

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

**SUBJECT:** Request for a side yard setback variance from 10 feet to 7.5 feet for a proposed pool screen enclosure in the R-1AAA (Single-Family Dwelling District); (Edwin Wright, Applicant).

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

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

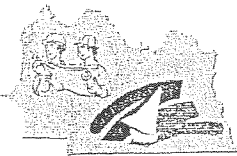
**Agenda Date** 02/27/06 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **APPROVE** Request for a side yard setback variance from 10 feet to 7.5 feet for a proposed pool screen enclosure in the R-1AAA (Single-Family Dwelling District); or
2. **DENY** Request for a side yard setback variance from 10 feet to 7.5 feet for a proposed pool screen enclosure in the R-1AAA (Single-Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	<b>APPLICANT:</b> Edwin Wright <b>LOCATION:</b> 1549 Ridge Lake Circle N. <b>ZONING:</b> R-1AAA (Single-Family Dwelling District)
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct a pool screen enclosure on an existing 3 foot high concrete wall that would encroach 2.5 feet into the 10 foot minimum (type) yard setback.</li> </ul>
<b>STAFF FINDINGS</b>	<p>The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none"> <li>• No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district.</li> </ul>

	<ul style="list-style-type: none"><li>• Special conditions and circumstances result from the actions of the applicant. The pool screen enclosure could be constructed to meet the required district setbacks.</li><li>• The request would confer upon the applicant special privileges that would be denied to others in the R-1AAA zoning district.</li><li>• The applicant would still retain reasonable use of the pool without the granting of the variance.</li></ul>
<b>STAFF RECOMMENDATION</b>	<ul style="list-style-type: none"><li>• Based on the stated findings, staff recommends denial of the request, unless the applicants 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"><li>• Any variance granted shall apply only to the proposed pool screen enclosure as depicted on the attached site plan; and</li><li>• Any additional condition(s) deemed appropriate by the board, based on information presented at the public hearing.</li></ul></li></ul>



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

**COPY**

APPL. NO. BV 2006-002

*MJ*

**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** Side yard setback variance from 10 feet To 7.5 feet
- SPECIAL EXCEPTION**
- LIMITED USE**
- SF DWELLING UNDER CONSTRUCTION       MEDICAL HARDSHIP
- NIGHT WATCHMAN       FAMILY HARDSHIP
- YEAR OF MOBILE HOME / RV (EXISTING \_\_\_\_\_) (PROPOSED \_\_\_\_\_)
- SIZE OF MOBILE HOME / RV \_\_\_\_\_       TIME NEEDED \_\_\_\_\_
- PLAN TO BUILD  YES  NO IF SO, WHEN \_\_\_\_\_
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>Edwin Wright</u>	
ADDRESS	<u>1549 Ridge Lake Cir No.</u>	
PHONE 1	<u>407-767-5243</u>	
PHONE 2	<u>321-277-5973 cell ph.</u>	
E-MAIL	<u>EdwinW128@aol.com</u>	

PROJECT NAME: \_\_\_\_\_

SITE ADDRESS: 1549 Ridge Lake Cir No.

CURRENT USE OF PROPERTY: Residential

LEGAL DESCRIPTION: Leg Lot 109 Northridge PB 31 PGS 1 Thru 3

SIZE OF PROPERTY: \_\_\_\_\_ acre(s) PARCEL I.D. 25-20-29-509-0000-1090

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 02/27/06 (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.

*16239  
20635*

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.

Edwin C. Wright  
 SIGNATURE OF OWNER OR AGENT\*      12/13/05 6 P01:31 IN 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

FLU / ZONING R-1AAA / LDR

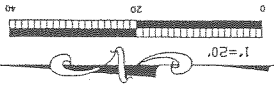
BCC HEARING DATE (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS

PLANNING ADVISOR

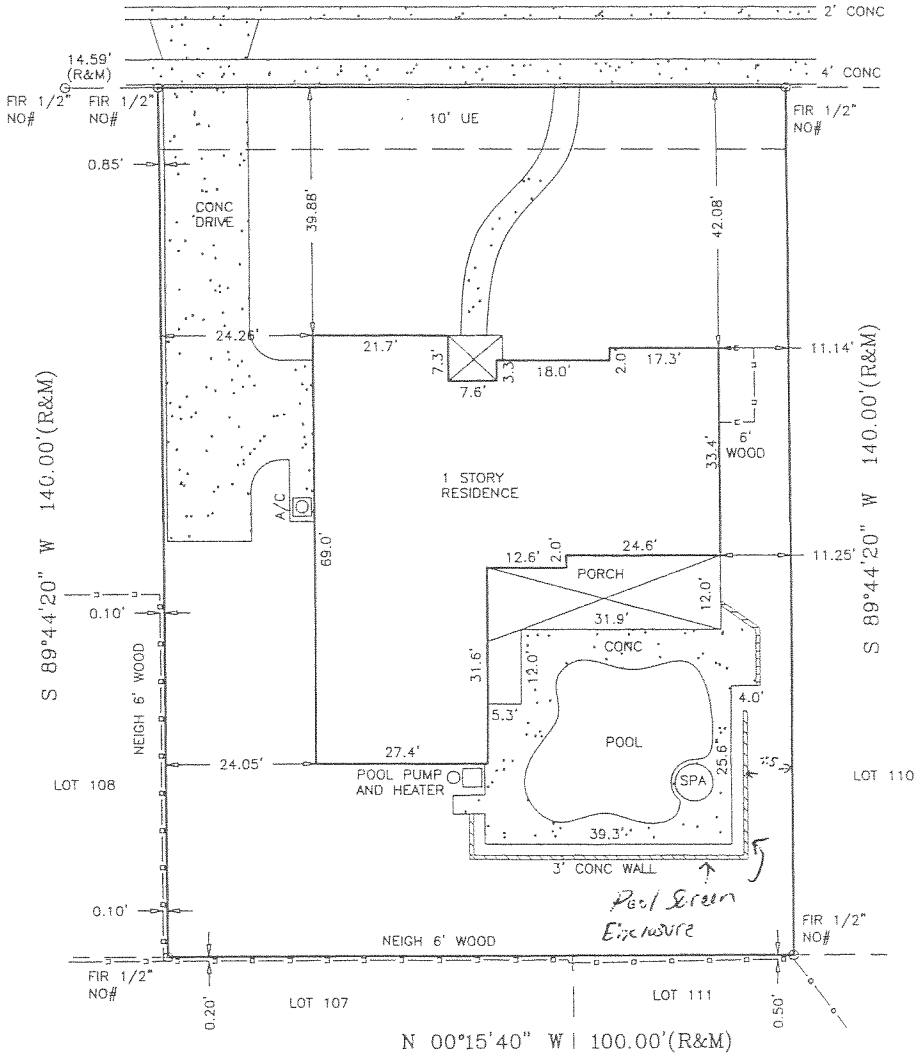
DATE

SUFFICIENCY COMMENTS



NORTH RIDGE LAKE CIRCLE  
50' TOTAL R/W 24' ASPH

N 00°15'40" W 100.00'(R&M)



(R) RECORD	UE UTILITY EASEMENT	FIR FOUND IRON PIPE	NEIGH NEIGHBORING PROPERTY	X - X - X WIRE FENCE	CONCRETE
(M) MEASURED	DUE DRAINAGE & UTILITY	FIR FOUND IRON ROD	OUR SUBJECT PROPERTY	--- WOOD FENCE	
A/C AB	R/W RIGHT-OF-WAY	FND FOUND NAL/DISK	DNW OVERHEAD WIRES	--- PROPERTY CORNER	
CONDITIONS		FCM FOUND CONCRETE MONUMENT	SP SET IRON PIPE		
			SIR SET IRON ROD		

