

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

*(Continued from the 6/27/05 public hearing)*

**SUBJECT:** REQUEST FOR MINIMUM SIDE STREET SETBACK VARIANCE FROM 25 FEET TO 10 FEET FOR A PROPOSED FENCE IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (DEBORAH SENTELL-JOHNSON, APPLICANT).

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

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

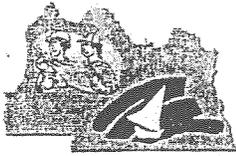
**Agenda Date** 07-25-05 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **APPROVE** THE REQUEST FOR MINIMUM SIDE STREET SETBACK VARIANCE FROM 25 FEET TO 10 FEET FOR A PROPOSED FENCE IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (DEBORAH SENTELL-JOHNSON, APPLICANT); OR
2. **DENY** THE REQUEST FOR MINIMUM SIDE STREET SETBACK VARIANCE FROM 25 FEET TO 10 FEET FOR A PROPOSED FENCE IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); (DEBORAH SENTELL-JOHNSON, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

<b>GENERAL INFORMATION</b>	APPLICANT: DEBORAH SENTELL-JOHNSON, APPLICANT LOCATION: 2909 LAGOON COVE ZONING: R-1AA (STILLWATER)
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• THE APPLICANT PROPOSES TO CONSTRUCT A FENCE, THAT WOULD ENCROACH 15 FEET INTO THE 25 FOOT SIDE STREET SETBACK.</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 GRANTING OF THE REQUESTED VARIANCE WOULD CONFER SPECIAL PRIVILEGES DENIED TO OTHER PROPERTIES IN THE STILLWATER NEIGHBORHOOD BY ALLOWING ENCROACHMENT INTO</li> </ul>

	<p>THE SIDE STREET SETBACK WITHOUT THE DEMONSTRATION OF SPECIAL CIRCUMSTANCES OR HARDSHIP BY THE APPLICANT.</p> <ul style="list-style-type: none"><li>• THE OPPORTUNITY EXISTS TO CONSTRUCT A COMPLIANT FENCE. THEREFORE, THE REQUESTED VARIANCE WOULD NOT BE THE MINIMUM THAT WOULD MAKE POSSIBLE THE REASONABLE USE OF THE PROPERTY.</li><li>• THE REQUESTED VARIANCE WOULD NOT BE COMPLIANT WITH THE LAND DEVELOPMENT CODE AND WOULD POTENTIALLY ALLOW DEVELOPMENT THAT IS INCONSISTENT WITH THE TREND OF NEIGHBORHOOD DEVELOPMENT.</li></ul>
<b>STAFF RECOMMENDATION</b>	<ul style="list-style-type: none"><li>• 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:<ul style="list-style-type: none"><li>• ANY VARIANCE GRANTED SHALL APPLY ONLY TO THE PROPOSED FENCE 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. BV 2005-054

**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** Minimum side street setback variance from 25' to 10' for a proposed fence
- SPECIAL EXCEPTION**
- LIMITED USE**
- SF 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 \_\_\_\_\_
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	Deborah Sentell-Johnson	
ADDRESS	2909 Lagoon Cove Oviedo, FL 32765	
PHONE 1	407-435-8276 (cell)	
PHONE 2	407-346-2193 (husband cell)	
E-MAIL	sentell2002@gmail.com	

PROJECT NAME: \_\_\_\_\_

SITE ADDRESS: 2909 Lagoon Cove, Oviedo, FL 32765

CURRENT USE OF PROPERTY: primary residence

LEGAL DESCRIPTION: LEG LOT 122 STILLWATER PH 1 P13 33 PGS 45 TO 48

SIZE OF PROPERTY: \_\_\_\_\_ acre(s) PARCEL I.D. 27-21-31-508-0000-1220

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 6/27/05 (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.

Deborah Sentell-Johnson  
 SIGNATURE OF OWNER OR AGENT\*

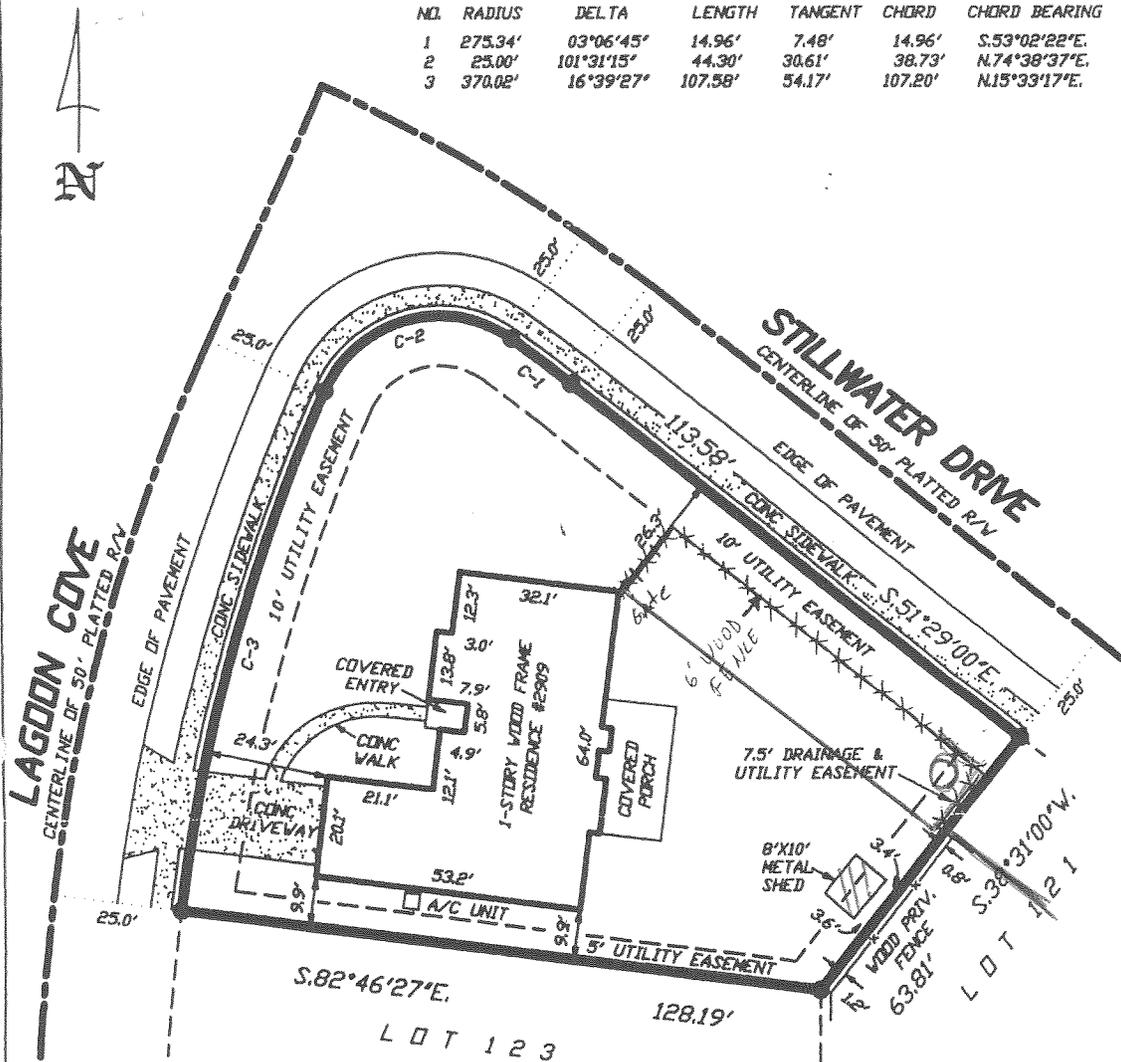
4/29/05  
 DATE

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

<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-666-7506</p>																																																													
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 27-21-31-508-0000-1220      Tax District: 01-COUNTY-TX DIST 1</p> <p>Owner: SENTELL-JOHNSON DEBORAH      Exemptions:</p> <p>Address: 2929 LAGOON CV</p> <p>City,State,ZipCode: OVIEDO FL 32765</p> <p>Property Address: 2909 LAGOON CV OVIEDO 32765</p> <p>Subdivision Name: STILLWATER PH 1</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: \$151,873</p> <p>Depreciated EXFT Value: \$788</p> <p>Land Value (Market): \$28,400</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$181,061</p> <p>Assessed Value (SOH): \$181,061</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$181,061</p> <p>Tax Estimator</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>05/2004</td> <td>05299</td> <td>0996</td> <td>\$193,000</td> <td>Improved</td> </tr> <tr> <td>CORRECTIVE DEED</td> <td>02/1999</td> <td>03591</td> <td>1365</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>SPECIAL WARRANTY DEED</td> <td>08/1998</td> <td>03491</td> <td>1419</td> <td>\$110,000</td> <td>Improved</td> </tr> <tr> <td>CERTIFICATE OF TITLE</td> <td>02/1998</td> <td>03363</td> <td>1173</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>SPECIAL WARRANTY DEED</td> <td>11/1996</td> <td>03160</td> <td>1716</td> <td>\$123,000</td> <td>Improved</td> </tr> <tr> <td>CERTIFICATE OF TITLE</td> <td>02/1996</td> <td>03031</td> <td>0085</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>10/1990</td> <td>02228</td> <td>0978</td> <td>\$129,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/1986</td> <td>01760</td> <td>1733</td> <td>\$99,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1986</td> <td>01705</td> <td>0979</td> <td>\$752,200</td> <td>Vacant</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	05/2004	05299	0996	\$193,000	Improved	CORRECTIVE DEED	02/1999	03591	1365	\$100	Improved	SPECIAL WARRANTY DEED	08/1998	03491	1419	\$110,000	Improved	CERTIFICATE OF TITLE	02/1998	03363	1173	\$100	Improved	SPECIAL WARRANTY DEED	11/1996	03160	1716	\$123,000	Improved	CERTIFICATE OF TITLE	02/1996	03031	0085	\$100	Improved	WARRANTY DEED	10/1990	02228	0978	\$129,000	Improved	WARRANTY DEED	08/1986	01760	1733	\$99,000	Improved	WARRANTY DEED	01/1986	01705	0979	\$752,200	Vacant	<p align="center"><b>2004 VALUE SUMMARY</b></p> <p>2004 Tax Bill Amount: \$2,667</p> <p>2004 Taxable Value: \$157,828</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp																																																								
WARRANTY DEED	05/2004	05299	0996	\$193,000	Improved																																																								
CORRECTIVE DEED	02/1999	03591	1365	\$100	Improved																																																								
SPECIAL WARRANTY DEED	08/1998	03491	1419	\$110,000	Improved																																																								
CERTIFICATE OF TITLE	02/1998	03363	1173	\$100	Improved																																																								
SPECIAL WARRANTY DEED	11/1996	03160	1716	\$123,000	Improved																																																								
CERTIFICATE OF TITLE	02/1996	03031	0085	\$100	Improved																																																								
WARRANTY DEED	10/1990	02228	0978	\$129,000	Improved																																																								
WARRANTY DEED	08/1986	01760	1733	\$99,000	Improved																																																								
WARRANTY DEED	01/1986	01705	0979	\$752,200	Vacant																																																								
<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>28,400.00</td> <td>\$28,400</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	28,400.00	\$28,400	<p align="center"><b>LEGAL DESCRIPTION PLAT</b></p> <p>LEG LOT 122 STILLWATER PH 1 PB 33 PGS 45 TO 48</p>																																																
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																																								
LOT	0	0	1.000	28,400.00	\$28,400																																																								
<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>1986</td> <td>8</td> <td>2,082</td> <td>2,920</td> <td>2,082</td> <td>WD/STUCCO FINISH</td> <td>\$151,873</td> <td>\$163,304</td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td>SCREEN PORCH FINISHED / 370</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td>OPEN PORCH FINISHED / 48</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td>GARAGE FINISHED / 420</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></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	1986	8	2,082	2,920	2,082	WD/STUCCO FINISH	\$151,873	\$163,304		Appendage / Sqft		SCREEN PORCH FINISHED / 370								Appendage / Sqft		OPEN PORCH FINISHED / 48								Appendage / Sqft		GARAGE FINISHED / 420																
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New																																																				
1	SINGLE FAMILY	1986	8	2,082	2,920	2,082	WD/STUCCO FINISH	\$151,873	\$163,304																																																				
	Appendage / Sqft		SCREEN PORCH FINISHED / 370																																																										
	Appendage / Sqft		OPEN PORCH FINISHED / 48																																																										
	Appendage / Sqft		GARAGE FINISHED / 420																																																										
<p align="center"><b>EXTRA FEATURE</b></p> <table border="1"> <thead> <tr> <th>Description</th> <th>Year Blt</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>FIREPLACE</td> <td>1986</td> <td>1</td> <td>\$788</td> <td>\$1,500</td> </tr> </tbody> </table>		Description	Year Blt	Units	EXFT Value	Est. Cost New	FIREPLACE	1986	1	\$788	\$1,500																																																		
Description	Year Blt	Units	EXFT Value	Est. Cost New																																																									
FIREPLACE	1986	1	\$788	\$1,500																																																									
<p>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.</p>																																																													

**CURVE TABLE**

NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEARING
1	275.34'	03°06'45"	14.96'	7.48'	14.96'	S.53°02'22"E.
2	25.00'	101°31'15"	44.30'	30.61'	38.73'	N.74°38'37"E.
3	370.02'	16°39'27"	107.58'	54.17'	107.20'	N.15°33'17"E.



**NOTES :**

1. BEARINGS BASED ON THE N. LINE OF LOT 122 AS BEING S.51°29'00"E.
2. UNDERGROUND IMPROVEMENTS NOT LOCATED.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. SUBJECT PROPERTY LIES IN ZONE "X", PER FLOOD INSURANCE RATE MAP PANEL #120289 0165 E, DATED 4/17/95, AND LIES OUTSIDE THE 500-YEAR FLOOD PLAIN.
5. DATE OF FIELD SURVEY: 4/20/04.

**LEGEND**

- CONC = CONCRETE
- R/W = RIGHT-OF-WAY
- PC = POINT OF CURVATURE
- = FOUND 1/2" IRON ROD #3382

**BOUNDARY SURVEY**

**DESCRIPTION:**

LOT 122, STILLWATER PHASE 1, AS RECORDED IN PLAT BOOK 33, PAGES 45-48, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

**CERTIFIED TO:**

DEBORAH SENTELL-JOHNSON

DECISION ONE MORTGAGE CO., LLC

THE TITLE GROUP OF CENTRAL FLORIDA, INC.

AMERICAN PIONEER TITLE INSURANCE COMPANY

**I HEREBY CERTIFY:**

THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 61G17 - 6, FLORIDA ADMINISTRATIVE CODE.

THOMAS J. MCMAHON  
FL REG LAND SURVEYOR #4887

**DATE:** 4/20/04

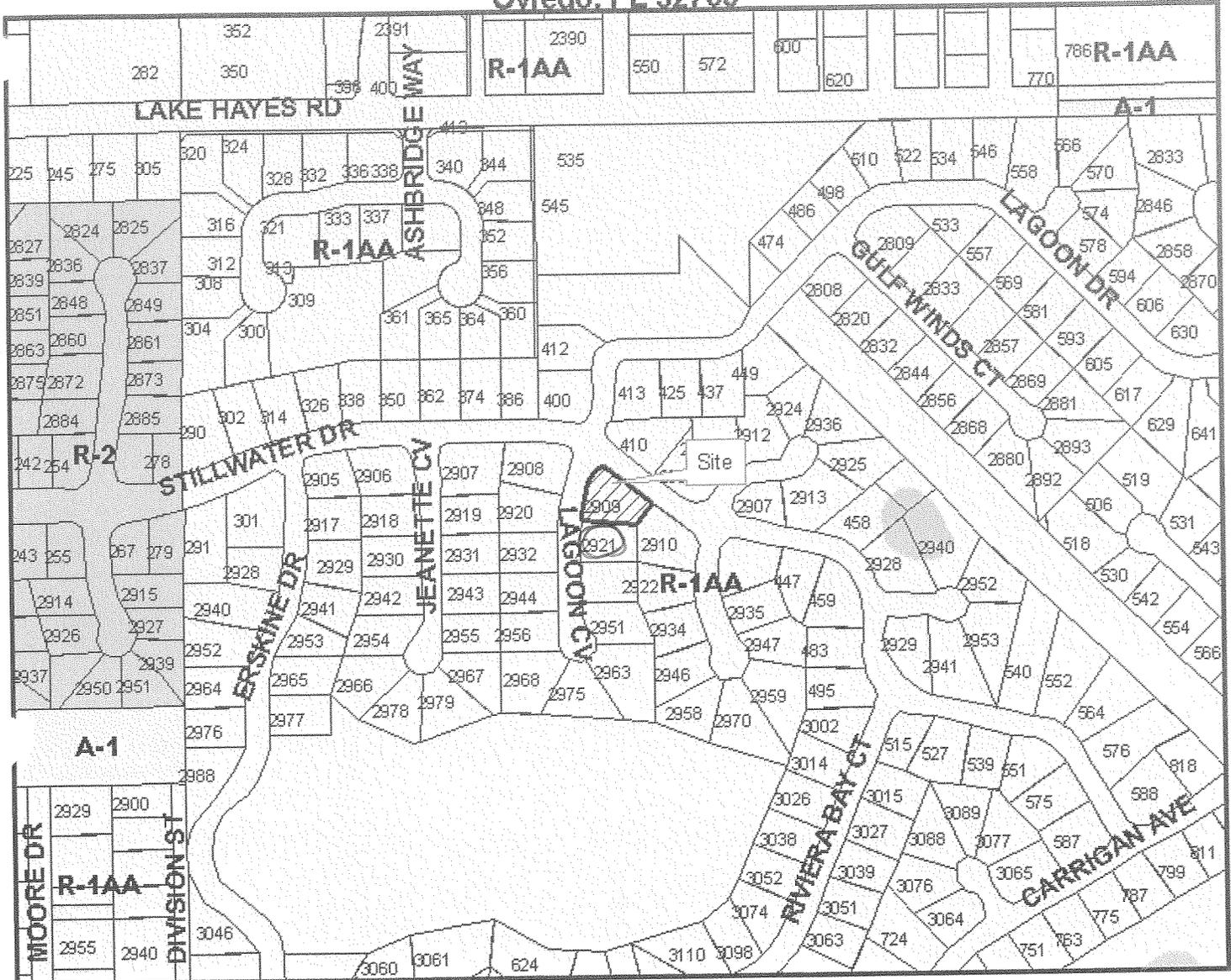
**SCALE:** 1" = 30'

**JOB NO.** 04-TG553

MCMAHON SURVEYING AND MAPPING  
1690 TALL OAKS ROAD  
DELAND, FLORIDA  
32720 (407) 399-2044

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Deborah Sentell-Johnson  
 2909 Lagoon Cove  
 Oviedo, FL 32765

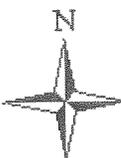


Seminole County Board of Adjustment  
 June 27, 2005  
 Case: BV2005-054  
 Parcel No: 27-21-31-508-0000-1220

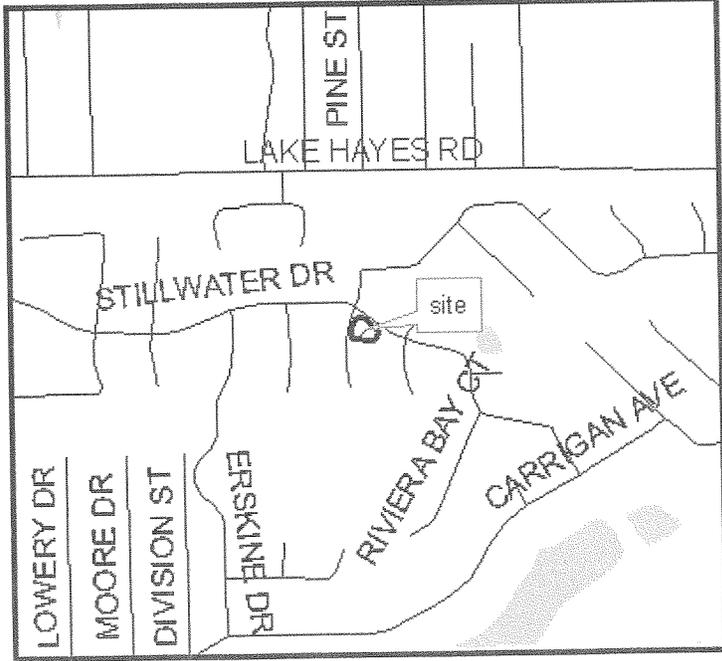
**Zoning**

-  A-1 Agricultural-1Ac
-  R-1AA Single Fam-11700
-  R-2 One and Two-Family-9000
-  BV2005-054

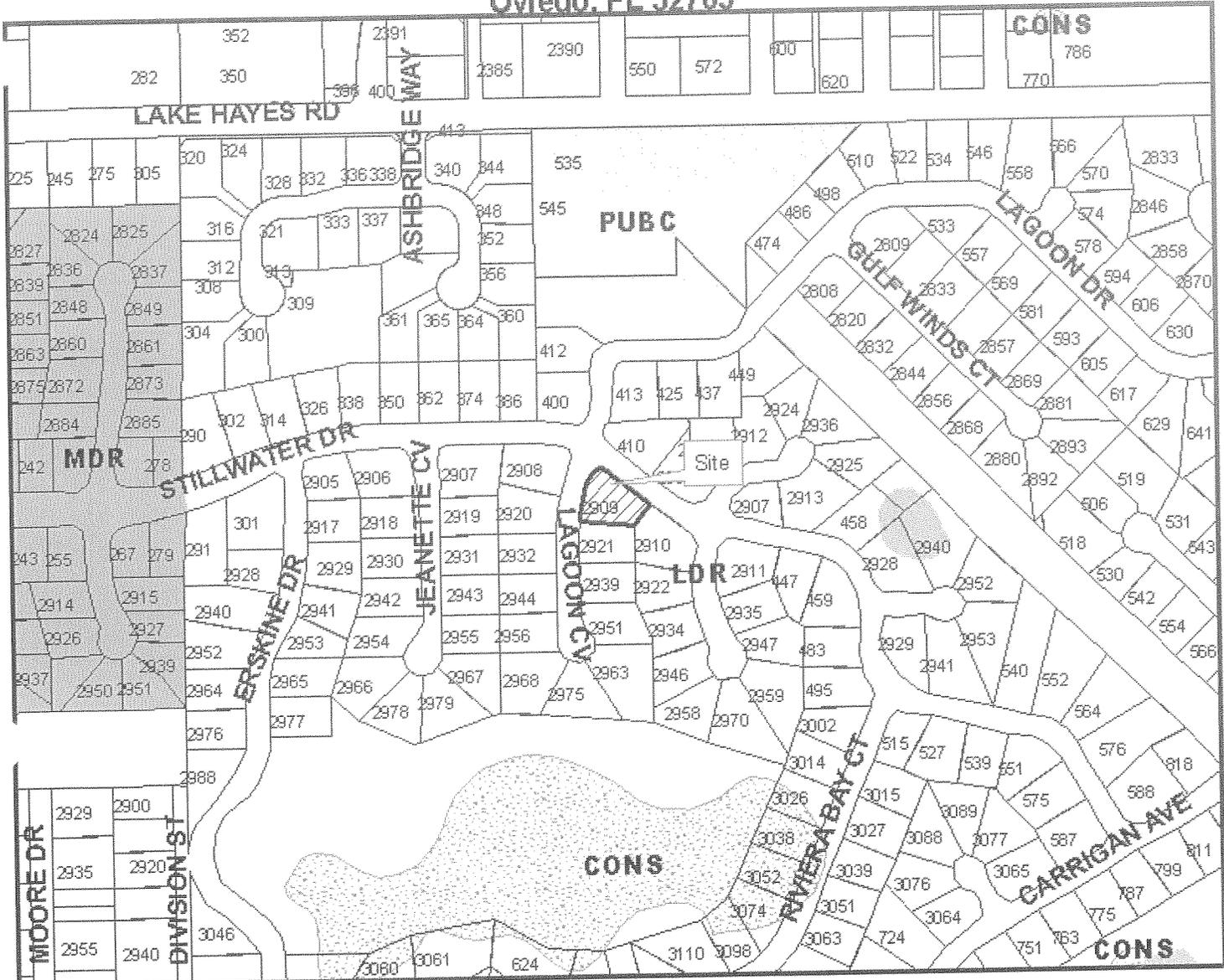
N



0 80 160 320 480 640 Feet



Deborah Sentell-Johnson  
 2909 Lagoon Cove  
 Oviedo, FL 32765



Seminole County Board of Adjustment  
 June 27, 2005  
 Case: BV2005-054  
 Parcel No: 27-21-31-508-0000-1220

**Future Land Use**

	CONS, LDR		BV2005-054
	CONS, MDR		
	PUBC, NONE		
	LDR, NONE		
	MDR, NONE		

0 80 160 320 480 640 Feet



RECEIVED  
JUL 01 2005

23 June 2005

To: Seminole County Board of Adjustment

From: Dale Jung  
2921 Lagoon Cove  
Oviedo, FL 32765  
Phone 407.366.0515

Re: BV2005-054  
Variance request for Deborah Sentell-Johnson

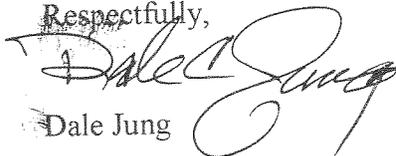
To Whom It May Concern,

I have lived next door to the subject property for the past 19 years. I have discussed the variance request with Mike and Deborah Johnson and I am in complete favor with their request. The current rules would basically divide their back yard in half if this variance is not approved. They are a family of four young children who need the additional room for their outdoor activities. Their future plans are to get approval for a backyard pool for their family. This would not be possible is this variance is not approved.

I have checked out the possibility of the fence, at the proposed location, obstructing the view of traffic coming down Stillwater Drive from the East. If this variance is approved, the fence will NOT obstruct any view of traffic in either direction.

I highly recommend that the subject variance be approved for the proposed fence.

Respectfully,

  
Dale Jung

**COPY**



CLT3072@aol.com  
07/07/2005 03:08 PM

To Plandesk@seminolecountyfl.gov  
cc rberry@sentrymgt.com, probinson@cfl.rr.com  
bcc  
Subject 2909 Lagoon Cove

Dear Kathy Fall,

Please allow this email to be a follow up to the previous one that was sent for the Adjustment Board to clarify the Architectural Review Board's position that this fence be DENIED and to keep the set back at 25 feet. This is the only acceptable set back that the ARB will approve at this particular location.

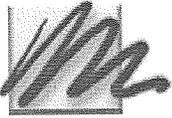
The homeowner to date, July 7th, has yet to file for an ARB request for this fence as mandated by our By-Laws and was instructed by this board.

We appreciate your cooperation and concern,

Sincerely,

Colleen Thompson  
Architectural Review Board  
Government Liaison

06/23/2005109:59:25 AM



Marcia Haeffner /Seminole  
06/23/2005 09:43 AM

To Kathy Fall/Seminole@Seminole  
cc Steven Douglas/Seminole@Seminole  
bcc  
Subject 2909 Lagoon Cove-Oviedo

Kathy, As requested, we have reviewed the above referenced location. As it relates to traffic safety, we see no problem in reducing the side-yard set-back to 10' as requested. Thanks, Marcia

Marcia Haeffner, Sr. Coordinator  
Seminole County Traffic Engineering  
140 Bush Loop  
Sanford, Florida 32773  
Phone: 407-665-5682  
Fax: 407-665-5623  
email: mhaeffner@seminolecountyfl.gov

--\*\*\*\*Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. Seminole County policy does not differentiate between personal and business emails. E-mail sent on the County system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.\*\*\*\*

06/23/2005108:49:27 AM



Karen Mathews /Seminole

06/23/2005 08:21 AM

To Kathy Fall/Seminole@Seminole

cc

bcc

Subject Fw: 2909 Lagoon Cove,

This letter came in through the PlanDesk folder. I have given 7 copies to Patty to hand out to the BOA members on Monday night.

Karen Mathews  
Senior Staff Assistant, Planning  
Seminole County Government  
1101 E. 1st St.  
Room 2201  
Sanford, FL 32771  
407 665-7371  
407 665-7385 (fax)

kmathews@seminolecountyfl.gov

----- Forwarded by Karen Mathews/Seminole on 06/23/2005 08:19 AM -----

CLT3072@aol.com

06/22/2005 04:24 PM

To plandesk@seminolecountyfl.gov

cc

Subject 2909 Lagoon Cove,



Dear Kathy Fall,

This letter is in objection to an application being requested by the residents of 2909 Lagoon Cove for a variance of a 10 foot easement. According to Articles of Incorporation of the Stillwater of Flying Cloud Homeowner's Association Article 111, Section 3.2.5 and 3.2.6 gives the Association the power to promulgate and enforce reasonable rules and regulations's for use of the properties. Prior to the Commencement of any additions, improvements or exterior changes to the home or home site, the lot owner must submit a request for home improvement approval form, along with any and all plans and specifications showing the nature ,kind, shape, height, color, materials and location.

This request has not been made as of this date. If a request is submitted it will be denied, due to the fact that it backs up to a neighboring fence which would be aesthetically unappealing, it is against our rules, and it would be considered a safety hazard for motorists with a 10 foot easement.

Other homesite's have received approval from the Board of Adjustments in the past for a 15 foot variance, but these do not back up to a neighboring fence and the main portion of the fence is on the side street where this particular homesite the main fencing would run along Stillwater Dr. which is where a slight bend just starts in the road which was not the case for both South Horizon's fencing approvals by the BOA.

Many years ago a mistake was made before the subdivision was completely built out, and a fence on Stillwater Drive was approved with a 9.5 FT. variance, as I stated it was a mistake and we have learned since then.

Therefore, we are asking that the Board of Adjustment deny this request.

**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On July 25, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 12 BLK GARDEN LAKE ESTATES UNIT 1 PB 19 PGS 14 &15

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

**FINDINGS OF FACT**

**Property Owner:** DEBRORAH SENTELL-JOHNSON  
2909 LAGOON COVE  
OVIDO, FL 33765

**Site Address:** 2909 LAGOON COVE

**Requested Development Approval:**

THE REQUEST FOR MINIMUM SIDE STREET SETBACK FROM 25 FEET TO 10 FEET FOR A PROPOSED FENCE.

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  
FENCE, 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: