

Fee: \$370.00

COPY RECEIVED JAN 07 2008

Application # 852009-01
Meeting Date 2-23-09



SPECIAL EXCEPTION 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: Douglas Tygielski / Anthony Ewex
Address: 110 N BUNBY AVE City: DALAN DO Zip code: 32803
Project Address: 1302 + 1308 E. ALTAMONTA City: ALTAMONTA Zip code: 32701
Phone number(s): OFF 407 221-2888 C-321-602-1293
Email address: TYGIELSK@BELLSOUTH.NET

What is this request for?

- Church
- Daycare
- School
- Group Home
- Assisted Living Facility (ALF)
- Kennel
- Riding Stable
- Alcoholic Beverage Establishment
- Communication Tower

Other: AUTO SALES / REPAIR

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

What is the current use of the property? AUTO SALES & REPAIR

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless the required **pre-application conference** has been held and all of the required information in the Special Exception application and submittal checklist is provided to the Planning Division.

Signed: [Signature]

FOR OFFICE USE ONLY

Date Submitted: 1-7-09 Reviewed By: P. Johnson
 Tax parcel number: 18-21-30-501-0800-0020 zoning/FLU C-2/COM.
 Legally created parcel (1971 tax roll, 5-acre dev, lot split) Platted Lot (check easements on lots / in dedication)
 Lot size _____ Meets minimum size and width
 Past approval # _____ Application and checklist complete
 Notes: _____

SPECIAL EXCEPTION SUBMITTAL CHECKLIST

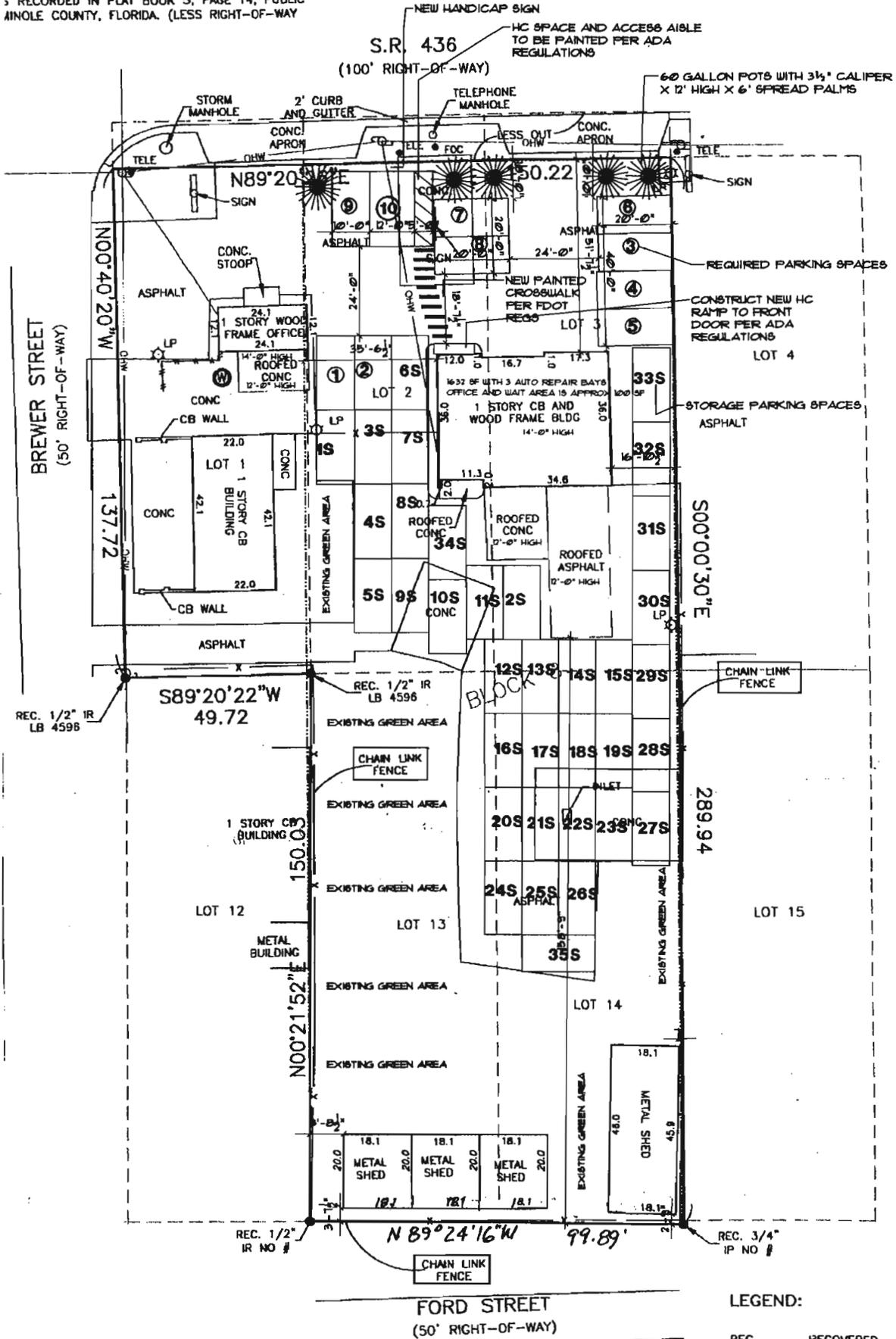
A Special Exception is approved to a detailed conceptual site plan. Following approval of the Special Exception by the Board of Adjustment a final engineered site plan is required to be submitted to Development Review. See link for Site Plan Review information:
<http://www.seminolecountyfl.gov/pd/devrev/plansummary.asp>

✓	1. Completed application.
✓	2. Provide a statement of the request including a summary of the business operation. Include information such as: square footage of facilities; hours of operation; seating capacity; number of clients, or students; number of staff and how many shifts; and address any other site concerns that may impact adjacent properties.
	3. Owner's authorization letter (if needed). <i>This form can be obtained at http://www.seminolecountyfl.gov/pd/planning/forms.asp</i>
	4. A Special Exception is approved to a detailed conceptual site plan and should include, at minimum, the following information:
✓	o Size and dimensions of the parcel
N/A	o Location of wetland and/or flood plain line, if applicable
✓	o Location and names of all abutting streets
✓	o Location of driveways
N/A	o Identification of available utilities (ex: water, sewer, well or septic) N/A
N/A	o Location, size and type of any septic systems, drainfield and wells
	o Location of all easements <i>CROSS ACCESS EASEMENT WITH LOT EXISTS.</i>
✓	o Existing and/or proposed buildings, structures and improvements (Label existing, label proposed, and include square footage and dimension of each)
✓	o Building height
✓	o Setbacks from each building to the property lines
✓	o Proposed fences <i>NONE PROPOSED</i>
✓	o Location and size of buffers: show existing and proposed landscaping, fences and walls
✓	o Location, number and size of existing and proposed parking spaces
	o Location of existing and proposed outdoor lighting <i>NONE PROPOSED - NONE EXISTING</i>
	o Location of existing and proposed signage <i>NONE PROPOSED EXCEPT H/C SIGN</i>
✓	o Location of fire lanes
✓	5. Provide an 8 1/2 x 11 reduction of the site plan.

AS-BUILT SURVEY

FOR
DOUGLAS TYIELSKI

ID 14, BLOCK 8, LAKEVIEW, ACCORDING TO THE
3 RECORDED IN PLAT BOOK 5, PAGE 14, PUBLIC
MINOLE COUNTY, FLORIDA. (LESS RIGHT-OF-WAY)



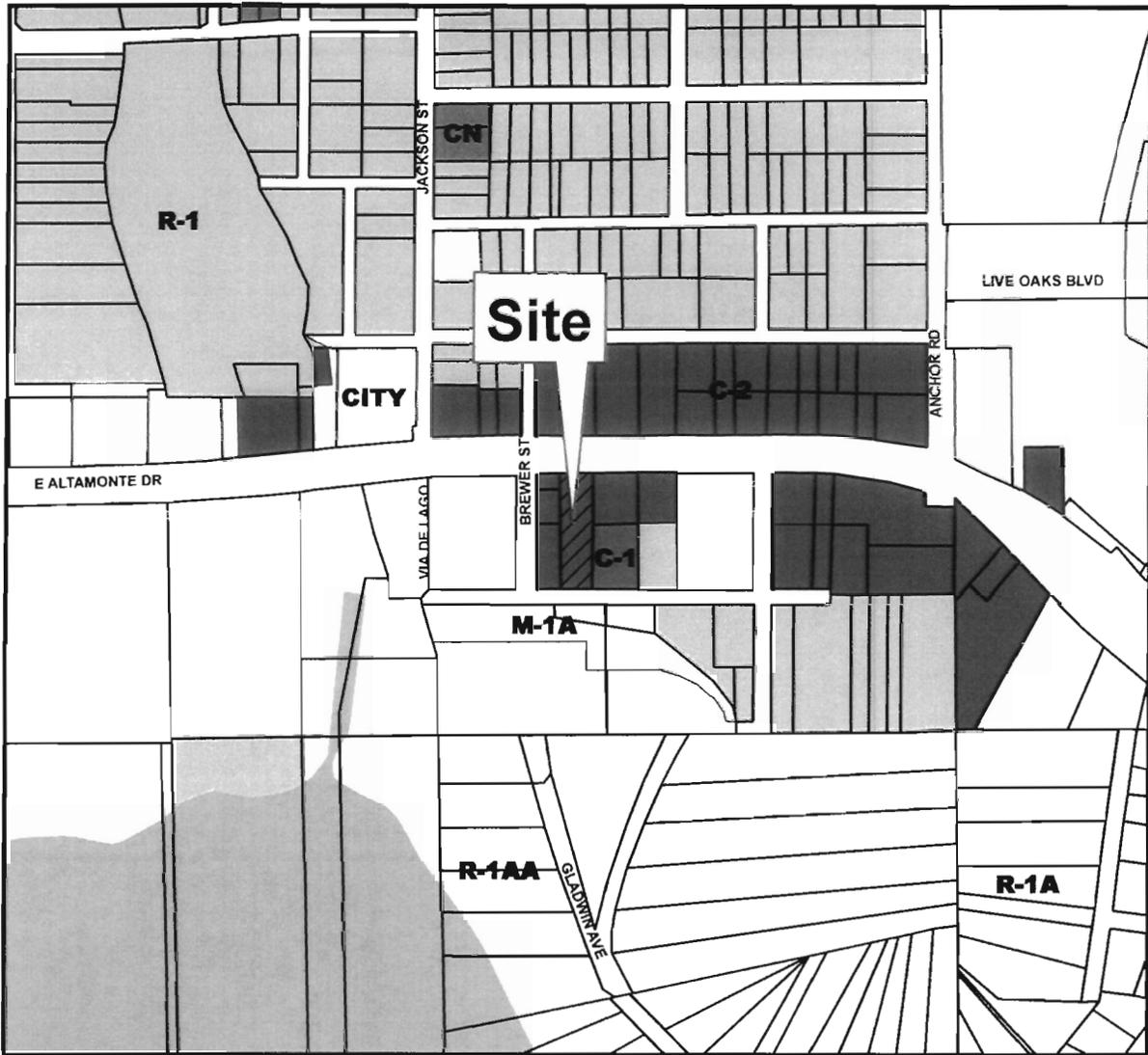
VEY REPORT:

the above described land lies within Section 18, Township 21 South, Range 30 East.
This survey represents a survey made on the ground under the supervision of the signing
surveyor, unless otherwise noted.
This is not a boundary survey.

LEGEND:

REC	RECOVERED
IR	IRON ROD
IP	IRON PIPE
#	NUMBER
CB	CONCRETE BLOC
LB	LICENSED BUSIN

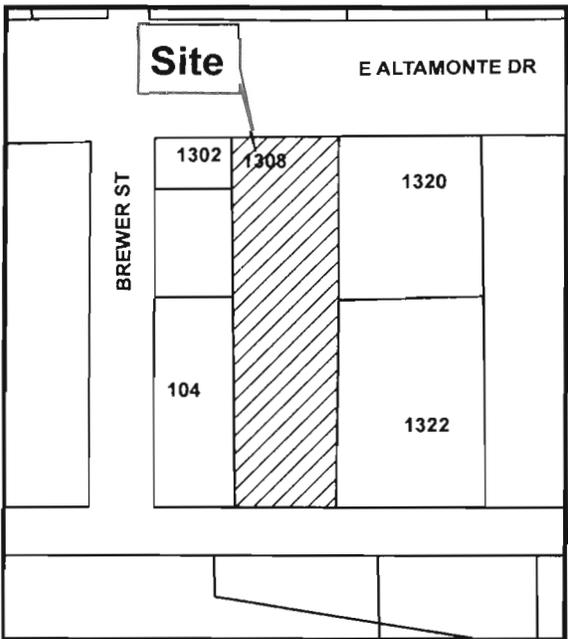
Anthony Ewen
1302 & 1308 East Altamonte Drive
Altamonte Springs, Florida 32701



Seminole County Board of Adjustment
February 23, 2009
Case: BS2009-01 (Map 3156 Grid D7)
Parcel No: 18-21-30-501-0800-0020

Zoning

-  BS2009-01
-  R-1AA
-  R-1A
-  R-1
-  CN
-  C-1
-  C-2
-  M-1A



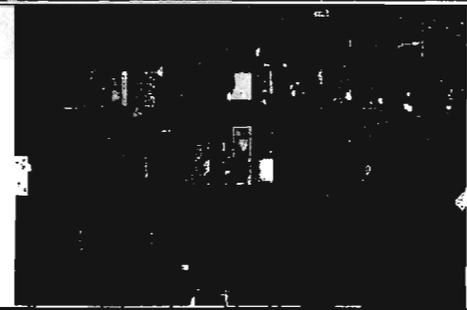
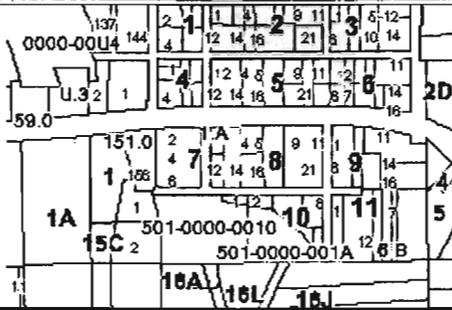
PARCEL DETAIL

DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

EMINOLE COUNTY FL

1101 E. FIRST ST
SANFORD, FL 32771-1488
407-665-7506



GENERAL

Parcel Id: 18-21-30-501-0800-0020

Owner: TYGIELSKI DOUGLAS R

Mailing Address: 110 N BUMBY AVE

City,State,ZipCode: ORLANDO FL 32803

Property Address: 1308 ALTAMONTE DR E ALTAMONTE SPRINGS 32701

Facility Name:

Tax District: 01-COUNTY-TX DIST 1

Exemptions:

Dor: 27-AUTO SALE AND SERVIC

VALUE SUMMARY

VALUES	2009 Working	2008 Certified
Value Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$54,858	\$56,116
Depreciated EXFT Value	\$5,811	\$5,811
Land Value (Market)	\$435,000	\$435,000
Land Value Ag	\$0	\$0
Just/Market Value	\$495,669	\$496,927
Portability Adj	\$0	\$0
Save Our Homes Adj	\$0	\$0
Assessed Value (SOH)	\$495,669	\$496,927

Tax Estimator

2009 TAXABLE VALUE WORKING ESTIMATE

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$495,669	\$0	\$495,669
Schools	\$495,669	\$0	\$495,669
Fire	\$495,669	\$0	\$495,669
Road District	\$495,669	\$0	\$495,669
SJWM(Saint Johns Water Management)	\$495,669	\$0	\$495,669
County Bonds	\$495,669	\$0	\$495,669

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

SALES

Deed	Date	Book Page	Amount	Vac/Imp	Qualified
QUIT CLAIM DEED	05/1998	04334 1295	\$20,000	Improved	No
WARRANTY DEED	10/1996	03153 0889	\$300,000	Improved	No
WARRANTY DEED	02/1986	01712 0919	\$220,000	Improved	No

Find Sales within this DOR Code

2008 VALUE SUMMARY

2008 Tax Bill Amount: \$7,484

2008 Certified Taxable Value and Taxes

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
SQUARE FEET	0	0	29,000	15.00	\$435,000

LEGAL DESCRIPTION

PLATS:

LEG LOTS 2 3 13 + 14 (LESS ST RD) BLK 8 LAKEVIEW
PB 5 PG 14

BUILDING INFORMATION

Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New
1	MASONRY PILAS	1969	5	1,656	1	CONCRETE BLOCK - MASONRY	\$54,858	\$100,657

Permits

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
COMMERCIAL ASPHALT DR 2 IN	1979	12,514	\$4,555	\$11,388
ALUM CARPORT NO FLOOR	1979	240	\$384	\$960
6' CHAIN LINK FENCE	1979	436	\$872	\$2,180

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.

Ewen Architecture & Management, Inc.

1490 Sunshadow Drive, Suite 2010
Casselberry, FL 32707
407 310 7551
Fax 407 699 4769
AA0003299
aewen@cfl.rr.com

1/6/2009To: **Seminole County Development Review**

From Anthony E. Ewen, RA, NCARB

Re: Special Exemption for 1308 E Altamonte Drive, Altamonte Springs, FL

Request to allow auto repair operations to continue.

NARRATIVE WITH PROJECT DESCRIPTION

The existing parcel of 0.65 acres has been in operation as an auto repair facility for numerous years and at least since 1980. Recently the County code enforcement bureau cited this parcel for this operation. This parcel consists of lots 2, 3, 13, and 14. It should not be confused with lot 1, which was also cited and is also owned by Mr Tygielski. All repair work on Lot 1 has ceased and all repair vehicles have been moved off that lot. It is strictly sales now.

The facility at 1308 has 3 services bays and one small 10x12 office. We calculate thus that the facility would need 10 parking spaces. (9 regular at 10'x20'; and one handicap at 12'x20', with a 5x20 access aisle). The facility has no existing parking space striping (probably worn away from use and weathering over the years). We will provide a construction detailed site plan for these improvements (striping, HC sign, HC ramp, etc) if the exemption is granted.

The applicant proposes to stripe the 10 spaces show as 1 thru 10. The 35 spaces (1S thru 35S) shown at the rear are for sales and repair vehicles. Please note that they are all located above paved areas. (Most of the rear of the site is unpaved and we show no parking on it). The carports at the rear are prefabricated metal type carports and are not used to house or protect repair vehicles or sales vehicles, but rather they are for the owners' own personal collection or privately owned autos. The applicant proposes that 35 spaces for repair and sale vehicles **do not** warrant paint striping.

The applicant is of the opinion that since this facility has been in operation as a repair facility for over 28 years that he should be able to continue. Thank you for your consideration in this matter.

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

The owner of the real property associated with this application is a (check one)

- Individual
- Corporation
- Land Trust
- Limited Liability Company
- Partnership
- Other (describe): _____

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	ADDRESS	PHONE NUMBER
Doug Tygielski	110 N. Bumby Ave Orlando FL	407 228 2888

(Use additional sheets for more space.)

2. For each corporation, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent 2% or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are not traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(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 and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above.

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

SEMINOLE COUNTY APPLICATION & AFFIDAVIT

For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

Table with 3 columns: NAME, ADDRESS, % OF INTEREST

(Use additional sheets for more space.)

5. In the circumstances of a contract for purchase, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, or partnership, provide the information required for those entities in paragraphs 2, 3, and/or 4 above.

Name of Purchaser:

Table with 3 columns: NAME, ADDRESS, % OF INTEREST

Date of Contract:

Please specify any contingency clause related to the outcome of the consideration of the application.

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 rezoning, 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.

JANUARY 7, 2009 Date

Owner, Agent, Applicant Signature

STATE OF FLORIDA COUNTY OF ORANGE

Sworn to (or affirmed) and subscribed before me this 7th day of JANUARY, 2009 by DONGLAS TYGIELSKI



MARK E. KROL MY COMMISSION # DD 390260 EXPIRES: April 7, 2009 Bonded Thru Budget Notary Services

Print, Type or Stamp Name of Notary Public

Signature of Notary Public

Personally Known OR Produced Identification

Type of Identification Produced

For Use by Planning & Development Staff Date: Application Number:

**SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM
(ORIGINAL ONLY)**

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I DOUGLAS TYGIELSKI (Owner's Name) the fee simple owner of the following

described property (Provide Legal Description or Tax Parcel ID Number(s) LOTS 2, 3, 13 & 14
BLOCK B LAKEVIEW, ACCORDING TO THE PLAT - BOOK
5, PAGE 14, SEMINOLE

hereby affirm that ANTHONY EWLEN is hereby designated to act as my /our authorized agent and to file the attached application for the stated special exception / variance request and make binding statements and commitments regarding the request.

[Signature]

Owner's Signature

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

SWORN TO AND SUBSCRIBED before me this 7th day of JAN, 2009

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared DOUGLAS TYGIELSKI, who is personally known to me or who has produced _____ has identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of JANUARY, 2009

Mark E. Krol
Notary Public in and for the County and State
Aforementioned

My Commission Expires: *  *
MARK E. KROL
MY COMMISSION # DD 390260
EXPIRES: April 7, 2009
Bonded Thru Budget Notary Services