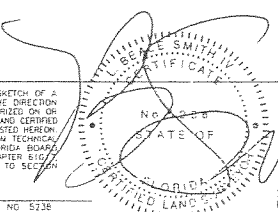
- NOTES:
- 1) NOT VALID UNLESS COMES CONFORM TO SIGNATURE AND DATE CERTIFICATION.
  - 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
  - 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
  - 4) BEARINGS WHERE SHOWN ARE PER RECORD UNLESS OTHERWISE NOTED.
  - 5) UNDERGROUND UTILITIES, FOUNDATIONS AND/OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
  - 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
  - 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
  - 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
  - 9) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
  - 10) WALL MEASURES ARE TO/FROM FACE OF WALL.
  - 11) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE BE ENLARGED FOR CLARITY.
  - 12) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS.

FLOOD INFORMATION:

FLOOD ZONE	X
COMMUNITY NO.	120289
PANEL NO.	0130
SUFFIX	E
DATE OF FIRM	4/17/95
DATE OF SURVEY	11/31/05
SURVEY NO.	30461

ADDRESS:  
1549 NORTH RIDGE LAKE CIRCLE  
LAKEWOOD, FLORIDA 32750

LEGAL DESCRIPTION:  
LOT 109, NORTH RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 2, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



CLOSING SERVICES BY:

THIS IS A DIGITALLY SIGNED AND SEALED SKETCH OF A BOUNDARY SURVEY PERFORMED UNDER THE DIRECTION OF THE UNDERSIGNED & COMES ARE AUTHORIZED ON OR ABOUT THE DATE OF SURVEY SHOWN HEREON AND CERTIFIED ONLY TO THOSE PERSONS AND/OR ENTITIES LISTED HEREON. THE BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 6107, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472-027, FLORIDA STATUTES.

BEALE SMITH IV, P.S.  
PROFESSIONAL SURVEYOR, FLORIDA REC NO 5236

PROFESSIONAL SURVEYOR

**BEALE SMITH ASSOCIATES**

282 SHORT AVENUE, SUITE 124 LAKEWOOD, FLORIDA 32750  
PHONE: 407-331-5577 FAX: 407-331-9188

**PARCEL DETAIL**

DAVID JOHNSON, CFA, ASA

**PROPERTY APPRAISER**

SEMINOLE COUNTY FL

1101 E. FIRST ST  
SANFORD, FL 32771-1468  
407-665-7508

<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 25-20-29-509-0000-1090                  Owner: WRIGHT EDWIN C &amp; DEBORAH C                  Mailing Address: 1549 N RIDGE LAKE CIR                  City,State,ZipCode: LONGWOOD FL 32750                  Property Address: 1549 RIDGE LAKE CIR N LONGWOOD 32750                  Subdivision Name: NORTHRIDGE                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions: 00-HOMESTEAD                  Dor: 01-SINGLE FAMILY</p>	<p style="text-align: center;"><b>2006 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market                  Number of Buildings: 1                  Depreciated Bldg Value: \$209,850                  Depreciated EXFT Value: \$11,035                  Land Value (Market): \$46,000                  Land Value Ag: \$0                  Just/Market Value: \$266,885                  Assessed Value (SOH): \$185,123                  Exempt Value: \$25,000                  Taxable Value: \$160,123                  Tax Estimator</p>
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<p style="text-align: center;"><b>SALES</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <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>10/1985</td> <td>01683</td> <td>1122</td> <td>\$165,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>03/1985</td> <td>01626</td> <td>0072</td> <td>\$36,500</td> <td>Vacant</td> <td>Yes</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	10/1985	01683	1122	\$165,000	Improved	Yes	WARRANTY DEED	03/1985	01626	0072	\$36,500	Vacant	Yes	<p style="text-align: center;"><b>2005 VALUE SUMMARY</b></p> <p>Tax Value(without SOH): \$3,989                  2005 Tax Bill Amount: \$2,535                  Save Our Homes (SOH) Savings: \$1,454                  2005 Taxable Value: \$154,731                  DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																
WARRANTY DEED	10/1985	01683	1122	\$165,000	Improved	Yes																
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<p style="text-align: center;"><b>LAND</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <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>46,000.00</td> <td>\$46,000</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	46,000.00	\$46,000	<p style="text-align: center;"><b>LEGAL DESCRIPTION</b></p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LEG LOT 109 NORTHRIDGE PB 31 PGS 1 THRU 3</p>
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
LOT	0	0	1.000	46,000.00	\$46,000								

**BUILDING INFORMATION**

Bid Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	1985	8	2,483	3,605	2,483	CB/STUCCO FINISH	\$209,850	\$228,098
	Appendage / Sqft		OPEN PORCH FINISHED / 516						
	Appendage / Sqft		GARAGE FINISHED / 550						
	Appendage / Sqft		OPEN PORCH FINISHED / 56						

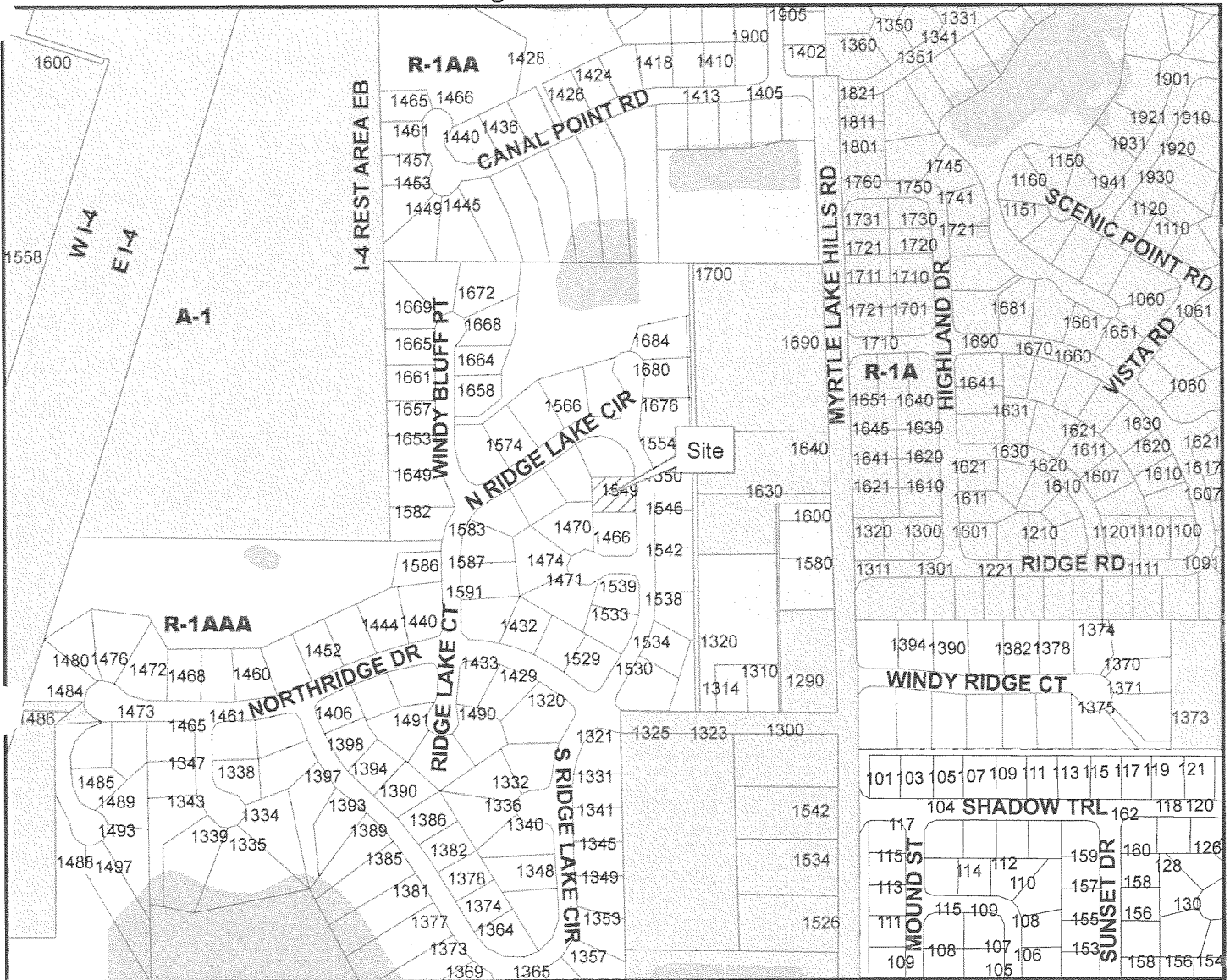
*NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished*

**EXTRA FEATURE**

Description	Year Blt	Units	EXFT Value	Est. Cost New
FIREPLACE	1985	1	\$950	\$2,000
BBQ GRILL	1986	1	\$250	\$500
POOL GUNITE	1986	512	\$5,120	\$10,240
SPA	1986	1	\$1,000	\$2,500
GAS HEATER	1986	1	\$440	\$1,100
SCREEN ENCLOSURE	1986	2,397	\$1,918	\$4,794
COOL DECK PATIO	1986	775	\$1,357	\$2,713






*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.*

**Edwin Wright  
1549 Ridge Lake Cir.  
Longwood, FL 32750**

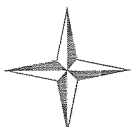


**Seminole County Board of Adjustment  
February 27, 2006  
Case: BV2006-002  
Parcel No: 25-20-29-509-0000-1090**

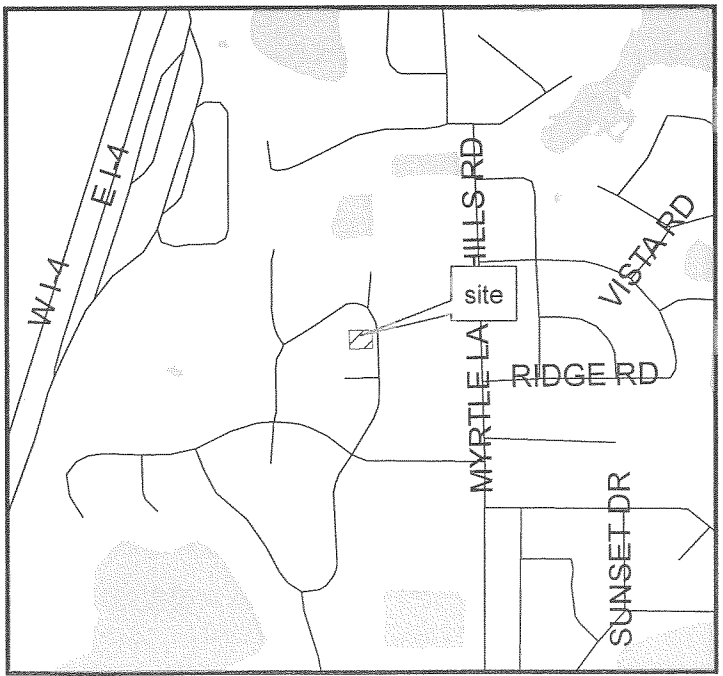
**Zoning**

-  BV2006-002\_Zon
-  A-1
-  R-1AAA
-  R-1AA
-  R-1A

N



0 90 180 360 540 720 Feet



## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On February 27, 2006 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 109 NORTHRIDGE PB 31 PGS 1 THRU 3

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

### FINDINGS OF FACT

**Property Owner:** Edwin & Deborah Wright  
1549 N Ridge Lake Circle  
Longwood, FL 32750

**Project Name:** N Ridge Lake Circle 1549

**Requested Development Approval:**

REQUEST FOR A SIDE YARD SETBACK VARIANCE FROM 10 FEET TO 7.5 FEET FOR A PROPOSED POOL SCREEN ENCLOSURE IN THE R-1AAA (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, Senior 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 proposed pool screen enclosure 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 \_\_\_\_\_, 2006.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires: