

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

SUBJECT: Request for a lot width variance from 90 feet to 78.76 feet for a proposed home in the R-1AA (Single-Family Dwelling District); (American Home Corporation, 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 width variance from 90 feet to 78.76 feet for a proposed home in the R-1AA (Single-Family Dwelling District); (American Home Corporation, applicant); or
2. **DENY** the request for a lot width variance from 90 feet to 78.76 feet for a proposed home in the R-1AA (Single-Family Dwelling District); (American Home Corporation, applicant); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	APPLICANT: American Home Corporation LOCATION: 2201 Terrace Boulevard ZONING: R-1AA (Single-Family Dwelling District)
BACKGROUND/REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a single-family home on a lot that that fails to meet the minimum width at the building line requirements due to the positioning of the home on the northern portion of the lot. • Currently, the subject property consists of lot 1 of the Llyods Terrace Subdivision Plat. This lot was platted in 1953 and the property is approximately ½ acre in size. • There was previously a single-family home built on the lot in 1958, which the applicant proposes to demolish. • There is no record of prior variances having been granted for this property.
STAFF FINDINGS	<p>The applicant has failed to satisfy the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none"> • No special circumstances applicable to the property or proposed single-family residence have been demonstrated.

	<ul style="list-style-type: none">• The proposed home could be placed to comply with the lot width requirements of the R-1AA (Single-Family Dwelling District).• The request would confer on the applicant special privileges that would be denied to other properties in the Lloyds Terrace subdivision by allowing encroachment in the 90' width at the building line requirements without the demonstration of a special circumstance or hardship.
STAFF RECOMMENDATION	<ul style="list-style-type: none">• 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">• Any variance granted shall apply only to the proposed single-family home 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.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET (ROOM 2201)
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX

COPY

APPL. NO. BV 2005-175

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** width of building line from 90' to 78.76'
- 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**

RECEIVED
NOV - 1 2005
PLANNING DIVISION

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	Dave Bennett	American Home Corp
ADDRESS	2201 Terrace Blvd. Longwood FL 32779	5368 Deepwoods Ct Sanford FL 32771
PHONE 1	407-461-4444	407-302-6663
PHONE 2	407-660-1200	407-462-2063
E-MAIL	dave@davidbennett.cc	dick@americanhomecorp.com

PROJECT NAME: Bennett Residence

SITE ADDRESS: 2201 Terrace Blvd., Longwood, 32779

CURRENT USE OF PROPERTY: SFD (original house was demolished)

LEGAL DESCRIPTION: Lot 1, Blk A, Lloyd's Terrace
PB 8, PG 95

SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. 04-21-29-508-0A00-0010

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 12/19/2005 (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] 10/26/05
 SIGNATURE OF OWNER OR AGENT* 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): \$ 150.00 COMMISSION DISTRICT 3 FLU / ZONING LDR / R-1AA
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS South side of S. Terrace Blvd 0.1 mi south
of the intersection of S. Terrace Blvd + Charlotte Dr
PLANNING ADVISOR _____ DATE _____
SUFFICIENCY COMMENTS ① Survey needs to be attached ②
width @ BL is then determined

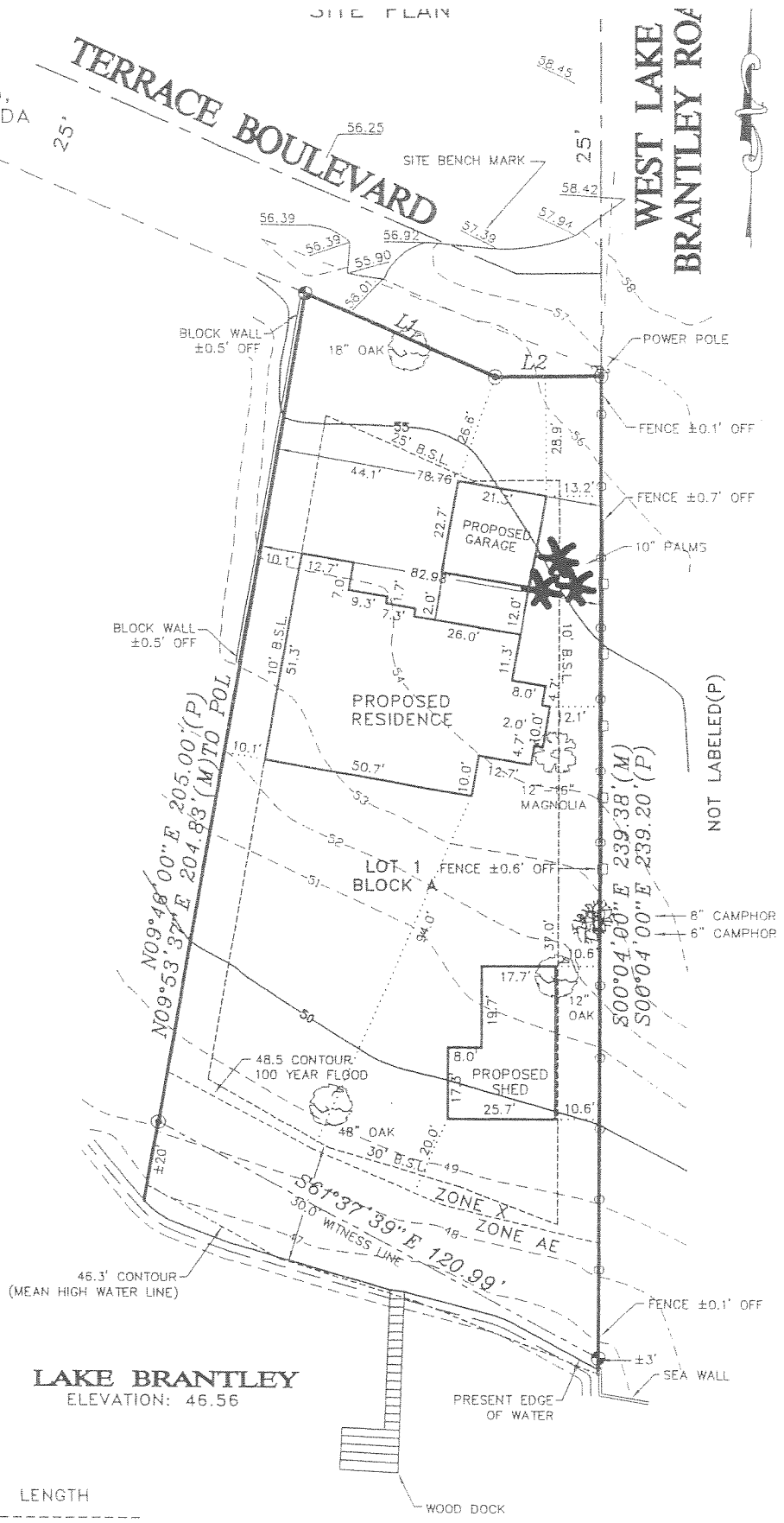
LOT 1, BLOCK A,
LLOYD'S TERRACE
PLAT BOOK 8, PAGE 95,
SEMINOLE COUNTY, FLORIDA

SITE PLAN

WEST LAKE
BRANTLEY ROAD

TERRACE BOULEVARD

LOT 2
BLOCK A



NOTE: SITE BENCH MARK IS
TOP OF NAIL AND PENNY,
ELEVATION 57.24, NGVD29.

AREA: THIS PARCEL
CONTAINS 21,298 SQUARE
FEET, MORE OR LESS, TO
THE MEAN HIGH WATER LINE
AS SHOWN HEREON.

LAKE BRANTLEY
ELEVATION: 46.56

LINE #	BEARING	LENGTH
L1(M)	N66°11'54.0"W	49.88'
L1(P)	N66°14'00.0"W	50.00'
L2(M)	N89°28'42.2"E	25.35' 25.00'(P)

BEARINGS ARE BASED ON THE
WEST LINE OF LOT 1, BLOCK A
AS BEING S00°04'00"E, PER PLAT
LEGAL DESCRIPTION FURNISHED BY
CLIENT (UNLESS OTHERWISE NOTED)

THIS IS TO CERTIFY THAT I HAVE
REVIEWED THE FLOOD INSURANCE RATING
MAP (FIRM) PANEL #120289 0110 E
DATED 4/7/95 AND DETERMINED THAT
THE LANDS SHOWN HEREON LIE IN ZONE "X & AE."

THIS SURVEY CERTIFIED TO:
AMERICAN HOME CORPORATION

B.S.L. DENOTES BUILDING SETBACK LINE

ELEVATIONS BASED ON SEMINOLE COUNTY DATUM, NGVD29

REVISED SITE PLAN: 10/11/05

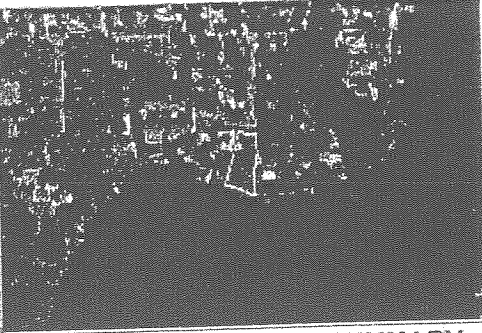
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND
MAPPER. ADDITIONS AND DELETIONS TO

SCALE: 1"=40'

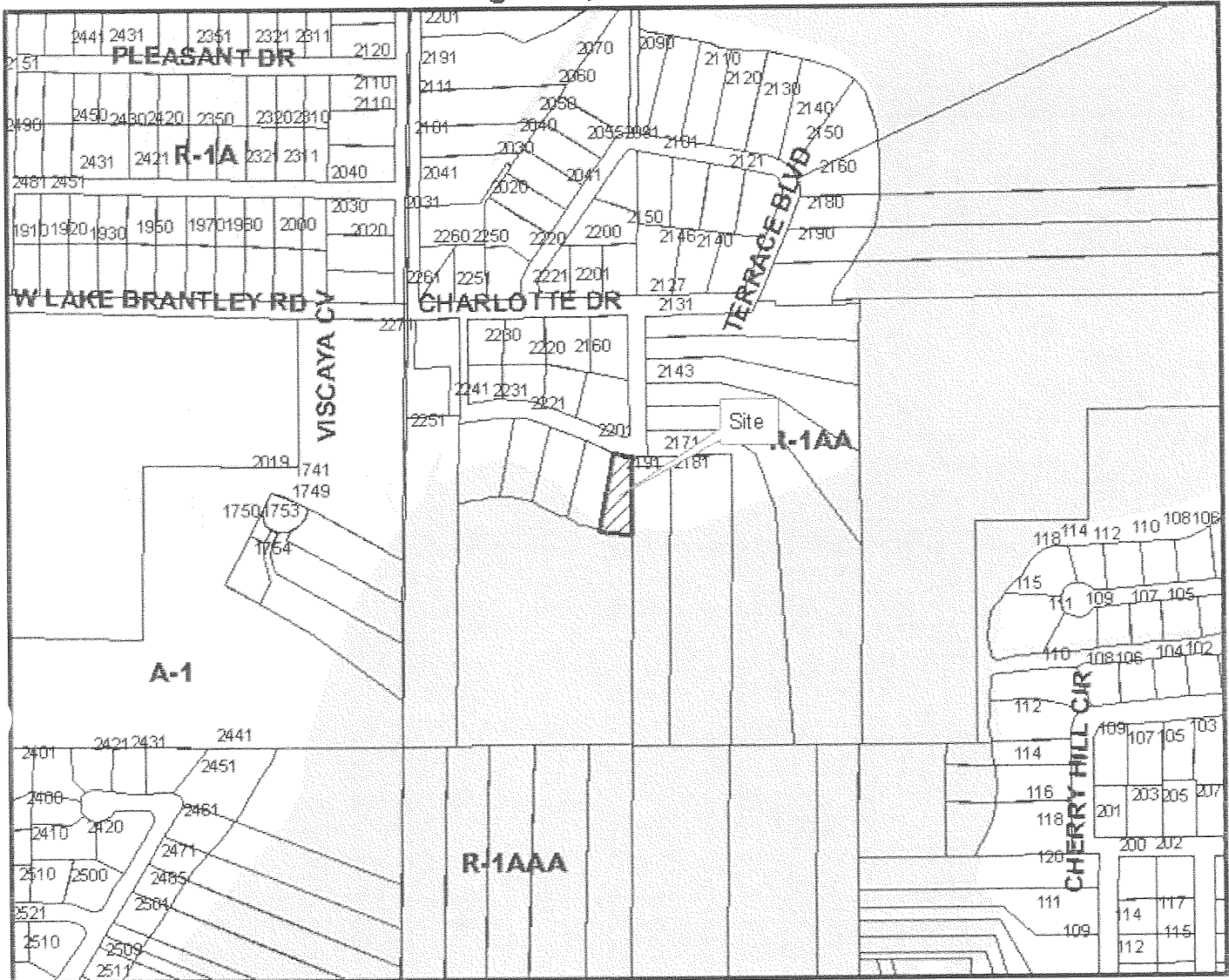
LEGEND

■ = RECOVERED 4"X4" CONCRETE MONUMENT NO#

D = CENTRAL ANGLE (DELTA), L = ARC, R = RADIUS,
R/W = RIGHT OF WAY, A/C = AIR CONDITIONER,
(R) = RADIAL, (NR) = NON-RADIAL, (P) = PLAT





PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY, FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508																																																														
GENERAL Parcel Id: 04-21-29-508-0A00-0010 Tax District: 01-COUNTY-TX DIST 1 Owner: BENNETT DAVID J & DARLA A Exemptions: 00-HOMESTEAD Address: 2201 TERRACE BLVD City, State, Zip Code: LONGWOOD FL 32779 Property Address: 2201 TERRACE BLVD LONGWOOD 32779 Subdivision Name: LLOYDS TERRACE Dor: 01-SINGLE FAMILY		2005 WORKING VALUE SUMMARY Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$109,774 Depreciated EXFT Value: \$984 Land Value (Market): \$319,609 Land Value Ag: \$0 Just/Market Value: \$430,367 Assessed Value (SOH): \$430,367 Exempt Value: \$25,000 Taxable Value: \$405,367 Tax Estimator																																																												
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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.																																																														

American Home Corp
 2201 Terrace Boulevard
 Longwood, FL 32779




Seminole County Board of Adjustment
 December 19, 2005
 Case: BV2005-175
 Parcel No: 04-21-29-508-0A00-0010

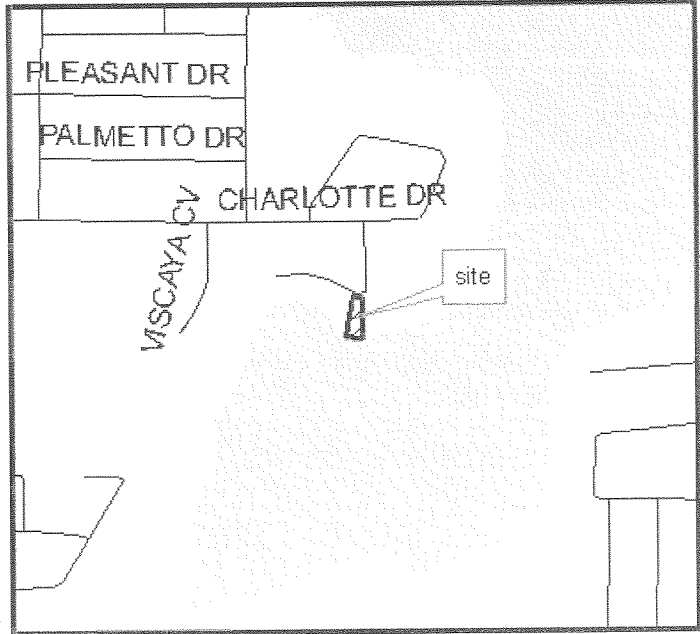
Zoning

-  A-1
-  R-1AA
-  R-1A
-  BV2005-175

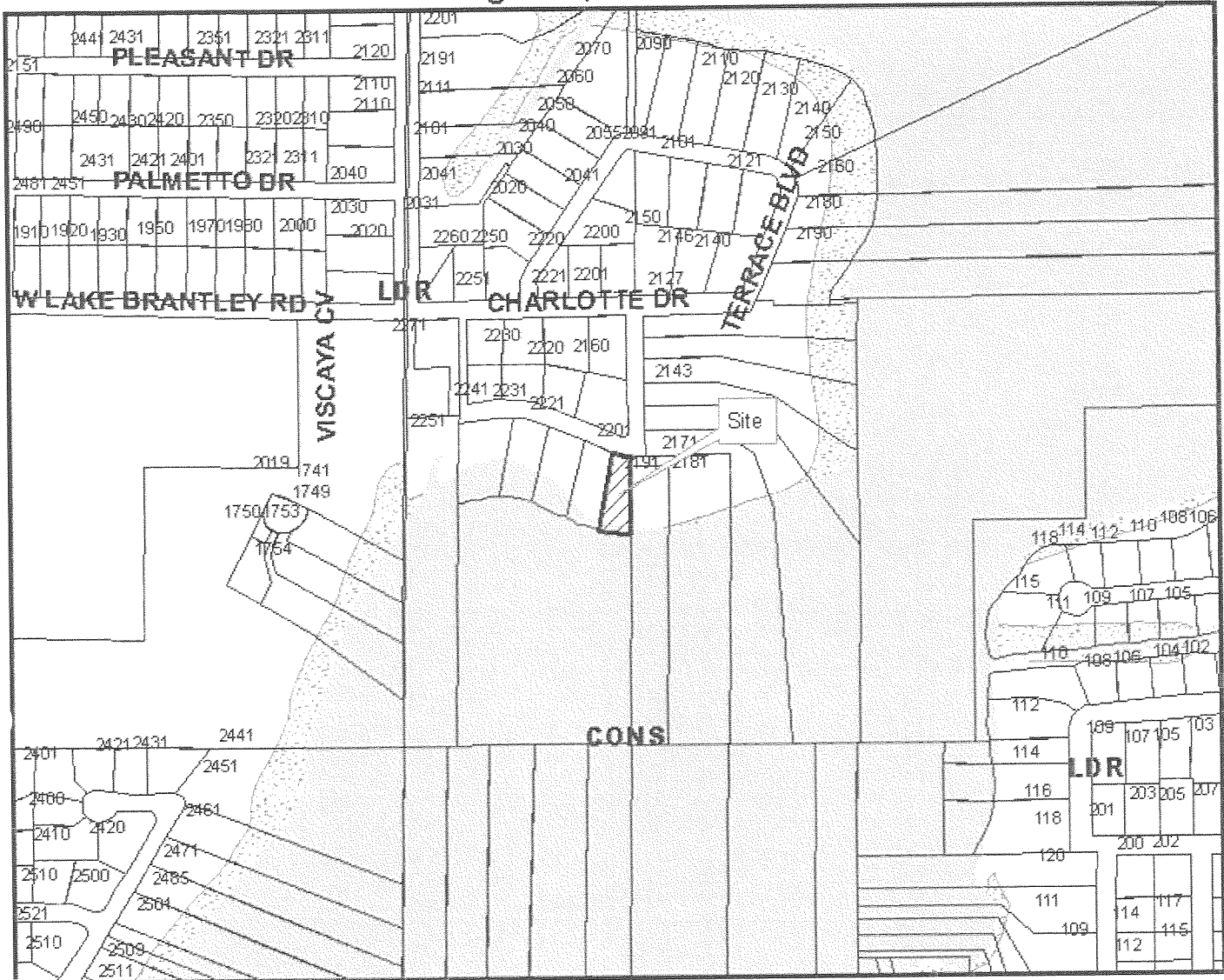
N



0 110 220 440 660 880 Feet





American Home Corp
 2201 Terrace Boulevard
 Longwood, FL 32779



Seminole County Board of Adjustment
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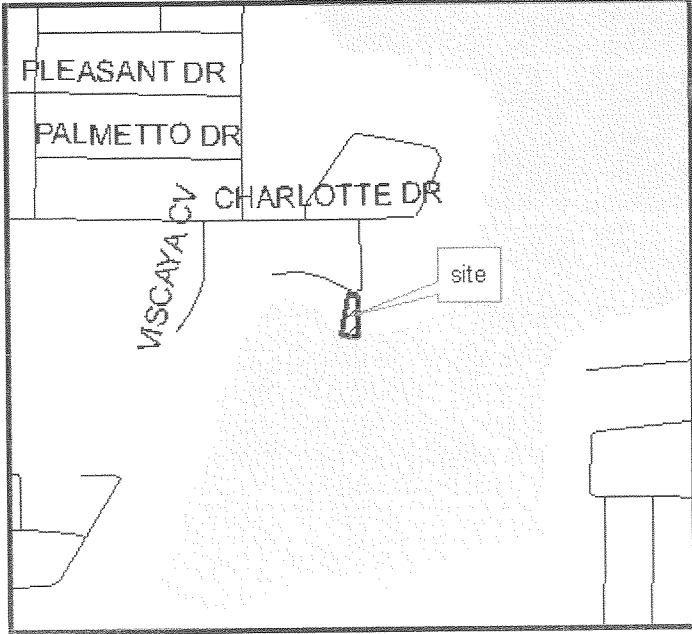
Future Land Use

-  CONS, LDR
-  BV2005-175

LDR

N

0 110 220 440 660 880 Feet

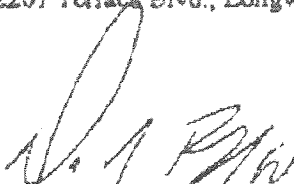




November 1, 2005

To: Seminole County Planning Department
Re: Variance Application # BV2005-175

This letter serves as authorization for American Home Corp. to act on our behalf concerning all matters that pertain to the variance request for our property located at 2201 Terraca Blvd., Longwood, FL, 32779.



David J Bennett (Owner)



Darla A Bennett (Owner)

SEMINOLE COUNTY DEVELOPMENT ORDER

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

LEG LOT 1 BLK A LLOYDS TERRACE PB 8 PG 95

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

FINDINGS OF FACT

Property Owner: American Home Corporation
5368 Deepwoods Court
Sanford, FL 32771

Project Name: Terrace Boulevard (2201)

Requested Development Approval:

Request for a lot width variance from 90 feet to 78.76 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: 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. 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: