

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

SUBJECT: Request for minimum lot size variance from 1 acre to 0.86 for a proposed home in the A-1 (Agriculture District); (David Long, applicant).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7444

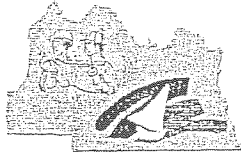
Agenda Date 09-25-06 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** the request minimum lot size variance from 1 acre to 0.86 acre for a proposed home in the A-1 (Agriculture District); (David Long, applicant); or
2. **DENY** the request for (1) minimum lot size variance from 1 acre to 0.86 acre for a proposed home in the A-1 (Agriculture District); (David Long, applicant); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Property Owner: Location: Zoning:	David Long Golfview Avenue (Block 5, Lot 1) A-1 (Chulavista)
	<ul style="list-style-type: none"> • The applicant proposes to develop a platted lot in the Chulavista neighborhood that is less than one acre in size. • There have been no record of prior variances granted for this property. 	
STAFF FINDINGS	<p>The applicant has demonstrated a hardship, based on the standards for granting variances:</p> <ul style="list-style-type: none"> • The subject lot is an platted lot in the Chulavista Subdivision (unrecorded). • The adoption of countywide zoning in 1960 by Seminole County subsequently rendered the platted lot nonconforming with respect to A-1 district minimum lot size (43,560 square feet) thereby creating a hardship. • Comprehensive Plan Policy FLU 3.2 requires the combination of lots to resolve land use compatibility, environmental and infrastructure issues. There is the ability to combine the lot 1 with the adjacent lot 2 because they are under the same ownership. The combination of the lots would negate the need for the variance. The majority of the 	

	<p>parcels in Chulavista have been development as individual lots, therefore the development of the lot would not incompatible other uses in Chulavista neighborhood and/or create environmental or infrastructure issues.</p> <ul style="list-style-type: none">• The applicant is requesting the minimum variances that will make possible the reasonable use of the property. <hr/> <p>Based on the above findings, staff recommends the Board approve the request for minimum lot size variance from 1 acre to 0.86 square feet for a proposed home 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. BV2006-135

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 43560 sq ft (1 acre) to 37461.10 (0.86 ac)
- SPECIAL EXCEPTION**
- LIMITED USE** Zoned A-1

RECEIVED AUG 01 2006

- SE 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 _____
- MEDICAL HARDSHIP
- FAMILY HARDSHIP
- TIME NEEDED _____

APPEAL FROM DECISION OF THE PLANNING MANAGER

PROPERTY OWNER		AUTHORIZED AGENT*
NAME	<u>David T Long</u>	
ADDRESS	<u>330 Golfview Ave.</u>	
	<u>Chuluota FL 32766</u>	
PHONE 1	<u>407-359-9527</u>	
PHONE 2		
E-MAIL	<u>dttlong@yahoo.com</u>	

PROJECT NAME: _____

SITE ADDRESS: _____

CURRENT USE OF PROPERTY: Vacant lot

LEGAL DESCRIPTION: Sec 22 TWP 21S RGE 32E Lot 3 Blk 5 unrecd. Plat Chulub Vista

SIZE OF PROPERTY: .81 acres acre(s) PARCEL I.D. 22-21-32-501-0500-0010

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 9, 25, 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.

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.

David T Long SIGNATURE OF OWNER OR AGENT* 7-30-06 DATE

ADDITIONAL VARIANCES

VARIANCE 2: _____

VARINACE 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 COMMISSON DISTRICT _____ FLU / ZONING A-1 / 50

BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS _____

PLANNING ADVISOR _____ DATE _____

SUFFICIENCY COMMENTS _____

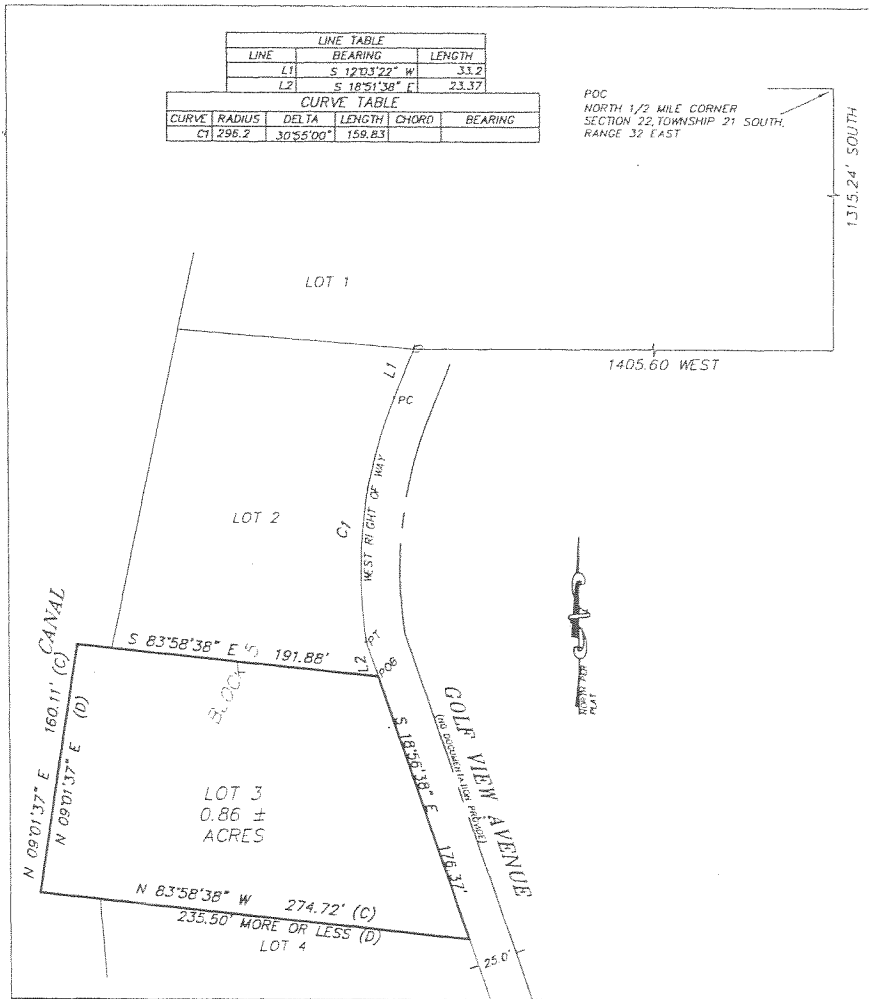
PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508																																																																	
GENERAL Parcel Id: 22-21-32-5UI-0500-0010 Owner: LONG DAVID T & BETTY N Mailing Address: 320 GOLFVIEW AVE City,State,ZipCode: CHULUOTA FL 32766 Property Address: 320 GOLFVIEW AVE CHULUOTA 32766 Subdivision Name: CHULA VISTA UNRECORDED Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 01-SINGLE FAMILY				2006 WORKING VALUE SUMMARY Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$110,596 Depreciated EXFT Value: \$640 Land Value (Market): \$182,683 Land Value Ag: \$0 Just/Market Value: \$293,919 Assessed Value (SOH): \$293,919 Exempt Value: \$0 Taxable Value: \$293,919 Tax Estimator																																																													
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THIS SKETCH CONSISTS OF TWO SHEETS &
IS ONLY VALID IN ITS ENTIRETY

SEE SHEET 1 FOR LEGAL DESCRIPTION

SHEET 2 OF 2

RESERVED FOR RECORDING INFORMATION



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 12°03'22\" W	33.2
L2	S 18°51'38\" E	23.37

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	298.2	30°55'00\"	159.83	

POC
NORTH 1/2 MILE CORNER
SECTION 22, TOWNSHIP 21 SOUTH,
RANGE 32 EAST

SKETCH OF LEGAL DESCRIPTION

For: **DAVID T. LONG**
BETTY N. LONG

Date:	07/28/06	Revised:	N/A	Drawn by:	PKM
Job No.:	94151-01	Scale:	1" = 80'	Field by:	TL/d
				Checked by:	PKM

LEGEND

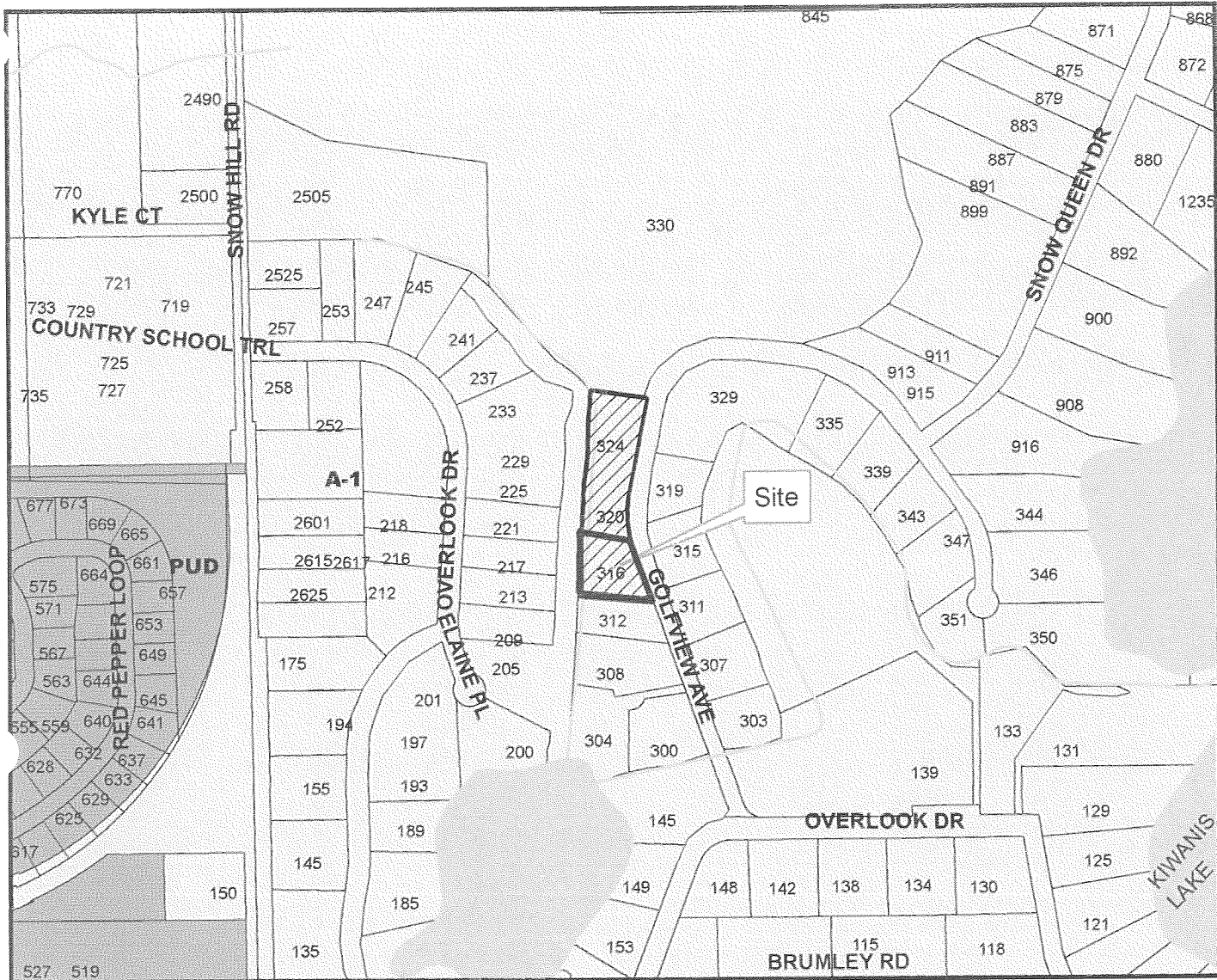
- (D) = PER DEED
 - (C) = CALCULATED BASED ON DEED
 - POC = POINT OF COMMENCEMENT
 - PGB = POINT OF BEGINNING
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
- *Unless Noted Otherwise*

PROBACIO Burns
Professional Surveyor & Mapper
Florida Registration No. 4782
Not valid without the signature and the original raised
seal of a Florida licensed surveyor and mapper

LAND TECH
SURVEYING & MAPPING CORP.
350 S. Central Ave., Oviedo, FL 32765
P.O. Box 621852, Oviedo, FL 32762
Voice (407) 365-1836
Fax (407) 365-1838
Licensed Business No. 5777




S22-T21S-R32E, SEM

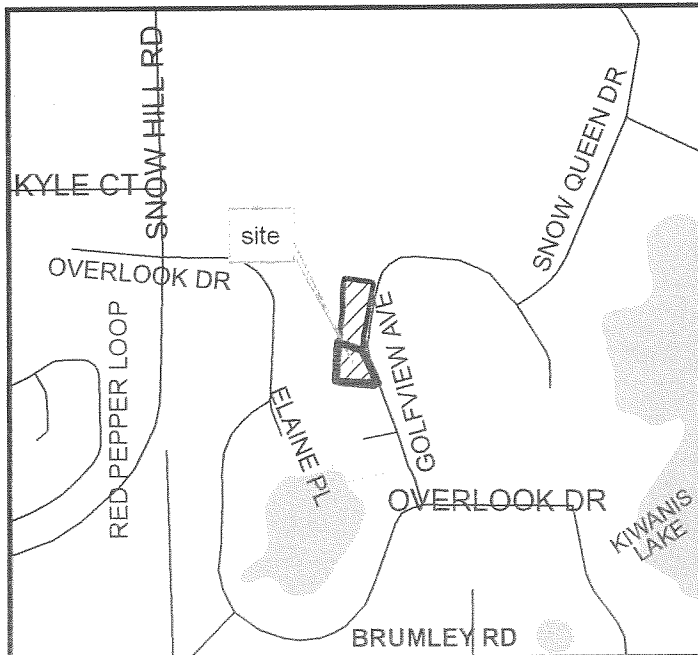
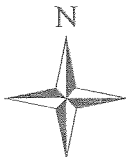
Betty & David Long
 320 Golfview Ave
 Chuluota FL 32766



Seminole County Board of Adjustment
 September 25, 2006
 Case: BV2006-135
 Parcel No: 22-21-32-5UI-0500-0010

Zoning

-  BV2006-135
-  A-1
-  PUD



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On September 25, 2006, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 1 BLOCK 5 UNRECORDED PLAT CHULA VISTA

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

FINDINGS OF FACT

Property Owner: David Long

Site Address: Golfview Avenue (Lot 1, Block 5)

Requested Development Approval:

Minimum lot size variance from 1 acre to 0.86 acre for a proposed home in the A-1 (Agriculture 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.

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:

THE VARIANCE GRANTED SHALL APPLY ONLY TO THE PROPOSED 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, who is personally known to me 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: