

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

**SUBJECT:** REQUEST FOR MINIMUM REAR YARD SETBACK VARIANCE FROM 30 FEET TO 20.33 FEET FOR A PROPOSED COVERED SCREEN ROOM ADDITION IN THE R-1A (SINGLE FAMILY DWELLING DISTRICT); (WILLIAM C. LONG, APPLICANT).

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

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

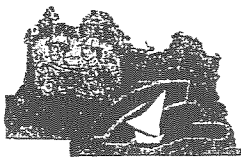
**Agenda Date** 02-28-05 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **APPROVE** THE REQUEST FOR MINIMUM REAR YARD SETBACK VARIANCE FROM 30 FEET TO 20.33 FEET FOR A PROPOSED COVERED SCREEN ROOM ADDITION IN THE R-1A (SINGLE FAMILY DWELLING DISTRICT); (WILLIAM C. LONG, APPLICANT); OR
2. **DENY** THE REQUEST FOR MINIMUM REAR YARD SETBACK VARIANCE FROM 30 FEET TO 20.33 FEET FOR A PROPOSED COVERED SCREEN ROOM ADDITION IN THE R-1A (SINGLE FAMILY DWELLING DISTRICT); (WILLIAM C. LONG, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

<b>GENERAL INFORMATION</b>	<b>APPLICANT:</b> WILLIAM C. LONG <b>LOCATION:</b> 5751 AUTUMN CHASE CIRCLE <b>ZONING:</b> R-1A (AUTUMN CHASE)
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• THE APPLICANT PROPOSES TO CONSTRUCT A COVERED SCREEN ROOM ADDITION (APPROXIMATELY 10' X 40') TO AN EXISTING HOME.</li> <li>• THERE IS NO RECORD OF PRIOR VARIANCES HAVING BEEN GRANTED FOR THIS PROPERTY.</li> </ul>
<b>STAFF FINDINGS</b>	<ul style="list-style-type: none"> <li>• THE PROPOSED ADDITION WOULD ENCROACH 9.67 FEET INTO THE MINIMUM 30 FOOT REAR YARD SETBACK.</li> <li>• THE GRANT OF THE REQUESTED VARIANCE WOULD CONFER SPECIAL PRIVILEGES DENIED TO OTHER PROPERTIES IN AUTUMN CHASE BY ALLOWING ENCROACHMENT INTO THE REAR YARD SETBACK</li> </ul>

	<p>CIRCUMSTANCES OR HARDSHIP.</p> <ul style="list-style-type: none"><li>• THE REQUESTED VARIANCE WOULD NOT BE THE MINIMUM THAT WOULD MAKE POSSIBLE THE REASONABLE USE OF THE PROPERTY. REASONABLE USE OF THE PROPERTY WOULD BE RETAINED WITHOUT THE GRANT OF THE REQUESTED VARIANCE.</li><li>• THE REQUESTED VARIANCE WOULD NOT BE COMPLIANT WITH THE LAND DEVELOPMENT CODE AND WOULD POTENTIALLY ALLOW AN ADDITION THAT IS INCONSISTENT WITH THE TREND OF NEIGHBORHOOD DEVELOPMENT.</li></ul>
<p><b>STAFF RECOMMENDATION</b></p>	<ul style="list-style-type: none"><li>• BASED ON THE STATED FINDINGS, STAFF RECOMMENDS DENIAL OF THE REQUEST, UNLESS THE APPLICANT 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 ADDITION 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>



**COPY**

APPL. NO. BV2004-197

**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** RYSB variance from 30' to 20.33' for a proposed screen room addition
- SPECIAL EXCEPTION**
- MOBILE HOME SPECIAL EXCEPTION**
- EXISTING (YEAR \_\_\_\_\_)  PROPOSED (YEAR \_\_\_\_\_)
- REPLACEMENT (YEAR \_\_\_\_\_) SIZE OF MOBILE HOME \_\_\_\_\_
- ANTICIPATED TIME MOBILE HOME IS NEEDED \_\_\_\_\_
- PLAN TO BUILD  YES  NO IF SO WHEN \_\_\_\_\_
- MEDICAL HARDSHIP  YES (LETTER FROM DOCTOR REQUIRED)  NO
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

**RECEIVED**  
 DEC 09 2004

PROPERTY OWNER		AUTHORIZED AGENT *
NAME:	<u>William C. Long</u>	
ADDRESS:	<u>5751 Autumn Chase Cir</u>	
	<u>SANFORD 32773</u>	
PHONE 1:	<u>407-324-0747</u>	
PHONE 2:	<u>407-221-9191</u>	
E-MAIL:	<u>wildwillie@cfl.rr.com</u>	
PROJECT NAME: <u>Autumn Chase (5751)</u>		

SITE ADDRESS: 5751 Autumn Chase

CURRENT USE OF PROPERTY: SFR

LEGAL DESCRIPTION: LOT 45 AUTUMN CHASE PH 2 PB 59 PGS 44-47

SIZE OF PROPERTY: 9,000 ft<sup>2</sup> acre(s) PARCEL I.D. 23-20-30-503-0000-0450

UTILITIES:  WATER  WELL  SEWER  SEPTIC TANK  OTHER \_\_\_\_\_

KNOWN CODE ENFORCEMENT VIOLATIONS NA

IS PROPERTY ACCESSIBLE FOR INSPECTION  YES  NO

This request will be considered at the Board of Adjustment regular meeting on 2/28/05 (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.

William C. Long  
 SIGNATURE OF OWNER OR AGENT\* 12-9-04  
DATE

\* Proof of owner's authorization is required with submittal if signed by agent.

**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:

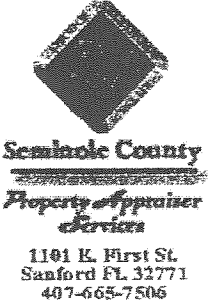
FEE(S): \$150.00 COMMISSION DISTRICT 5 FLU/ZONING LDR/R-1A

BCC HEARING DATE \_\_\_\_\_ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS on the S. side of Autumn Chase Circle  
approx. 550' SE of the intersect. of Willow Oak Lane and Autumn Chase Cir.

PLANNING ADVISOR JU DATE 2/20/05 12/9/04

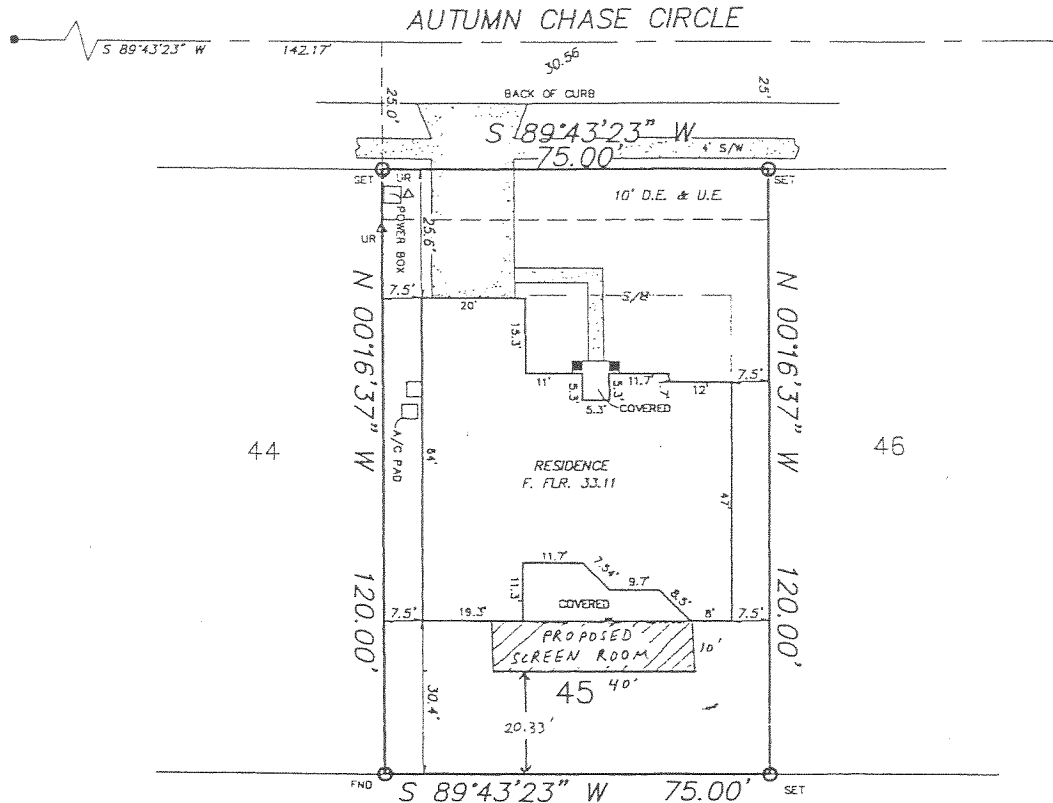
SUFFICIENCY COMMENTS \_\_\_\_\_

<b>PARCEL DETAIL</b>		REAL ESTATE		PERSONAL PROP		TAX ROLL		SALES SEARCH		◀ ◁ Back ▷ ▶																																																			
 <p><b>Seminole County</b> <i>Property Appraiser Services</i> 1101 E. First St. Sanford FL 32771 407-665-7506</p>																																																													
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 23-20-30-503-0000-0450 Tax District: 01-COUNTY-TX DIST 1</p> <p>Owner: LONG WILLIAM C III &amp; LINDA Exemptions: 00-HOMESTEAD</p> <p>Address: 5751 AUTUMN CHASE CIR</p> <p>City,State,ZipCode: SANFORD FL 32773</p> <p>Property Address: 5751 AUTUMN CHASE CIR SANFORD 32773</p> <p>Subdivision Name: AUTUMN CHASE PH 2</p> <p>Dor: 01-SINGLE FAMILY</p>						<p align="center"><b>2005 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$137,796</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$32,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$169,796</p> <p>Assessed Value (SOH): \$169,796</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$144,796</p>																																																							
<p align="center"><b>SALES</b></p> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>12/2002</td> <td>04653</td> <td>1087</td> <td>\$215,000</td> <td>Improved</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p>						Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	12/2002	04653	1087	\$215,000	Improved	<p align="center"><b>2004 VALUE SUMMARY</b></p> <p>Tax Value(without SOH): \$2,459</p> <p>2004 Tax Bill Amount: \$2,459</p> <p>Save Our Homes (SOH) Savings: \$0</p> <p>2004 Taxable Value: \$145,495</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																																											
Deed	Date	Book	Page	Amount	Vac/Imp																																																								
WARRANTY DEED	12/2002	04653	1087	\$215,000	Improved																																																								
<p align="center"><b>LAND</b></p> <table border="1"> <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>32,000.00</td> <td>\$32,000</td> </tr> </tbody> </table>						Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	32,000.00	\$32,000	<p align="center"><b>LEGAL DESCRIPTION PLAT</b></p> <p>LOT 45 AUTUMN CHASE PH 2 PB 59 PGS 44 - 47</p>																																											
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																																								
LOT	0	0	1.000	32,000.00	\$32,000																																																								
<p align="center"><b>BUILDING INFORMATION</b></p> <table border="1"> <thead> <tr> <th>Bld Num</th> <th>Bld Type</th> <th>Year Blt</th> <th>Fixtures</th> <th>Base SF</th> <th>Gross SF</th> <th>Heated SF</th> <th>Ext Wall</th> <th>Bld Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SINGLE FAMILY</td> <td>2002</td> <td>11</td> <td>2,505</td> <td>3,243</td> <td>2,505</td> <td>CB/STUCCO FINISH</td> <td>\$137,796</td> <td>\$139,894</td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td colspan="7">OPEN PORCH FINISHED / 260</td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td colspan="7">OPEN PORCH FINISHED / 52</td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td colspan="7">GARAGE FINISHED / 426</td> </tr> </tbody> </table>												Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New	1	SINGLE FAMILY	2002	11	2,505	3,243	2,505	CB/STUCCO FINISH	\$137,796	\$139,894		Appendage / Sqft		OPEN PORCH FINISHED / 260								Appendage / Sqft		OPEN PORCH FINISHED / 52								Appendage / Sqft		GARAGE FINISHED / 426						
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New																																																				
1	SINGLE FAMILY	2002	11	2,505	3,243	2,505	CB/STUCCO FINISH	\$137,796	\$139,894																																																				
	Appendage / Sqft		OPEN PORCH FINISHED / 260																																																										
	Appendage / Sqft		OPEN PORCH FINISHED / 52																																																										
	Appendage / Sqft		GARAGE FINISHED / 426																																																										
<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																																													

[BACK](#)     
 [PROPERTY APPRAISER HOME PAGE](#)     
 [CONTACT](#)

LOT 45  
**AUTUMN CHASE PHASE 2**

ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59,  
 PAGES 44, 45, 46 & 47 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA



**AUTUMN CHASE**  
 PLAT BOOK 57, PAGES 87-102  
 TRACT "B" - DETENTION

**SETTING SETBACKS:**

NT = 25'  
 R = 30'  
 = 7.5'  
 STREET = 25', 15' WITH COUNTY APPROVAL

**NOTES:** LOT DRAINAGE TYPE "B"

OVERHANGS & FOOTERS HAVE NOT BEEN LOCATED  
 UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED.  
 NO TIES ARE MDI TO BE USED TO CONSTRUCT DEED  
 ATTACHED LINES  
 LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR  
 ENTS, RIGHTS OF WAY, RESTRICTIONS, USES,  
 SHIP OR MATTERS OF RECORD BY THIS FIRM.  
 PLATIVE ACCURACY OF FIELD MEASURED CONTROL  
 IS 1 FOOT IN 15,000 FEET.  
 MD WITHOUT THE SIGNATURE AND THE ORIGINAL  
 SEAL OF A FLORIDA LICENSED SURVEYOR AND  
 R.  
 OS ARE BASED UPON THE CENTERLINE OF  
 N CHASE CIRCLE PER RECORD PLAT, HAVING A  
 IG OF N 89°43'23" E  
 CS AND DISTANCES SHOWN HEREON ARE MEASURED  
 OR RECORDED PLAT UNLESS OTHERWISE NOTED  
 OPEPTY SHOWN HEREON APPEARS TO LIE IN  
 "2" PER F.I.R.M. MAP PANEL NO. 12117C 0135E  
 APRIL 17, 1995, THE FLOOD INSURANCE RATE  
 NOT A SURVEY FLOOD ZONE DETERMINATION IS  
 NON ONLY.  
 IONS, IF SHOWN, ARE BASED ON SEMINOLE COUNTY  
 (NGVD 29)

**CERTIFIED TO:**

WILLIAM C. LONG, III  
 LINDA L. LONG  
 RYLAND GROUP, INC.  
 RYLAND MORTGAGE COMPANY  
 RYLAND TITLE COMPANY

- - INDICATES 1/8" - 5/8" REBAR & CAP (LB 5767) UNLESS NOTED OTHERWISE
- - INDICATES PERMANENT CONTROL POINT
- - INDICATES CONC. MON. / PRM

**LEGEND**

S/B	= BUILDING SETBACK	L.E.	= LANDSCAPE EASEMENT
MAINT	= MAINTENANCE	D.E.	= DRAINAGE EASEMENT
UTIL	= UTILITY	U.E.	= UTILITY EASEMENT
CONC.	= CONCRETE	I.P.	= IRON PIPE
CM	= CONCRETE MONUMENT	R/C	= ROD AND CAP
F.FLR.	= FINISHED FLOOR	I.R.	= IRON ROD
BLK.	= BLOCK	N/D	= NAIL & DISK
WM	= WATER METER	FND.	= FOUND
ESMT.	= EASEMENT	REC.	= RECOVERED
MON	= MONUMENT	STAY	= STAY OF WAY
TRANS.	= TRANSFORMER	R.	= RADIAL
TEL	= TELEPHONE	N.R.	= NON-RADIAL
SQ.FT.	= SQUARE FEET	CL	= CENTERLINE
TYP.	= TYPICAL	PC	= POINT OF CURVATURE
PB.	= PLAT BOOK	PT	= POINT OF TANGENCY
PG.	= PAGE	PI	= POINT OF INTERSECTION
P	= PLAT DISTANCE	A	= ARC
M	= MEASURED DISTANCE	L	= LENGTH
C	= CALCULATED	CB	= CHORD BEARING
U.R.	= UTILITY RISER	S/W	= SIDEWALK
P.O.L.	= POINT ON LINE	A/C	= AIR CONDITIONER
NGVD	= NATIONAL GEOODETIC VERTICAL DATUM		
PCP	= PERMANENT CONTROL POINT		
PRM	= PERMANENT REFERENCE MONUMENT		
PCC	= POINT OF COMPOUND CURVATURE		
CATV	= UNDERGROUND CABLE RISER		

IFY THAT THIS MEETS OR EXCEEDS  
 MINIMUM TECHNICAL STANDARDS  
 BY THE FLORIDA BOARD OF  
 SURVEYORS AND MAPPERS IN  
 61G17-6, FLORIDA ADMINISTRATIVE  
 ORDINANCE TO SECTION 472.027,  
 FLA STATUTES.  
 ED FOR: ASSOCIATED LAND SURVEYING  
 & MAPPING, INC.  
  
 DAVID M. McDERMOTT  
 REGISTERED SURVEYOR AND MAPPER  
 CERTIFICATE NO. 4779

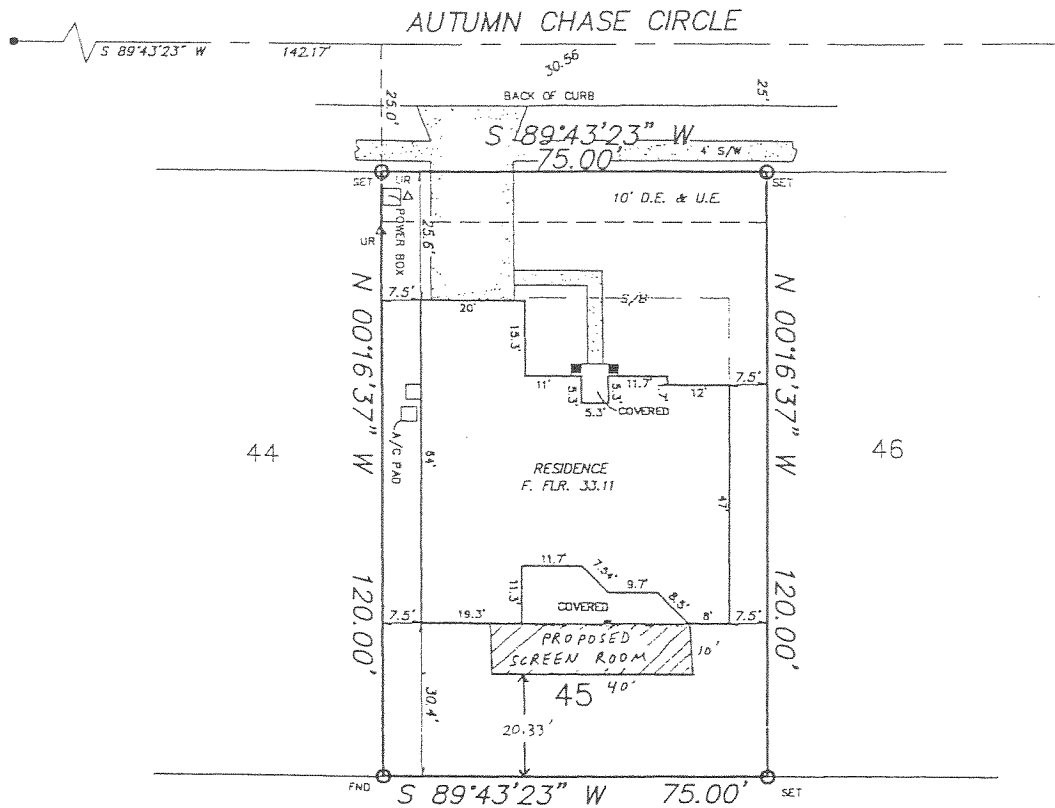
PREPARED FOR  
**Ryland Homes**

PREPARED BY  
**Associated Land Surveying  
 & Mapping, Inc.**

101 WYMORE ROAD, SUITE 110  
 ALTAMONTE SPRINGS, FLORIDA 32714  
 PHONE: (407) 869-5002-FAX: (407) 869-8393  
 Certificate of Authorization Number: LB 6767 EMAIL: aism@aism.net

BOUNDARY SURVEY	9-9-2002
FORMBOARD LOCATION	9-16-2002
FOUNDATION	9-30-2002
FINAL BOUNDARY SURVEY	12-20-2002
SCALE:	1" = 30'
JOB NO.	98004

LOT 45  
**AUTUMN CHASE PHASE 2**  
 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59,  
 PAGES 44, 45, 46 & 47 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA



**AUTUMN CHASE**  
 PLAT BOOK 57, PAGES 87-102  
 TRACT "B" - DETENTION

**MINIMUM SETBACKS:**

- STREET = 25'
- FRONT = 30'
- REAR = 7.5'
- STREET = 25', 15' WITH COUNTY APPROVAL

**NOTES:** LOT DRAINAGE TYPE "B"

OVERHANGS & FOOTERS HAVE NOT BEEN LOCATED. UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED. DIMENSIONS ARE NOT TO BE USED TO CONSTRUCT DEED LINED LINES. DIMENSIONS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, RESTRICTIONS, EASEMENTS, ENCUMBRANCES OR MATTERS OF RECORD BY THIS FIRM. MEASUREMENTS WERE MADE FROM A MEASURED CONTROL POINT WITH AN ACCURACY OF FIELD MEASURED CONTROL OF 1/10000. DIMENSIONS SHOWN HEREON WERE MEASURED FROM THE CENTERLINE OF AUTUMN CHASE CIRCLE PER RECORD PLAT, HAVING A BEARING OF N 89°43'23" E. DIMENSIONS AND DISTANCES SHOWN HEREON ARE MEASURED FROM THE CENTERLINE OF AUTUMN CHASE CIRCLE PER RECORD PLAT, UNLESS OTHERWISE NOTED. PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN THE 100' FLOOD INSURANCE RATE MAP PANEL NO. 12117C D135E APRIL 17, 1995. THE FLOOD INSURANCE RATE MAP IS NOT A SURVEY. FLOOD ZONE DETERMINATION IS BASED ON ONLY. DIMENSIONS, IF SHOWN, ARE BASED ON SEMINOLE COUNTY (NGVD 29).

**CERTIFIED TO:**

WILLIAM C. LONG, III  
 LINDA L. LONG  
 RYLAND GROUP, INC.  
 RYLAND MORTGAGE COMPANY  
 RYLAND TITLE COMPANY

- - INDICATES 1/8" - 5/8" REBAR & CAP (LB 6767) UNLESS NOTED OTHERWISE
  - - INDICATES PERMANENT CONTROL POINT
  - - INDICATES CONC. MON. / PRM
- LEGEND**

S/B = BUILDING SETBACK	L.E. = LANDSCAPE EASEMENT
MAINT = MAINTENANCE	D.E. = DRAINAGE EASEMENT
UTIL = UTILITY	U.E. = UTILITY EASEMENT
CONC. = CONCRETE	I.P. = IRON PIPE
CM = CONCRETE MONUMENT	R/C = ROOF AND CAP
F.F.L.R. = FINISHED FLOOR	I.R. = IRON ROD
BLK. = BLOCK	N/D = NAIL & DISK
WM = WATER METER	FND. = FOUND
ESMT. = EASEMENT	REC. = RECOVERED
MON. = MONUMENT	R/W = RIGHT OF WAY
TRANS. = TRANSFORMER	R. = RADIAL
TEL. = TELEPHONE	N.R. = NON-RADIAL
SQ.FT. = SQUARE FEET	CL. = CENTERLINE
TYP. = TYPICAL	PC = POINT OF CURVATURE
PR. = PLAT BOOK	PT. = POINT OF TANGENCY
PG. = PAGE	PI. = POINT OF INTERSECTION
P. = PLAT DISTANCE	A. = ARC
M. = MEASURED DISTANCE	L. = LENGTH
C. = CALCULATED	CB = CHORD BEARING
U.R. = UTILITY RISER	S/W = SIDEWALK
P.O.L. = POINT ON LINE	A/C = AIR CONDITIONER
NGVD = NATIONAL GEODETIC VERTICAL DATUM	
PCM = PERMANENT CONTROL POINT	
PRM = PERMANENT REFERENCE MONUMENT	
PCC = POINT OF COMPOUND CURVATURE	
CATV = UNDERGROUND CABLE RISER	

STATE OF FLORIDA  
 DEPARTMENT OF REVENUE  
 DIVISION OF LAND SURVEYING  
 CERTIFICATE NO. 4779

DAVID W. McDERMOTT  
 REGISTERED SURVEYOR AND MAPPER  
 CERTIFICATE NO. 4779

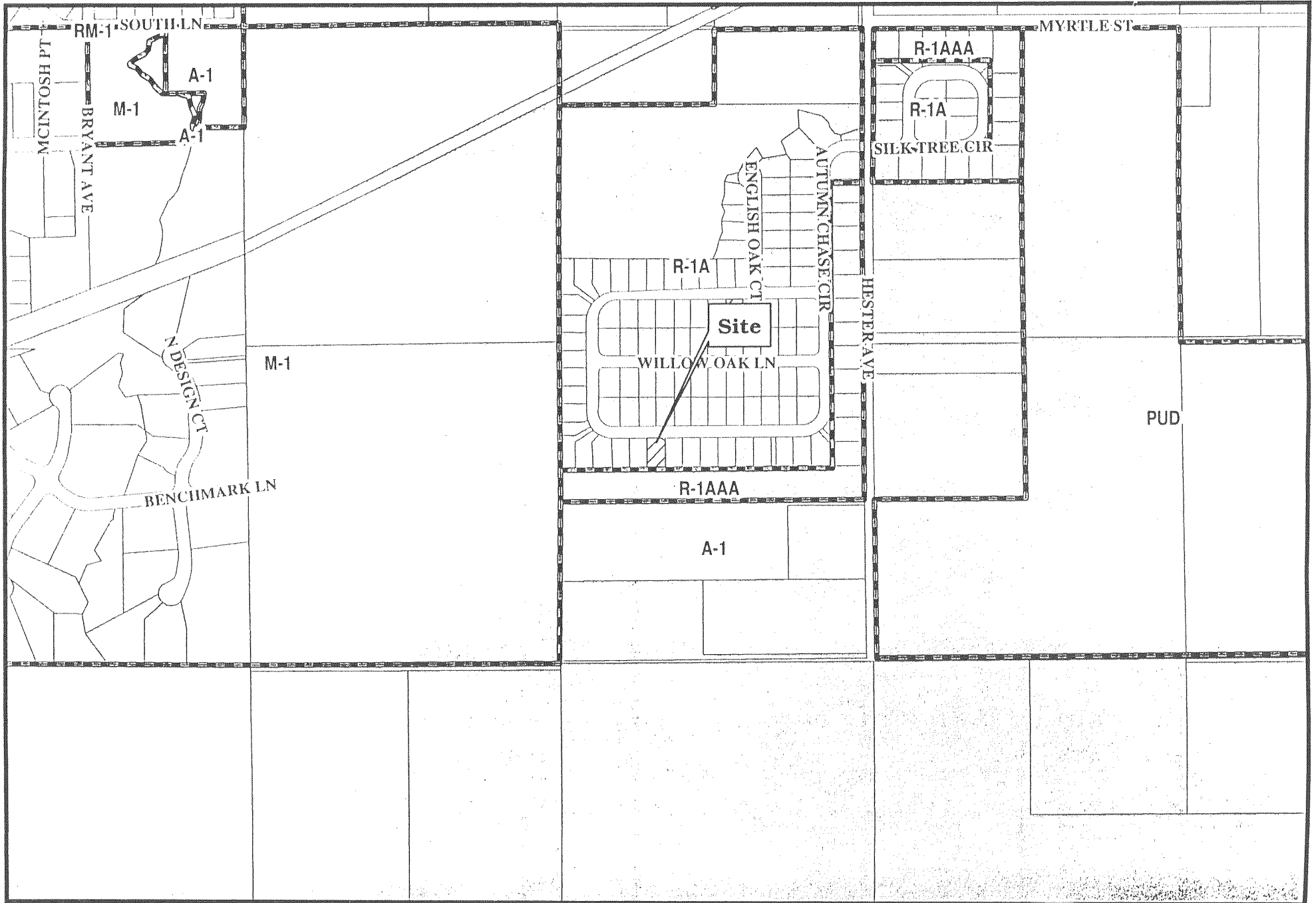
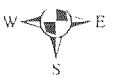
PREPARED FOR  
**Ryland Homes**

PREPARED BY  
**Associated Land Surveying & Mapping, Inc.**

101 WYMORE ROAD, SUITE 110  
 ALTAMONTE SPRINGS, FLORIDA 32714  
 PHONE: (407) 869-5002-FAX: (407) 869-8393  
 Certificate of Authorization Number: LB 6767 EMAIL: dslm@aslm.net

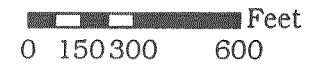
BOUNDARY SURVEY	9-9-2002
FORMBOARD LOCATION	9-16-2002
FOUNDATION	9-30-2002
FINAL BOUNDARY SURVEY	12-20-2002
SCALE: 1" = 30'	JOB NO. 98004

William C. III & Linda Long  
Autumn Chase Circle (5751)



Parcel: 23-20-30-503-0000-0450 / District: 5

**BV2004-187**  
**FEBRUARY 28, 2005**





FILE NO.:	BV2005-187	DEVELOPMENT ORDER #	04-30000052
-----------	------------	---------------------	-------------

### SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On February 28, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 45, AUTUMN CHASE PH 2, PB 69, PGS 44 TO 47

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

#### FINDINGS OF FACT

**Property Owner:** WILLIAM LONG  
5751 AUTUMN CHASE CIRCLE  
SANFORD, FL 32773

**Site Address:** 5751 AUTUMN CHASE CIRCLE

**Requested Development Approval:**

REAR YARD SETBACK VARIANCE FROM 30 FEET TO 20.33 FEET FOR A PROPOSED COVERED SCREEN ROOM ADDITION.

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  
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:

THE VARIANCE GRANTED SHALL APPLY ONLY TO THE PROPOSED  
ADDITION, 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: \_\_\_\_\_  
Matthew West  
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 Matthew West 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 \_\_\_\_\_, 2005.

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

My Commission Expires: