

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

SUBJECT: 116 Foxridge Run- Lisa Randall, applicant; Request for a side yard (south) setback variance from 10 feet to 6-feet-2-inches for the replacement of an existing pool screen enclosure in R-1AA (Single Family Dwelling District).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Joy Williams **EXT.** 7399

Agenda Date 5/21/07 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **DENY** the request for a side yard (south) setback variance from 10 feet to 6-feet-2-inches for the replacement of an existing pool screen enclosure in R-1AA (Single Family Dwelling District); or
2. **APPROVE** the request for a side yard (south) setback variance from 10 feet to 6-feet-2-inches for the replacement of an existing pool screen enclosure in R-1AA (Single Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Lisa Randall Location: 116 Foxridge Run Zoning: R-1AA (Single Family Dwelling District) Subdivision: The Woodlands
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to replace an existing pool screen enclosure that is encroaching 3-feet-10-inches into the required 10-foot side yard setback. • There are currently no code enforcement or building violations for this property. • There is no record of prior variances for this property.
STAFF FINDINGS	The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that: <ul style="list-style-type: none"> • No special conditions or circumstances exist, which

	<p>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.</p> <ul style="list-style-type: none">• Special conditions and circumstances result from the actions of the applicant.• The granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.• The literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.• The variance requested is not the minimum variance that will make possible reasonable use of the land, building or structure.• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.• The grant of the variance would not be in harmony with the general intent of Chapter 30.
<p>STAFF RECOMMENDATION</p>	<p>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:</p> <ul style="list-style-type: none">• Any variance granted shall apply only to the pool screen enclosure 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.

INDEX OF ATTACHMENTS

Items that are checked are included in the packet

- Staff Report
- Application
- Applicant statement of request
- Proposed Site Plan
- Location map
- Property Appraiser data sheet
- PUD Commitment Card, *if applicable*

Support information:

- Proposed elevation drawings, renderings, floor plans, etc
- Aerials, *if warranted*
- Plat, *if warranted*
- Code Enforcement information
- Building Permit information
- Correspondence
- Authorization letter
- Supporting documentation
- Letters of support
- HOA approval letter
- Pictures provided by applicant
- Other miscellaneous documents

- Proposed Development Order

Fee: \$150.00 plus \$50.00 for each additional variance

Application # PN 2007-32

Meeting Date MAY 21, 07

COPY



VARIANCE APPLICATION
SEMINOLE COUNTY PLANNING DIVISION
1101 East First Street Sanford FL 32771 (407) 665-7444

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)

Name: Lisa Randall

Address: 116 Foxridge Run City: Longwood Zip code: 32750

Project Address: 116 Foxridge Run City: Longwood Zip code: 32750

Contact number(s): 407 227 7703

Email address: lrandall363@hotmail.com

Is the property available for inspection without an appointment? Yes No

What type of structure is this request for?	
<input type="checkbox"/> Shed	Please describe:
<input type="checkbox"/> Fence	Please describe:
<input type="checkbox"/> Pool	Please describe:
<input checked="" type="checkbox"/> Pool screen enclosure	Please describe:
<input type="checkbox"/> Addition	Please describe:
<input type="checkbox"/> New Single Family Home	Please describe:
<input type="checkbox"/> Other	Please describe:
<input type="checkbox"/> This request is for a structure that has already been built.	

What type of variance is this request?				
<input type="checkbox"/> Minimum lot size	Required lot size:		Actual lot size:	
<input type="checkbox"/> Width at the building line	Required lot width:		Actual lot width:	
<input type="checkbox"/> Front yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Rear yard setback	Required setback:		Proposed setback:	
<input checked="" type="checkbox"/> Side yard setback	Required setback:	<u>10 ft</u>	Proposed setback:	<u>6' 2"</u>
<input type="checkbox"/> Side street setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Fence height	Required height:		Proposed height:	
<input type="checkbox"/> Building height	Required height:		Proposed height:	
Use below for additional yard setback variance requests:				
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:	
<input checked="" type="checkbox"/> Total number of variances requested <u>1</u>				

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless all of the information in the Variance application and submittal checklist are provided to the planning division.

Signed: Lisa Randall

FOR OFFICE USE ONLY

Date Submitted: 3-19-07 Reviewed By: P. Johnson
 Tax parcel number: 36-20-14-502-0100-0090 Zoning/FLU (R-1AA) / LDR
 Legally created parcel (1971 tax roll, 5-acre dev, lot split)
 Platted Lot (check easements as shown on lots, in notes or in dedication)
 Lot size _____ Meets minimum size and width
 Application and checklist complete
 Notes: _____

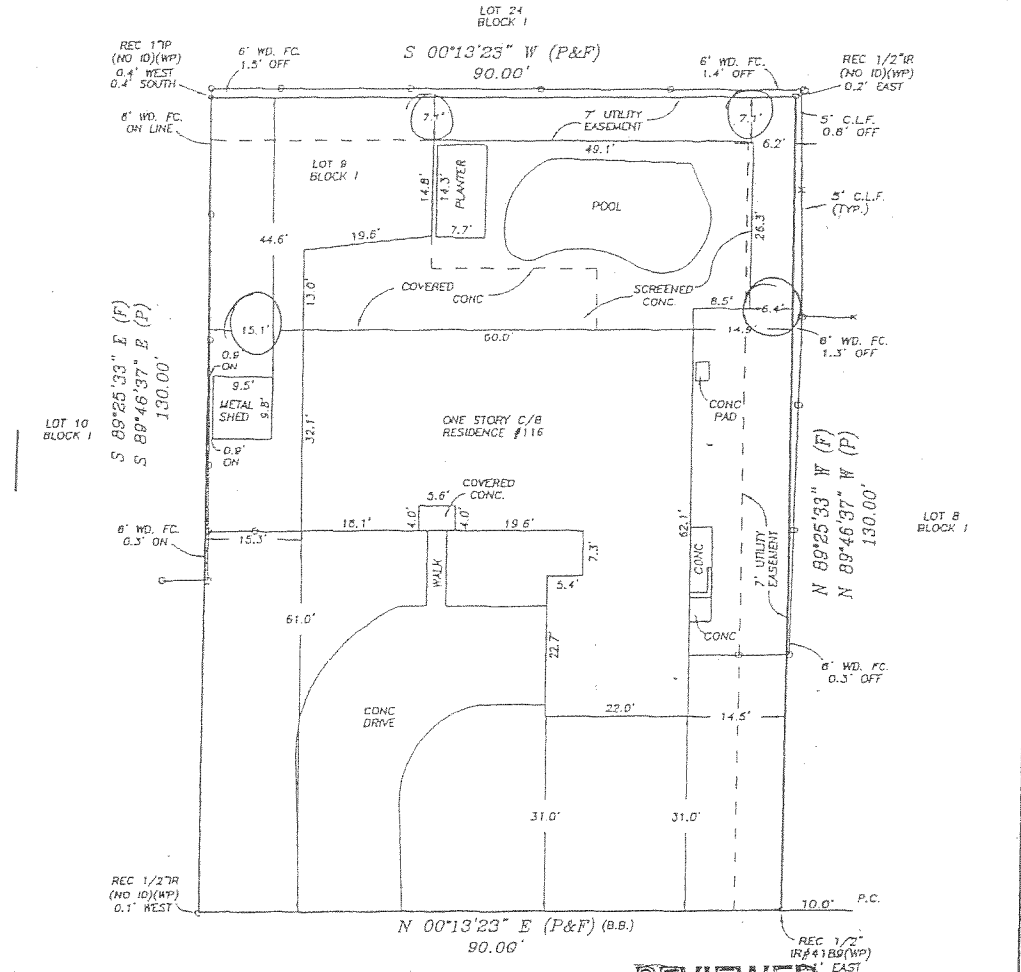
VARIANCE SUBMITTAL CHECKLIST

Please return this checklist with your application!

<p>After the application is reviewed by staff for completeness, any items required that were not provided at the time of the application will be check marked below. These must be provided prior to scheduling of the Board of Adjustment hearing.</p>	
	1. Completed application.
	2. Owner's authorization letter (if needed). This form can be obtained at http://www.seminolecountyfl.gov/pd/planning/forms.asp
	3. Provide a legible 8 1/2 x 11 inch site plan with the following information NOTE: Please use your property survey for your site plan, if available. See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan.
	<input type="checkbox"/> Please start with a clean survey (ex: white out old approval stamps)
	<input type="checkbox"/> Size and dimension of the parcel
	<input type="checkbox"/> Location and name of all abutting streets
	<input type="checkbox"/> Location of driveways
	<input type="checkbox"/> Location, size and type of any septic systems, drainfield and wells
	<input type="checkbox"/> Location of all easements
	<input type="checkbox"/> Existing or proposed house or addition (Label existing, label proposed, and include square footage and dimensions of each)
	<input type="checkbox"/> Existing and/or proposed buildings, structures and improvements (Label existing, label proposed, and include square footage and dimension of each)
	<input type="checkbox"/> Building height
	<input type="checkbox"/> Setbacks from each building to the property lines
	<input type="checkbox"/> Location of proposed fence(s)
	<input type="checkbox"/> Identification of available utilities (ex: water, sewer, well or septic)
	4. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.

DESCRIPTION AS FURNISHED: Lot 9, Block 1, THE WOODLANDS, as recorded in Plat Book 16, Pages 1 and 3 of the Public Records of Seminole County, Florida.

BOUNDARY SURVEY FOR / CERTIFIED TO: James S. Cook and Kathy L. Cook;
The Title Group of Central Florida, Inc.;
American Pioneer Title Insurance Company;
Home Source Financial;



FOX RIDGE RUN REVIEWED
(60' R/W)

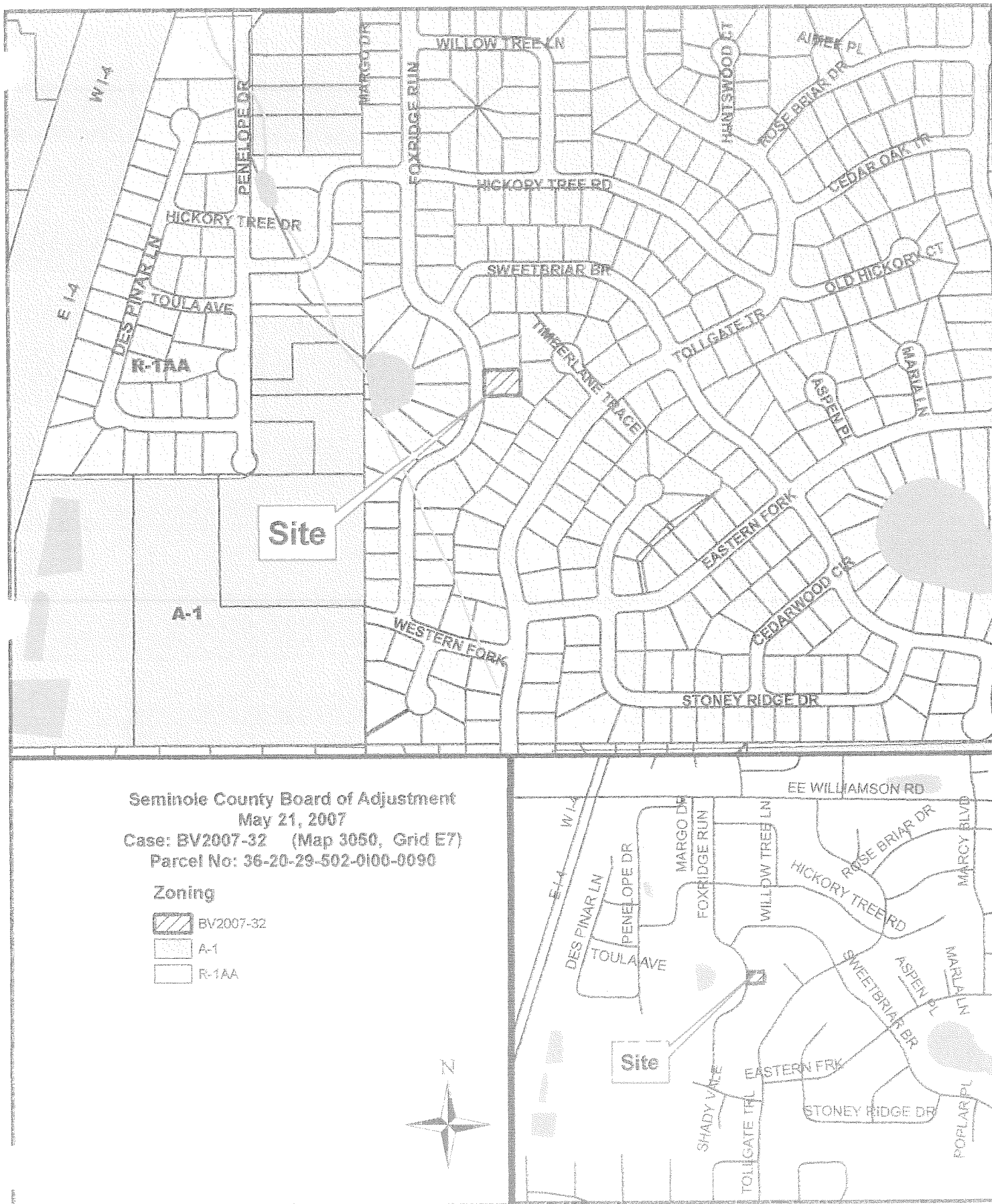
MAR 15 2007

SEMINOLE COUNTY
PLANS EXAMINER

GRUSENMEYER-SCOTT & ASSOC., INC. - LAND SURVEYORS

<p>5400 E. COLONIAL DR. ORLANDO, FL 32807 (407)-277-3232 FAX (407)-658-1436</p>	
<p>LEGEND</p> <ul style="list-style-type: none"> 1. PLAT 2. FIELD 3. BENCH MARK 4. BENCH MARK 5. CONCRETE MONUMENT 6. 1/4\"/> 	<p>LEGEND</p> <ul style="list-style-type: none"> 1. PLAT OR LINE 2. POINT 3. POINT TO BEYOND CLIMATE 4. POINT OF CORNER OR VARIANCE 5. MARK 6. NON-RANGE 7. OTHER POINT 8. CALCULATED 9. PERMANENT REFERENCE MONUMENT 10. FINDER'S FLOOR ELEVATION 11. BUILDING SETBACK LINE 12. MONUMENT 13. MARK PLACING
<p>NOTES</p> <ol style="list-style-type: none"> 1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 81G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.002 FLORIDA STATUTES. 2. UNLESS OTHERWISE NOTED BY SURVEYORS, LEGAL, THIS SURVEY IS NOT VALID AND IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY. 3. THIS SURVEY WAS PREPARED FROM THE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY. 4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE NOTED. 5. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY. 6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREIN SHOULD NOT BE USED TO RECONSTRUCT SURVEY MARKS. 7. SURVEYOR HAS USED AVAILABLE DATA AND ON THE LINE SHOWN AS BENCH BEARING (B.B.). 8. ELEVATIONS, IF SHOWN, ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1985, UNLESS OTHERWISE NOTED. 9. CERTIFICATE OF AUTHORIZATION, No. 4396. 	<p>DATE: BOUNDARY 07-07-04</p> <p>ORDER NO. 6313-04</p>
<p>THIS DECLARATION/NOTARITY DOES NOT USE WITHIN THE ESTABLISHED 100 YEAR FLOOD PLANE AS PER "FIRM" ZONE "X".</p> <p>DATE: 12/02/05 01:30C</p>	<p>CERTIFIED</p> <p>FOR X. GRUSENMEYER, P.L.S., # 4714 JAMES W. SCOTT, P.L.S. # 4714 VENNON H. BERRY JR., P.L.S. # 6262</p>

Lisa Randall
116 Foxridge Run
Longwood, Florida 32750



DAVID JOHNSON, CFA, ASA
PROPERTY APPRAISER
 SEMINOLE COUNTY FL
 1101 E. FIRST ST
 SANFORD, FL 32771-1468
 407-665-7506

GENERAL

Parcel Id: 36-20-29-502-0100-0090
 Owner: RANDALL LISA J
 Mailing Address: 116 FOXRIDGE RUN
 City,State,ZipCode: LONGWOOD FL 32750
 Property Address: 116 FOXRIDGE RUN LONGWOOD 32750
 Subdivision Name: WOODLANDS THE
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions: 00-HOMESTEAD (2006)
 Dor: 01-SINGLE FAMILY

2007 WORKING VALUE SUMMARY

Value Method: Market
 Number of Buildings: 1
 Depreciated Bldg Value: \$177,537
 Depreciated EXFT Value: \$8,504
 Land Value (Market): \$44,000
 Land Value Ag: \$0
 Just/Market Value: \$230,041
 Assessed Value (SOH): \$224,106
 Exempt Value: \$25,500
 Taxable Value: \$198,606
 Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	08/2005	05863	1354	\$320,000	Improved	Yes
WARRANTY DEED	07/2004	05392	0133	\$203,500	Improved	Yes
CERTIFICATE OF TITLE	02/2004	05188	1777	\$160,300	Improved	No
WARRANTY DEED	01/1999	03626	0233	\$140,000	Improved	Yes
WARRANTY DEED	10/1988	02005	0845	\$121,400	Improved	Yes
WARRANTY DEED	01/1974	01035	0283	\$48,000	Improved	Yes

Find Comparable Sales within this Subdivision

2006 VALUE SUMMARY

Tax Amount(without SOH): \$3,112
 2006 Tax Bill Amount: \$3,112
 Save Our Homes (SOH) Savings: \$0
 2006 Taxable Value: \$193,140
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	44,000.00	\$44,000

LEGAL DESCRIPTION

PLATS:

LEG LOT 9 BLK I THE WOODLANDS PB 16
 PG 3

BUILDING INFORMATION

Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	1972	6	1,896	2,545	1,896	CONC BLOCK	\$177,537	\$211,984
	Appendage / Sqft		UTILITY FINISHED / 119						
	Appendage / Sqft		OPEN PORCH FINISHED / 24						
	Appendage / Sqft		GARAGE FINISHED / 506						

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

Permits

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
POOL GUNITE	1979	512	\$4,096	\$10,240
COOL DECK PATIO	1979	740	\$1,036	\$2,590
SCREEN ENCLOSURE	1979	1,900	\$1,520	\$3,800
ALUM PORCH W/CONC FL	1979	270	\$702	\$1,755
FIREPLACE	1972	1	\$600	\$1,500
SOLAR HEATER	2002	1	\$550	\$1,100

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On May 21, 2007, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 9 BLK I
THE WOODLANDS PLAT BOOK 16 PAGE 3

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

FINDINGS OF FACT

Property Owner: Lisa Randall
116 Foxridge Run
Longwood, FL 32750

Project Name: Foxridge Run (116)

Requested Development Approval:

Request for a side yard (south) setback variance from 10 feet to 6-feet-2-inches for the replacement of a pool screen enclosure in 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: Joy Williams, 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 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: _____
Dori Debord,
Planning & Development Director

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 _____, 2007.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: