

RECEIVED OCT 08 2008

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

Application # 812008-104
 Meeting Date Dec 1, 08



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: SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS
 Address: 1101 EAST FIRST ST. City: SANFORD Zip code: 32711
 Project Address: 201 VALENTINE WAY City: LAKE WOOD Zip code: _____
 Contact number(s): 321-377-1475 (407) 605-5239 office
 Email address: WACKNOB@SEMINOLECOUNTYFL.GOV

Is the property available for inspection without an appointment?

Yes No If gated please provide a gate code to staff.

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 type="checkbox"/> Pool screen enclosure	Please describe:
<input type="checkbox"/> Covered screen room	Please describe:
<input type="checkbox"/> Addition	Please describe:
<input type="checkbox"/> New Single Family Home	Please describe:
<input checked="" type="checkbox"/> Other	Please describe: <u>FIREFIGHTER TRAINING TOWER</u>
<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 type="checkbox"/> Side yard setback	Required setback:	Proposed setback:	
<input type="checkbox"/> Side street setback	Required setback:	Proposed setback:	
<input type="checkbox"/> Fence height	Required height:	Proposed height:	
<input checked="" type="checkbox"/> Building height	Required height:	<u>35'</u>	Proposed height: <u>54'</u>
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: Walter J. Quinn Scott Reagin

FOR OFFICE USE ONLY

Date Submitted: 10-8-08 Reviewed By: KR
 Tax parcel number: 27-20-30-501-0000-0060 Zoning/FLU PCD/PD
 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. View a site plan online 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.

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07-23:

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

Name: <u>Seminole County Board of County Commissioners</u>	Name: _____
Address: <u>1101 E. First St.</u>	Address: _____
City/Zip: <u>SANFORD, FLA. 32771</u>	City/Zip: _____
Phone #: _____	Phone #: _____
Name: _____	Name: _____
Address: _____	Address: _____
City/Zip: _____	City/Zip: _____
Phone #: _____	Phone #: _____

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation: _____	Name of Corporation: _____
Officers: _____	Officers: _____
Address: _____	Address: _____
City/Zip: _____	City/Zip: _____
Directors: _____	Directors: _____
Address: _____	Address: _____
City/Zip: _____	City/Zip: _____
Shareholders: _____	Shareholders: _____
Address: _____	Address: _____

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust: _____	Beneficiaries: _____
Trustees: _____	Address: _____
Address: _____	City/Zip: _____
City/Zip: _____	

(Use additional sheets for more space.)

**SEMINOLE COUNTY
APPLICATION AND AFFIDAVIT**

For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners.

Name of Partnership: _____	Name of Partnership: _____
Principal: _____	Principal: _____
Address: _____	Address: _____

(Use additional sheets for more space.)

5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to the outcome of the consideration of this petition.

Contract Vendee:	Contract Vendee:
Name: _____	Name: _____
Address: _____	Address: _____

(Use additional sheets for more space.)

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

Date _____  Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole



CAROL CARROLL
MY COMMISSION # DD 817382
EXPIRES: October 5, 2012
Bonded thru Notary Public Underwriters

Sworn to (or affirmed) and subscribed before me this 24 day of November, 2008 by _____

Carol Carroll CAROL CARROLL
Signature of Notary Public Print, Type or Stamp Name of Notary Public

Personally Known OR Produced Identification _____
Type of Identification Produced _____

For Use by Planning & Development Staff

Date: _____ Application Number: _____

589.25'±9"W 886.64'

VALENTINE WAY

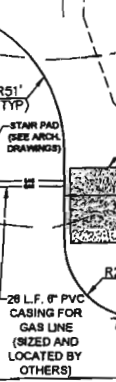
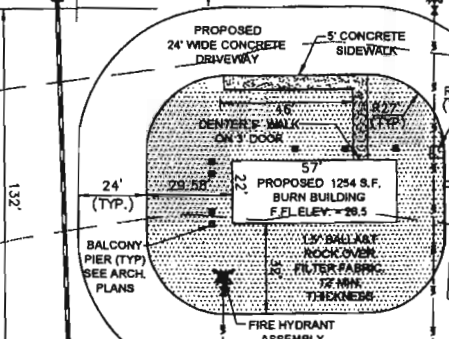
WETLAND #3
AS FLAGGED BY
LOTSPEICH AND ASSOCIATES

CONSERVATION EASEMENT
PER. O.R. BOOK 8575
PG. 1308-1314

WETLAND #3
AS FLAGGED BY
LOTSPEICH AND ASSOCIATES

APPROXIMATED BANK
OF EXISTING POND

EXISTING POND WHICH IS NOT
REPRESENTED ON THIS DRAWING
WAS PERMITTED UNDER SWFWMD
PERMIT #40-117-103721-1
THE EASTERN BANK OF THE POND IS
APPROXIMATELY 250' FROM THE
WESTERN PROPERTY BOUNDARY
TOP OF BANK ELEV. = 25.0'
BOTTOM ELEV. = 19.0'



OPEN CUT EXISTING
PAVEMENT FOR WATER LINE
CONNECTION AND RESTORE
BACK TO ORIGINAL
CONDITION

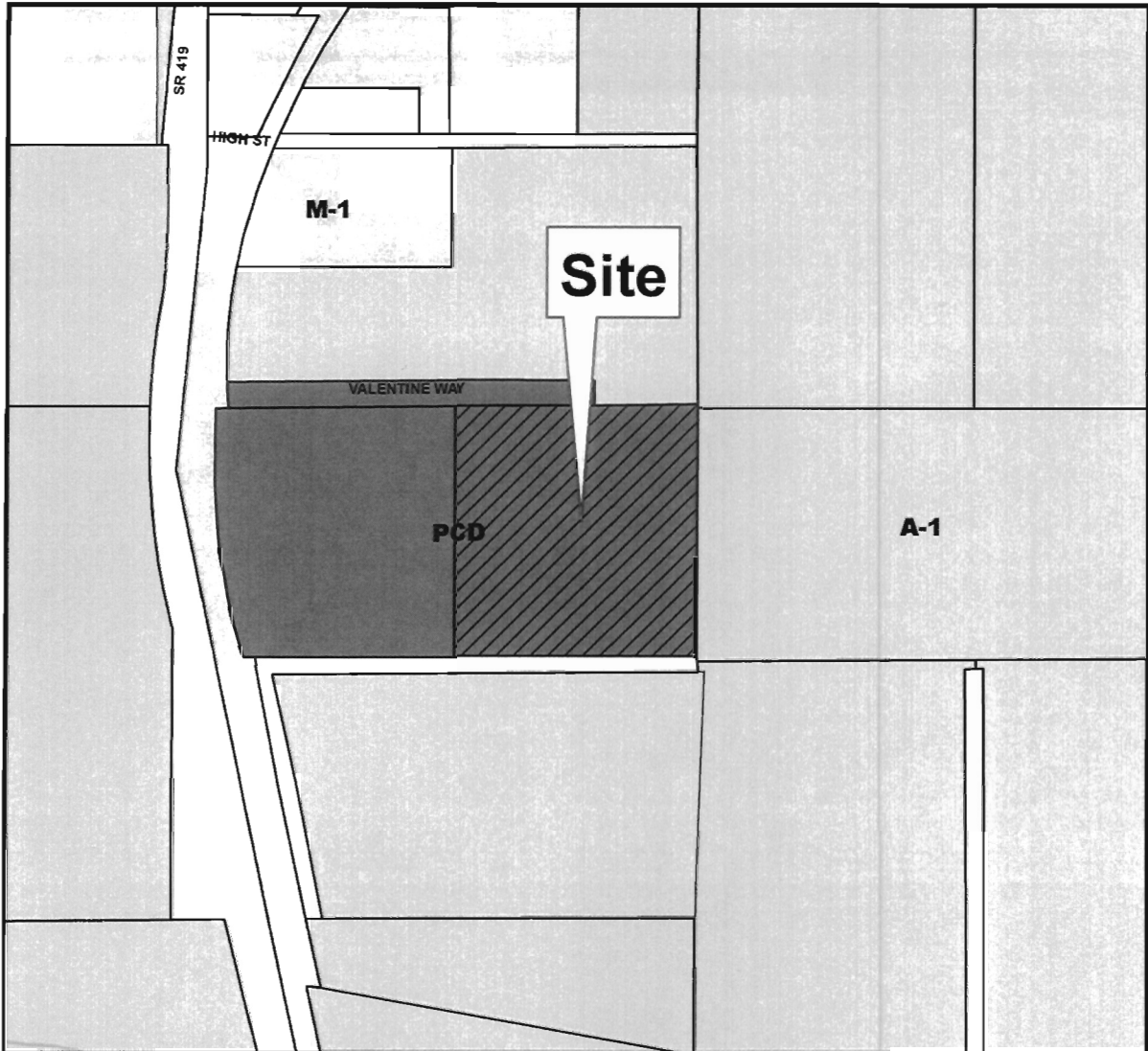
SIZE ON SIZE TAP. CONNECT
PROPOSED 8" WATER MAIN
TO EXISTING 8" WATER MAIN.
(CONTRACTOR TO CONFIRM
LOCATION AND SIZE OF
EXISTING WATER MAIN PRIOR
TO CONSTRUCTION)

CALL 48 HOURS
BEFORE YOU DIG.

IT'S THE LAW
DIAL 811





SUNSHINE STATE ONE CALL OF FL.

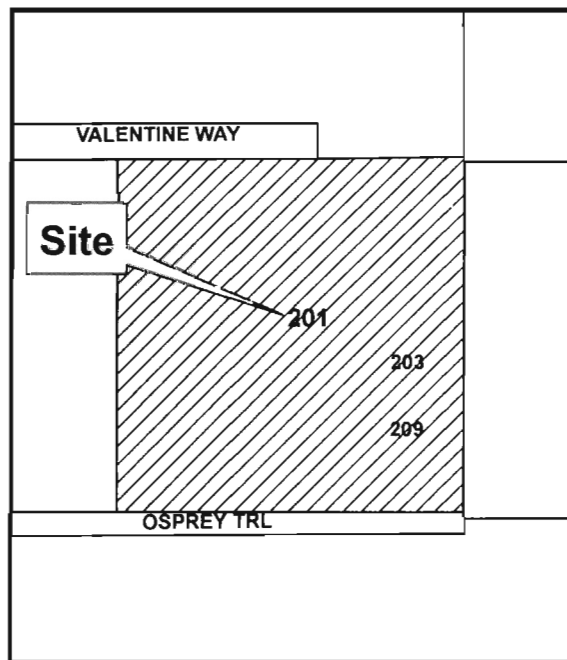
Seminole County Board of County Commissioners
201 Valentine Way
Longwood, Florida 32750

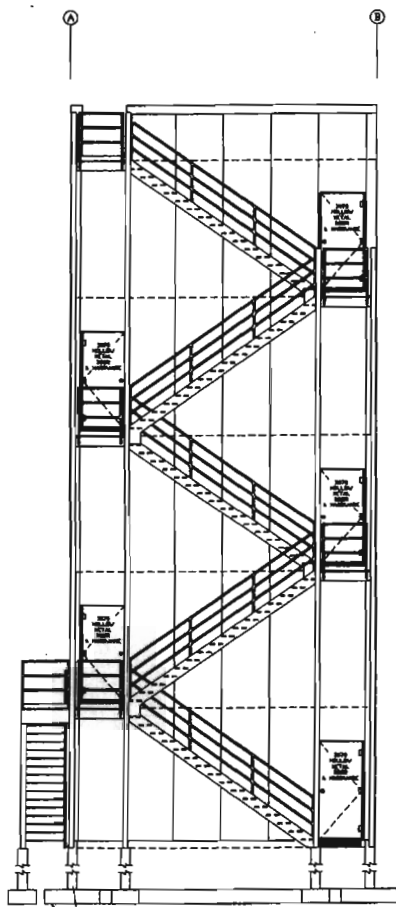


Seminole County Board of Adjustment
December 1, 2008
Case: BV2008-104 (Map 3104 Grid C5)
Parcel No: 27-20-30-501-0000-0060

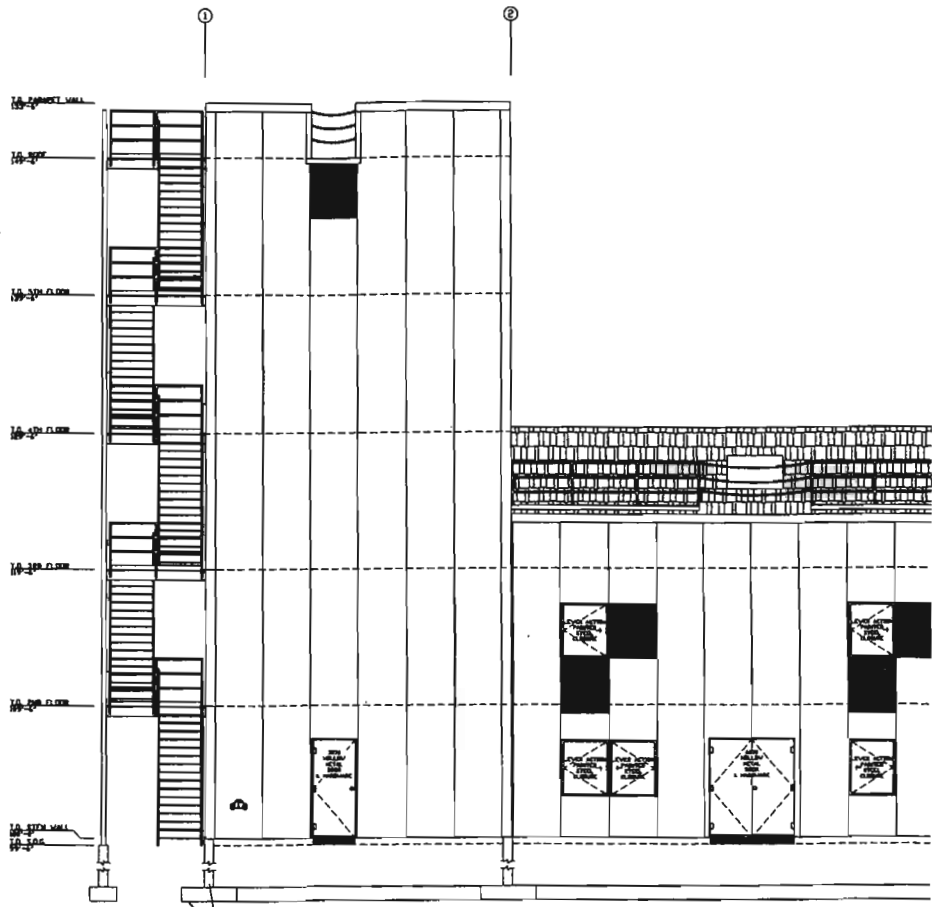
Zoning

-  BV2008-104
-  A-1
-  M-1
-  PCD





LEFT SIDE ELEVATION
NOT TO SCALE



FRONT SIDE ELEVATION
NOT TO SCALE

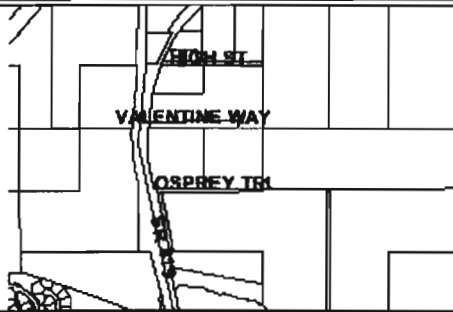
PARCEL DETAIL

DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

SEMINOLE COUNTY FL

1101 E. FIRST ST
SANFORD, FL 32771-1468
407-665-7505



GENERAL

Parcel Id: 27-20-30-501-0000-0060
 Owner: SEMINOLE B C C
 Own/Addr: COUNTY SERV BLDG
 Mailing Address: 1101 E 1ST ST
 City,State,ZipCode: SANFORD FL 32771
 Property Address: 201 VALENTINE WAY
 Facility Name:
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions: 85-COUNTY ()
 Dor: 41-LIGHT MANUFACTURING

VALUE SUMMARY

VALUES	2008 Working	2007 Certified
Value Method	Cost/Market	Cost/Market
Number of Buildings	5	5
Depreciated Bldg Value	\$1,763,740	\$1,496,520
Depreciated EXFT Value	\$29,903	\$30,168
Land Value (Market)	\$448,885	\$448,885
Land Value Ag	\$0	\$0
Just/Market Value	\$2,242,528	\$1,975,573
Portability Adj	\$0	\$0
Save Our Homes Adj	\$0	\$0
Assessed Value (SOH)	\$2,242,528	\$1,975,573

Tax Estimator

Portability Calculator

2008 Taxes and Taxable Value Estimate

Taxing Authority	Assessment Value	Exempt Values	Taxable Value	Millage	Taxes
Cnty County	\$2,242,528	\$2,242,528	\$0	4.5153	\$0.00
Schools	\$2,242,528	\$2,242,528	\$0	7.5430	\$0.00
Fire	\$2,242,528	\$2,242,528	\$0	2.3299	\$0.00
Road District	\$2,242,528	\$2,242,528	\$0	.1107	\$0.00
SJWM(Saint Johns Water Management)	\$2,242,528	\$2,242,528	\$0	.4158	\$0.00
Natural Lands/Trails I/S Debt	\$2,242,528	\$2,242,528	\$0	.1451	\$0.00
Total				15.0598	\$0.00

The taxable values and taxes are calculated using the current years working values and the proposed millage rates.

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	10/2003	05082	0529	\$2,375,000	Improved	No
WARRANTY DEED	12/1996	03179	0480	\$2,325,000	Improved	No
WARRANTY DEED	08/1993	02660	0915	\$100	Improved	No
SPECIAL WARRANTY DEED	03/1987	01826	1283	\$1,153,400	Improved	No
WARRANTY DEED	01/1977	01140	1463	\$325,000	Improved	Yes

Find Sales within this DOR Code

2007 VALUE SUMMARY

2007 Tax Bill Amount: \$0
 2007 Taxable Value: \$0
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
SQUARE FEET	0	0	399,009	2.25	\$448,885

LEGAL DESCRIPTION

PLATS:
 LEG LOT 6 SHUMANS ADD TO EUREKA HAMMOCK
 PB 2 PG 53

BUILDING INFORMATION

Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New	
1	MASONRY PILAS	1973		5	2,668	1	CONCRETE BLOCK-STUCCO - MASONRY	\$117,192	\$160,757
	Subsection / Sqft						OPEN PORCH FINISHED / 64		
2	MASONRY PILAS	1973		9	20,000	1	CONCRETE BLOCK - MASONRY	\$943,257	\$1,293,905
	Subsection / Sqft						BASE SEMI FINISHED / 1100		
	Subsection / Sqft						OPEN PORCH FINISHED / 1704		
	Subsection / Sqft						SCREEN PORCH FINISHED / 1000		
	Subsection / Sqft						BASE SEMI FINISHED / 4500		

3 MASONRY PILAS 1980	7	6,056	1	CONCRETE BLOCK - MASONRY	\$279,140	\$339,586
4 MASONRY PILAS 1986	4	8,326	1	CONCRETE BLOCK - MASONRY	\$376,245	\$420,856
5 STEEL/PRE ENG 1980	4	2,283	1	METAL PREFINISHED	\$47,906	\$63,368

Permits

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
COMMERCIAL ASPHALT DR 2 IN	1979	23,492	\$8,551	\$21,378
WALKS CONC COMM	1979	1,000	\$1,324	\$3,310
COMMERCIAL CONCRETE DR 4 IN	1979	1,000	\$852	\$2,130
COMMERCIAL CONCRETE DR 4 IN	1979	2,080	\$1,772	\$4,430
COMMERCIAL ASPHALT DR 2 IN	1979	19,435	\$7,074	\$17,686
COMMERCIAL CONCRETE DR 4 IN	1979	1,070	\$912	\$2,279
ALUM PORCH W/CONC FL	1985	1,210	\$3,146	\$7,865
WALKS CONC COMM	1986	1,070	\$1,594	\$3,542
LOAD RAMP	1986	660	\$446	\$990
6' CHAIN LINK FENCE	1986	612	\$1,469	\$3,672
COMMERCIAL ASPHALT DR 2 IN	1986	6,746	\$2,763	\$6,139

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.

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: 201 Valentine Way – Seminole County BCC, applicant; Request for a building height variance from 35 feet to 54 feet for a fire training tower in the PCD zoning district.

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7389

Agenda Date 12/01/08 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **Approve** the request for a building height variance from 35 feet to 54 feet for a fire training tower in the PCD zoning district.; or
2. **Deny** the request for a building height variance from 35 feet to 54 feet for a fire training tower in the PCD zoning district; or
3. **Continue** the request to a time and date certain.

GENERAL INFORMATION	<p>Owner: Seminole County Board of County Commissioners</p> <p>Location: 201 Valentine Way</p> <p>Zoning: PCD</p>
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • Seminole County is proposing to construct a fire training tower that will exceed the building height requirement by 19 feet. • The property was rezoned to Planned Commercial District to allow the use but the zoning district does not allow the negotiation of building heights.
STAFF FINDINGS	<p>The applicant has satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none"> • Special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands,

Reviewed by:
Co Atty: _____
Pln Mgr: _____

	<p>structures or building in the same zoning district.</p> <p><i>The use of a fire training tower is not typical use allowed by the Land Development Code therefore it was rezoned to the Planned Commercial Development zoning district.</i></p> <ul style="list-style-type: none">• Special conditions and circumstances did not result from the actions of the applicant.• The granting of the variance requested would not 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 deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.• The variance requested is the minimum variance that will make possible reasonable use of the land, building or structure.• The applicant would not retain reasonable use of the land, building or structure without the granting of the variance.• The grant of the variance would be in harmony with the general intent of Chapter 30.
STAFF RECOMMENDATION	<p>Based on the stated findings, staff recommends approval of the request, based upon the following conditions of approval:</p> <ul style="list-style-type: none">• Any variance granted shall apply only to the fire training tower 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
- Applicant Authorization Form
- Supporting documentation
- Letters of support
- HOA approval letter
- Pictures provided by applicant
- Other miscellaneous documents

- Proposed Development Order

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On December 1, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Leg Lot 6 Shumans Add To Eureka Hammock PB 2 PG 53

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

FINDINGS OF FACT

Property Owner: Seminole County Board of County Commissioners
1101 East First Street
Sanford, Fl. 32771

Project Name: Valentine Way (201)

Variance Approval:

Request for a building height variance from 35 feet to 54 feet for a fire training tower.

All six criteria for granting a variance under the Land Development Code have been satisfied.

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: Kathy Fall, Principal 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:
 - a. The variance granted will apply only to the fire training tower 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: _____
Alison C. Stettner
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 _____, 2008.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

**SEMINOLE COUNTY DENIAL DEVELOPMENT
ORDER**

On December 1, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Leg Lot 6 Shumans Add To Eureka Hammock PB 2 PG 53

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

FINDINGS OF FACT

Property Owner: Seminole County Board of County Commissioners
1101 East First Street
Sanford, Fl. 32771

Project Name: Valentine Way (201)

Variance Approval:

Request for a building height variance from 35 feet to 54 feet for a fire training tower.

Approval was sought to construct a fire training tower building 19 feet above the maximum building height requirement. One or more of the six criteria under the Land Development Code for granting a variance have not been satisfied. The applicant still retains reasonable use of the property without the granting of the requested variance.

The requested development approval is hereby denied.

Prepared by: Kathy Fall, Principal Planner
1101 East First Street
Sanford, Florida 32771

FILE NO.:

DEVELOPMENT ORDER #

Done and Ordered on the date first written above.

By: _____
Alison C. Stettner
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 _____, 2008.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

DOCUMENT ACTION FORM TRACKING LOG

1. **PROJECT NAME:** 201 Valentine Way– Seminole County Board of County Commissioners, applicant; Request for a building height variance from 35 feet to 54 feet for a proposed fire training tower in PCD (Planned Commercial Development) district; Located on the south side of Valentine Way approximately 700 feet east of SR 419; (BV2008-104). (District 5)

PROJECT MANAGER: Kathy Fall, Principal Planner

BEING PREPARED FOR: BOA

DATE OF: 12/01/08

Initials	Name of Person or Dept. Giving Agenda Memo/Staff Report To	Time	Date
KF	DM/AS		11/18 KF
KF	County Attorney/Melissa		
JAC	KF		11/21/08

Planning Division Staff request your participation in this tracking system of agenda memos/staff reports. Tracking sheet should remain with the agenda memo/staff report until completion and all initials have been acquired in the box on the agenda memo. Please return the tracking form to Alison Stettner after the agenda memo/staff report has been approved. Thank you for your assistance.

REVIEW TIMETABLE

- 11/10/08 Due to Alison
- 11/17/08 Due to COA *Received 11/20*
- 11/21/08 Due to print
- 11/24/08 Mail agenda
- 12/01/08 BOA Meeting