHED / 108																																															
	Appendage / Sqft			CARPORT UNFINISHED / 288																																															
<p>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.</p>																																																			

Tony Bole/Carol Shepherd
 501 Palm Springs Road
 Longwood, FL 32750

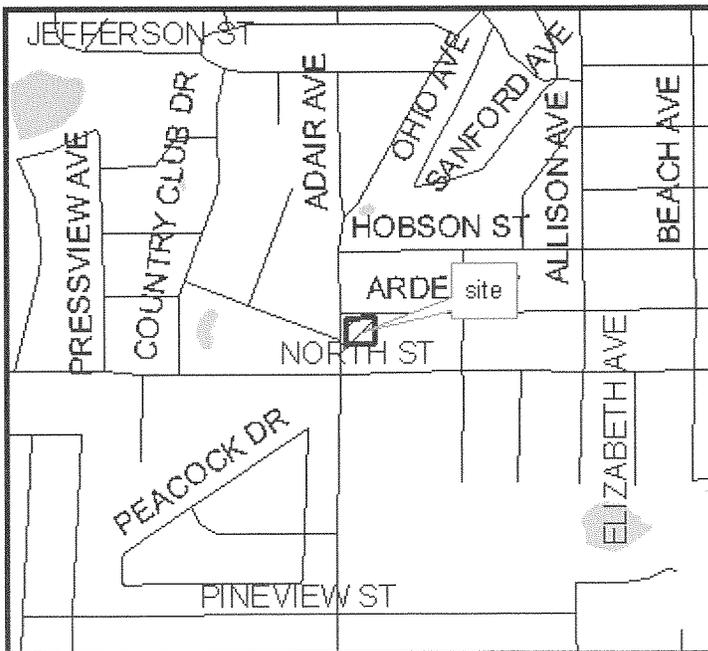


Seminole County Board of Adjustment
 October 24, 2005
 Case: BV2005-150
 Parcel No: 01-21-29-5CK-140G-0100

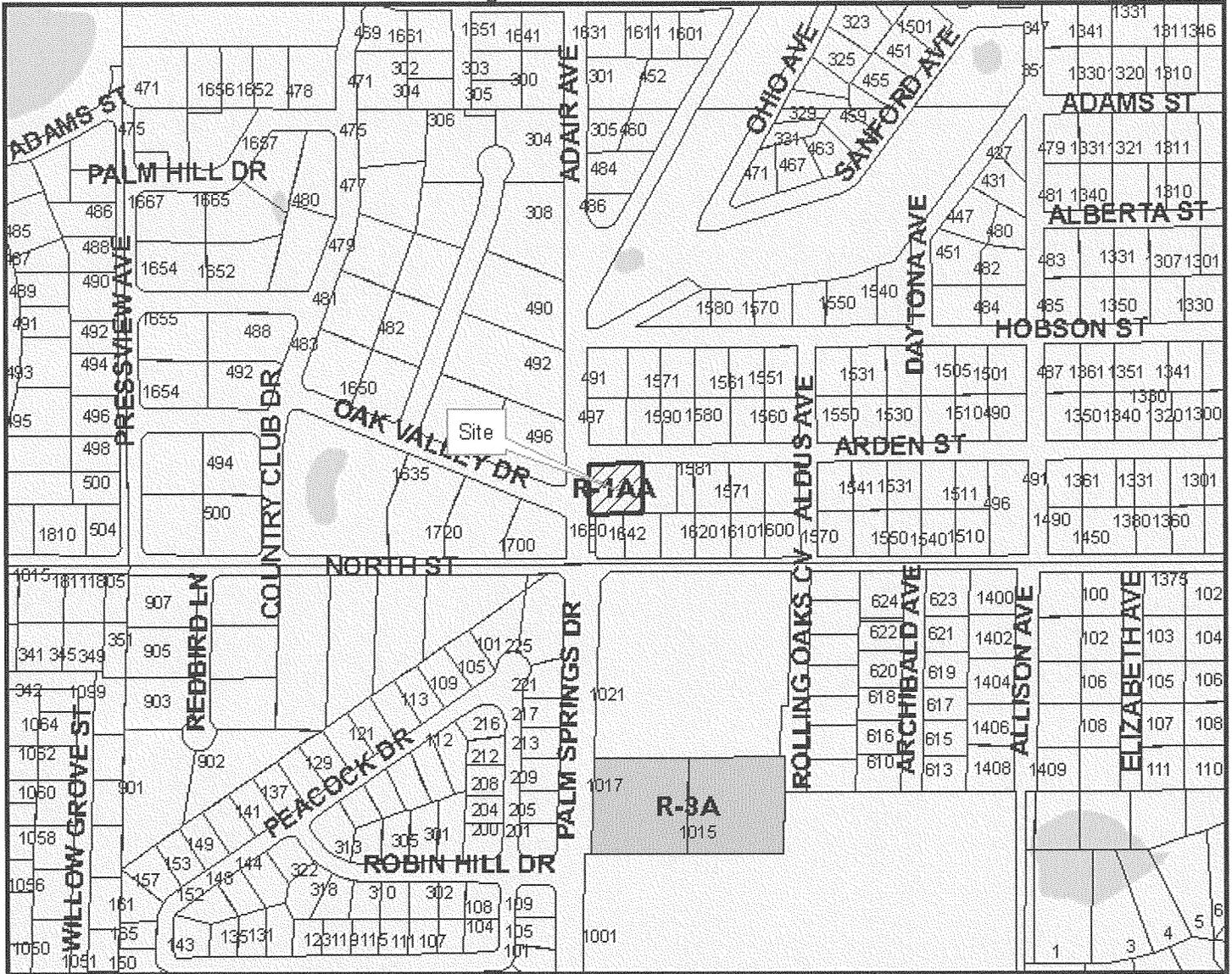
Future Land Use

	CONS, REC		PUBC, NONE
	CONS, PUBC		PUBS, NONE
	CONS, PUBS		LDR, NONE
	CONS, LDR		MDR, NONE
	REC, NONE		BV2005-150

0 90 180 360 540 720 Feet



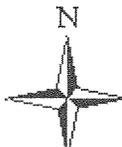
Tony Bole/Carol Shepherd
 501 Palm Springs Road
 Longwood, FL 32750

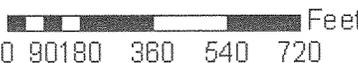


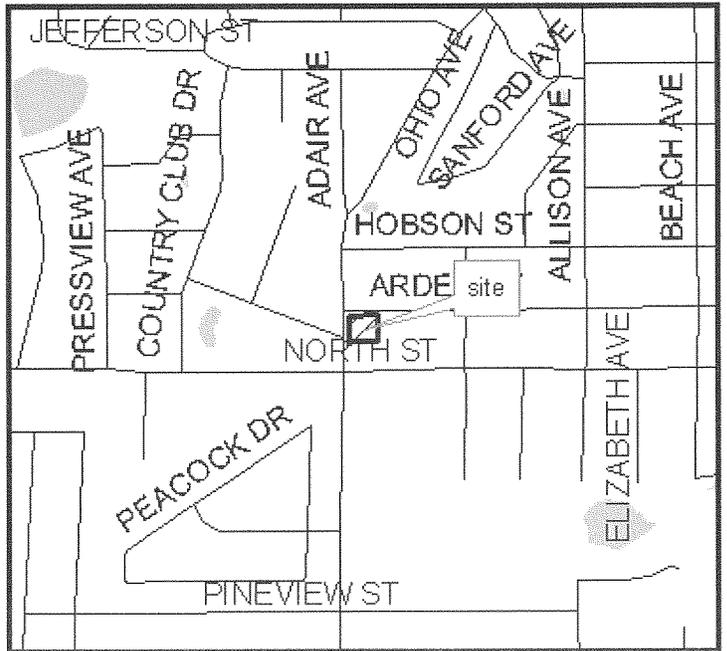
Seminole County Board of Adjustment
 October 24, 2005
 Case: BV2005-150
 Parcel No: 01-21-29-5CK-140G-0100

Zoning

-  R-1AA Single Fam-11700
-  R-3A Multi-Family-10DU
-  BV2005-150



 Feet
 0 90 180 360 540 720



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 LOTS 10 11 & 12 BLK G TRACT 14 SANLANDO SPRINGS PB 9 PG 6

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

FINDINGS OF FACT

Property Owner: FANNY BOLES & CONSTANZA SHEPARD
501 PALM SPRINGS DR
LONGWOOD, FL 32779

Project Name: PALM SPRINGS DRIVE (501)

Requested Development Approval:

REQUEST FOR (1) MINIMUM LOT SIZE VARIANCE FROM 11,700 SQUARE FEET TO 6,615 SQUARE FEET AND (2) MINIMUM WIDTH AT BUILDING LINE VARIANCE FROM 90 FEET TO 45 FEET FOR A PROPOSED 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 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: _____
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: