

Item #BV2005-173

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: Request for a lot size variance from 8,400 square feet to 7,730 square feet for a proposed home in the R-1 (Single-Family Dwelling District); (Deborah Simmons, applicant).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Ian Sikonia **EXT.** 7398

Agenda Date 12-19-05 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **APPROVE** the request for a lot size variance from 8,400 square feet to 7,730 square feet for a proposed home in the R-1 (Single-Family Dwelling District); (Deborah Simmons, applicant); or
2. **DENY** the request for a lot size variance from 8,400 square feet to 7,730 square feet for a proposed home in the R-1 (Single-Family Dwelling District); (Deborah Simmons, applicant); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Property Owner: Location: Zoning:	Deborah Simmons Rhema Lifesavers International Ministries Blake Street (Lot 1) R-1 (Single-Family Dwelling District)
	<ul style="list-style-type: none"> • The applicant proposes to construct a single-family home on a vacant lot that fails to meet the minimum lot size requirements of the R-1 district; the aforementioned variance is requested to reduce that standard. • There has been a prior variance granted for this property for a side street setback from 25 feet to 15 feet for a proposed home on October 20, 2005. 	
STAFF FINDINGS	<ul style="list-style-type: none"> • The subject lot is considered a parcel of record as of July 7, 1953 according to the Lula Blakes Revision Plat. • Comprehensive Plan Policy FLU 3.2 requires the combination of lots to resolve land use compatibility, environmental and infrastructure issues. There is no ability to 	

	<p>combine lot 1 with the adjacent lots because they are under different ownership. However they are proposing to connect to water but not sewer for the proposed single-family home. Parcels along Blake Street have been developed as single-family homes on individual lots, therefore the development of this lot would not be incompatible with other uses along Blake Street and/or create environmental or infrastructure issues.</p> <ul style="list-style-type: none">• The applicant is requesting the minimum variance that will make possible the reasonable use of the property.• There are lots in the immediate area that have single-family homes on similar size and smaller lots along Blake Street.• This lot will get access from Blake Street which is a county-maintained roadway. <hr/> <p>Based on the above findings, staff recommends the Board approve the requests for a lot size variance from 8,400 square feet to 7,730 square feet with the recommended conditions:</p> <ul style="list-style-type: none">• Any variances granted should apply only to the existing lot as depicted on the attached site plan; and• Any additional conditions deemed appropriate by the board, based on information presented at the public hearing.
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COPY

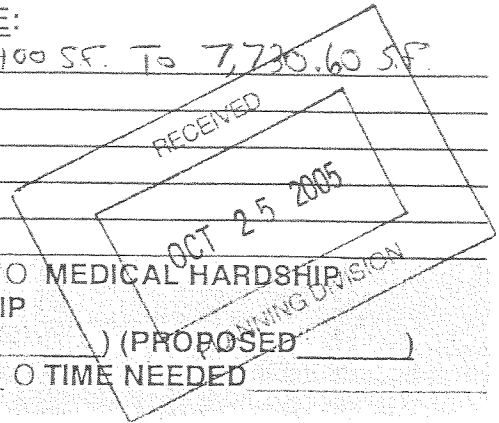
APPL. NO. PL 2005-173

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

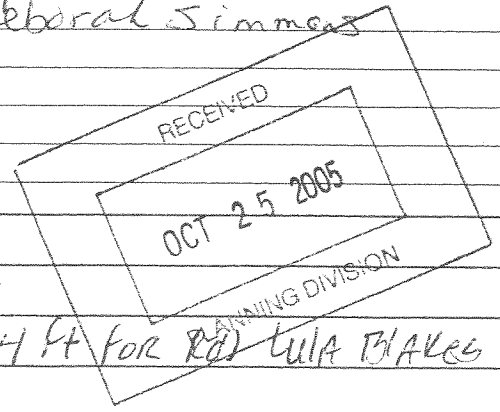
Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

APPLICATION TYPE:

- VARIANCE** Lot Size Variance from 8,400 SF. To 7,730.60 SF in The R-4 zoning District.
- 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**



PROPERTY OWNER		AUTHORIZED AGENT*
NAME	<u>Rhema Lifesavers</u>	<u>Apostle Chester Simmons</u>
ADDRESS	<u>396 Versailles Dr Orlando, FL 32808</u>	<u>Deborah Simmons</u>
PHONE 1	<u>407-383-0499</u>	
PHONE 2	<u>407-296-6012</u>	
E-MAIL		



PROJECT NAME: Lot 1 Lula Blake's Revision
 SITE ADDRESS: Lot 1 Blake Street
 CURRENT USE OF PROPERTY: VACANT lot
 LEGAL DESCRIPTION: Lot 1 LLeas w/ 25.34 ft for Rd Lula Blake's Revision P&S PG 101
 SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. 07-21-30-506-0000-0010
 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 12/19/05 (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.

Christie J. Simmons
 SIGNATURE OF OWNER OR AGENT*

10-25-05
 DATE

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): 150.00 COMMISSION DISTRICT 4 FLU/ZONING R-1 / MDR

BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS N. side of Blake St. at intersection of Blake St and Sanford Ave.

PLANNING ADVISOR M/C DATE 10/20

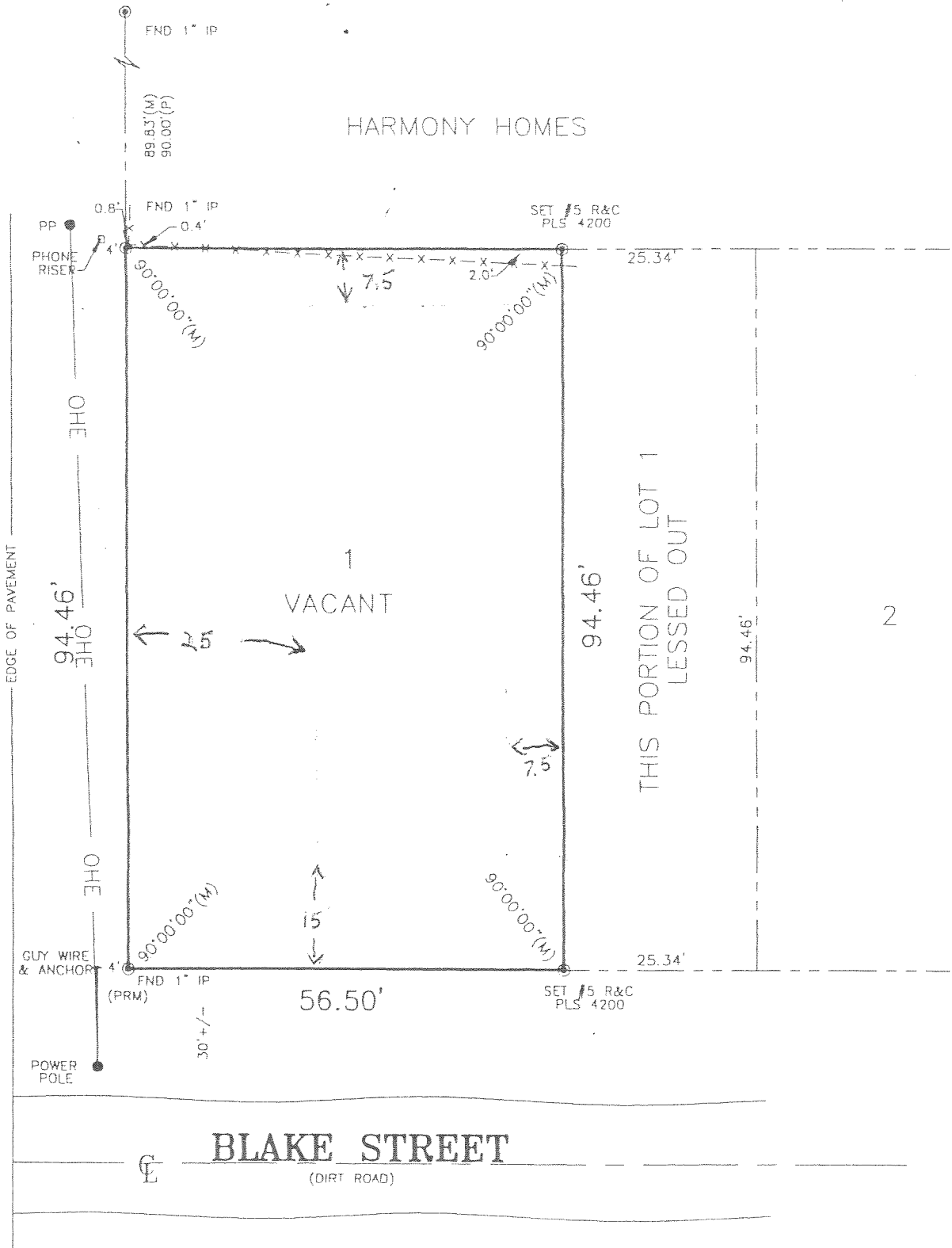
SUFFICIENCY COMMENTS Consent

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 1, (LESS THE EAST 24.34 FEET) LULA BLAKE'S REVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 101, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SANFORD AVENUE



THIS PORTION OF LOT 1
LESSED OUT

BLAKE STREET
(DIRT ROAD)



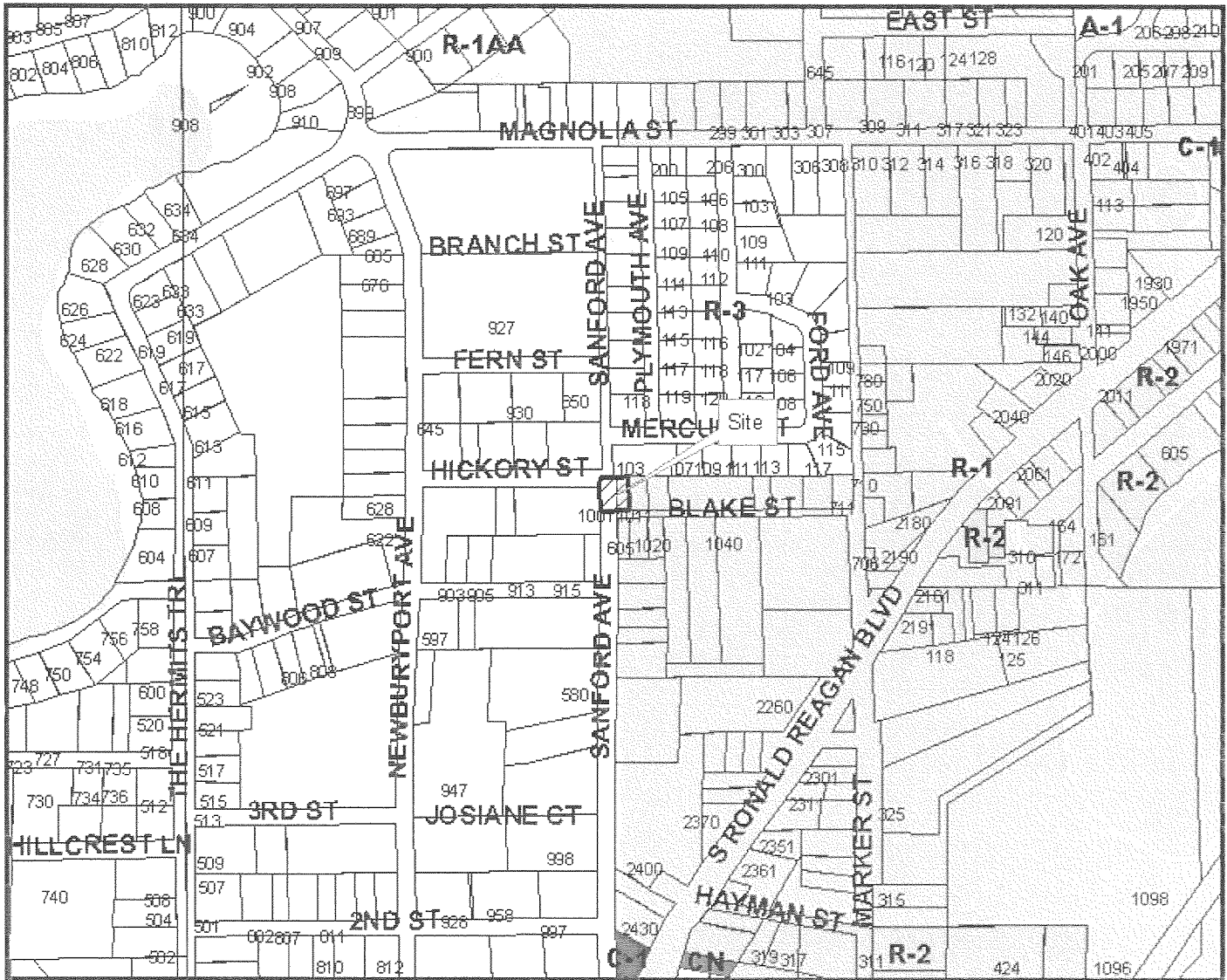
GRAPHIC SCALE



-LEGEND-			
C	- CALCULATED	PC	- POINT OF CURVATURE
CL	- CENTERLINE	Pg	- PAGE
CB	- CONCRETE BLOCK	PI	- POINT OF INTERSECTION
CM	- CONCRETE MONUMENT	P.O.B	- POINT OF BEGINNING
CONC.	- CONCRETE	P.O.L	- POINT ON LINE
D	- DESCRIPTION	PP	- POWER POLE
DE	- DRAINAGE EASEMENT	PRM	- PERMANENT REFERENC

<p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>																														
<p align="center">GENERAL</p> <p>Parcel Id: 07-21-30-506-0000-0010 Owner: RHEMA LIFE SAVERS INTER Own/Addr: NATIONAL MINISTRIES Mailing Address: 3960 VERSAILLES DR City,State,ZipCode: ORLANDO FL 32808 Property Address: BLAKE & SANFORD Subdivision Name: BLAKES REVISION LULA Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 00-VACANT RESIDENTIAL</p>		<p align="center">2006 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$0 Land Value (Market): \$7,999 Land Value Ag: \$0 Just/Market Value: \$7,999 Assessed Value (SOH): \$7,999 Exempt Value: \$0 Taxable Value: \$7,999 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> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>04/2004</td> <td>05259</td> <td>1131</td> <td>\$9,200</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>11/1999</td> <td>03757</td> <td>1941</td> <td>\$6,500</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>07/1999</td> <td>03706</td> <td>0010</td> <td>\$6,500</td> <td>Vacant</td> <td>Yes</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	04/2004	05259	1131	\$9,200	Vacant	Yes	WARRANTY DEED	11/1999	03757	1941	\$6,500	Vacant	Yes	WARRANTY DEED	07/1999	03706	0010	\$6,500	Vacant	Yes	<p align="center">2005 VALUE SUMMARY</p> <p>2005 Tax Bill Amount: \$131 2005 Taxable Value: \$7,999 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. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																														

**Apostle Chester Simmons
Lot 1 Blake Street**



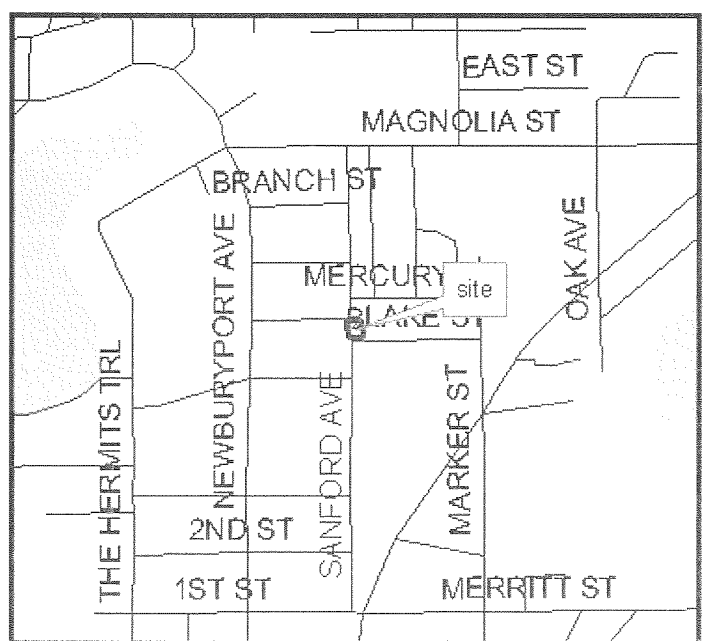
Seminole County Board of Adjustment
December 19, 2005
Case: BV2005-173
Parcel No: 07-21-30-506-0000-0010

Zoning

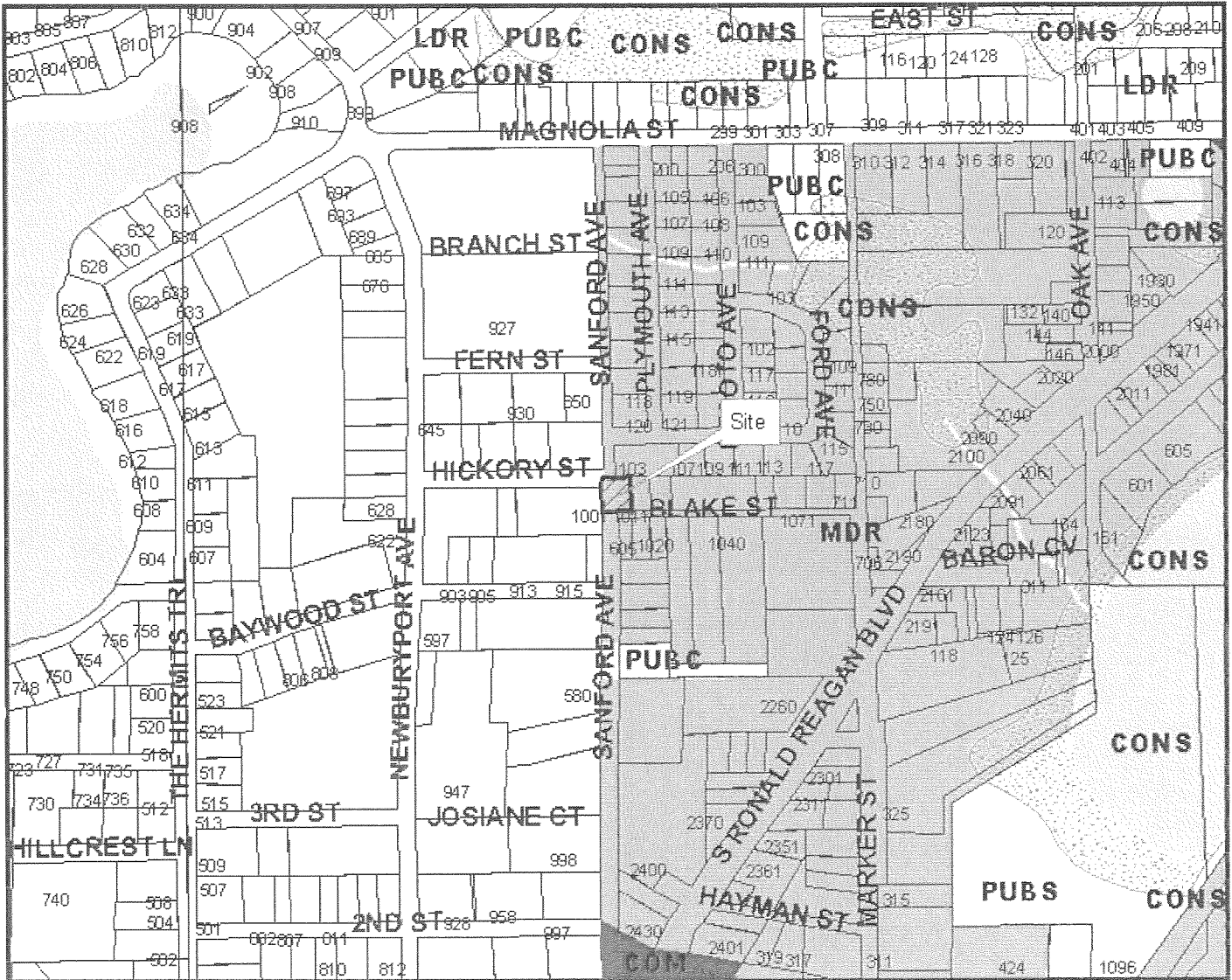
- A-1
- R-1AA
- R-1
- R-2
- CN
- C-1
- BV2005-173

N

0 105210 420 630 840 Feet



**Apostle Chester Simmons
Lot 1 Blake Street**

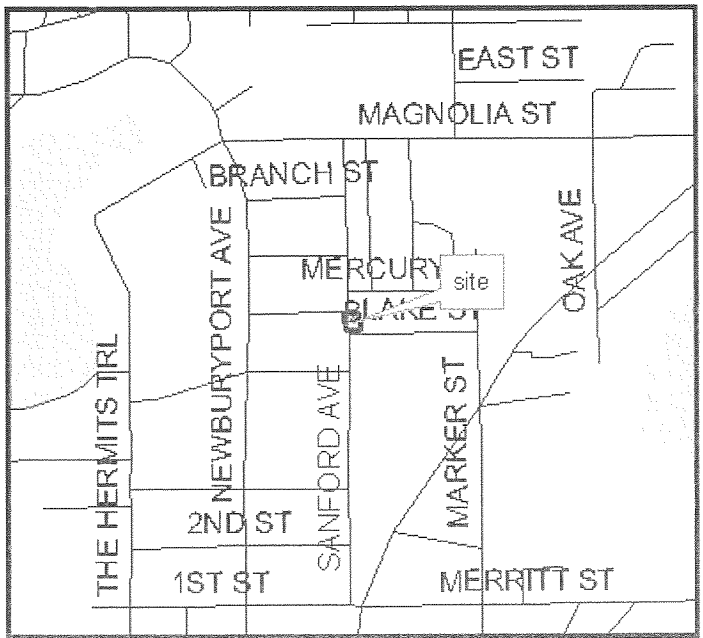


**Seminole County Board of Adjustment
December 19, 2005
Case: BV2005-173
Parcel No: 07-21-30-506-0000-0010**

Future Land Use

	CONS, PUBC		PUBLS
	CONS, PUBS		LDR
	CONS, LDR		MDR
	CONS, MDR		COM
	PUBC		BV2005-173

Feet
 0 105 210 420 630 840



PLANNING AND DEVELOPMENT DEPARTMENT

PLANNING DIVISION



October 20, 2005

RHEMA LIFE SAVERS INTER
PO BOX 680160
ORLANDO FL 32868

Re: PIN# 07-21-30-506-0000-0010, LEG LOT 1 LULA BLAKES REVISION PB 8
PG 101. SIDE STREET SETBACK REDUCTION FROM 25 FEET TO 15 FEET
FOR PROPOSED HOME.

To whom it may concern:

The above stated property has been approved to reduce the side street setback for Blake Street from 25 feet to 15 feet for a proposed home. Please retain this letter for your records, and do not hesitate to contact me at (407) 665-7387, should you have questions or require additional information.

Sincerely,

A handwritten signature in cursive script that reads "Michael Rumer".

Michael Rumer
Senior Planner

SEMINOLE COUNTY DEVELOPMENT ORDER

On December 19, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 1 (LESS W 25.34 FT FOR RD) LULA BLAKES REVISION PB 8 PG 101

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

FINDINGS OF FACT

Property Owner: Rhema Life Savers International Ministries
3960 Versailles Dr.
Orlando, FL 32808

Project Name: Blake Street (Lot 1)

Requested Development Approval:

Request for a lot size variance from 8,400 square feet to 7,730 square feet for a proposed home in the R-1 (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: Ian Sikonia, 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 vacant lot 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: