

BV2006-048

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** Request for (1) a rear yard setback variance from 30 feet to 17 feet; and (2) side yard (west) setback from 10 feet to 7 feet for a pool cabana in the R-1AAA (Single Family Dwelling District); (Robert & Elizabeth Reinhold, applicant).

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

**AUTHORIZED BY:** Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7444

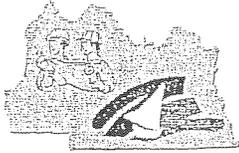
Agenda Date 04-24-06 Regular  Consent  Public Hearing – 6:00

**MOTION/RECOMMENDATION:**

1. **APPROVE** the request for (1) a rear yard setback variance from 30 feet to 17 feet; and (2) side yard (west) setback from 10 feet to 7 feet for a pool cabana in the R-1AAA (Single Family Dwelling District); (Robert & Elizabeth Reinhold, applicant).
2. **DENY** the request for (1) a rear yard setback variance from 30 feet to 17 feet; and (2) side yard (west) setback from 10 feet to 7 feet for a pool cabana in the R-1AAA (Single Family Dwelling District); (Robert & Elizabeth Reinhold, applicant).
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Location: Zoning:	Robert & Elizabeth Reinhold 5103 Great Oak Lane R-1AAA (Tall Trees)
<b>BACKGROUND REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct a detached pool cabana that will encroach 13 feet into the 30 foot rear yard setback and 3 feet into the 10 foot side (west) yard setback requirement.</li> <li>• The proposed pool cabana will consist of 480 square feet (24' x 20').</li> <li>• There is no record of prior variances having been granted for this property.</li> </ul>	
<b>STAFF FINDINGS</b>	<p>The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none"> <li>• No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and</li> </ul>	

	<p>which are not applicable to other lands, structures or building in the same zoning district. The applicants have the ability to construct and/or attached the structure without variances.</p> <ul style="list-style-type: none"><li>• The applicant would retain reasonable use of the property without the requested variance.</li></ul>
<b>STAFF RECOMMENDATION</b>	<p>Based on the stated findings and the representations of the applicant, staff recommends approval of the request, subject to the following conditions:</p> <ol style="list-style-type: none"><li>1. Any variance granted should apply only to the proposed pool cabana, as depicted on the attached site plan.</li><li>2. Any additional conditions deemed appropriate, based on information presented at the public hearing.</li></ol>



RECEIVED MAR 03 2007

**COPY**

APPL. NO. BV 2006-049

**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** rear yard setback variance from 30 ft. to 17 ft. for an existing structure
- SPECIAL EXCEPTION**
- LIMITED USE**
- SF DWELLING UNDER CONSTRUCTION
- MEDICAL HARDSHIP
- NIGHT WATCHMAN
- FAMILY HARDSHIP
- YEAR OF MOBILE HOME / RV (EXISTING \_\_\_\_\_) (PROPOSED \_\_\_\_\_)
- SIZE OF MOBILE HOME / RV \_\_\_\_\_
- TIME NEEDED \_\_\_\_\_
- PLAN TO BUILD  YES  NO IF SO, WHEN \_\_\_\_\_
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	Robert + Elizabeth Reinhold	
ADDRESS	5103 Great Oak Ln Sanford, FL 32771	
PHONE 1	(407) 435-7618 - Cell	
PHONE 2	(407) 322-7104 - Home	
E-MAIL	BRB317@excite.com	

PROJECT NAME: Pool House/Cabana

SITE ADDRESS: 5103 Great Oak Ln Sanford FL 32771

CURRENT USE OF PROPERTY: Single Family Residence

LEGAL DESCRIPTION: Lot 86, Tall Trees, according to the plat thereof, as recorded in Plat book 39, Pages 36 through 38 of the Public Records of Seminole Cty. FL

SIZE OF PROPERTY: 1/3 Acre Approx. PARCEL I.D. 30-19-30-506-0000-0860

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

KNOWN CODE ENFORCEMENT VIOLATIONS \_\_\_\_\_

IS PROPERTY ACCESSIBLE FOR INSPECTION  YES  NO

This request will be considered at the Board of Adjustment regular meeting on 4, 24, 06 (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.

[Signature]  
SIGNATURE OF OWNER OR AGENT\*

3/3/06  
DATE

**ADDITIONAL VARIANCES**

VARIANCE 2:

side yard setback variance from 10 ft. to 7 ft.  
for an existing structure

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): 200.00 COMMISSION DISTRICT \_\_\_\_\_ FLU/ZONING R-1AAA / LOR

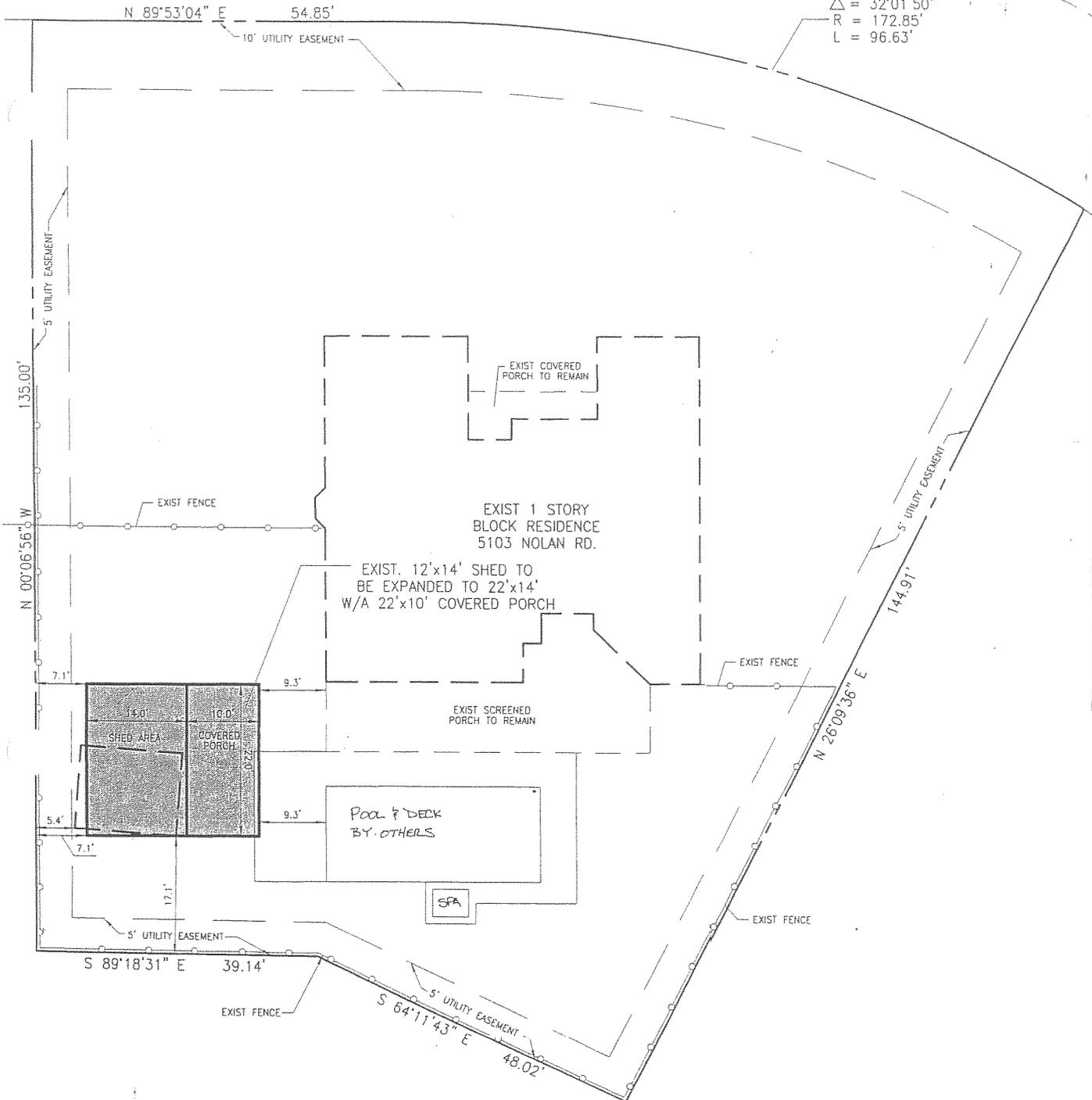
BCC HEARING DATE \_\_\_\_\_ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS \_\_\_\_\_

PLANNING ADVISOR \_\_\_\_\_ DATE \_\_\_\_\_

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

$\Delta = 32'01.50''$   
 $R = 172.85'$   
 $L = 96.63'$



# SWERDLOFF & PERRY

SURVEYING, INC.

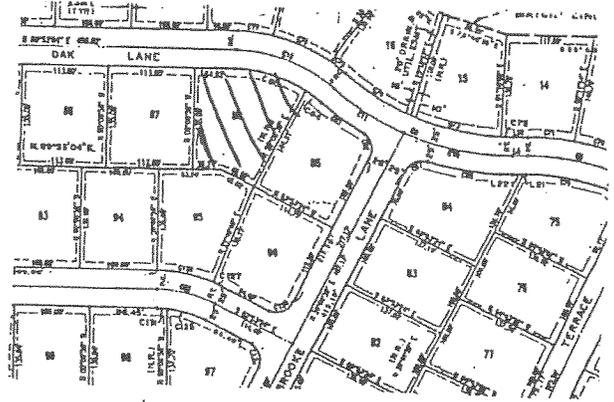
370 Waymont Court · Lake Mary, FL 32746 · Voice 407.688.7631 · Fax 407.688.7691

### Legal Description

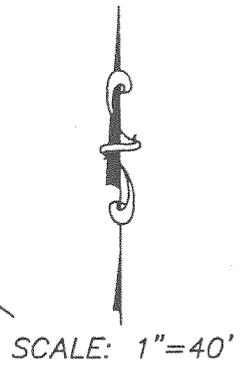
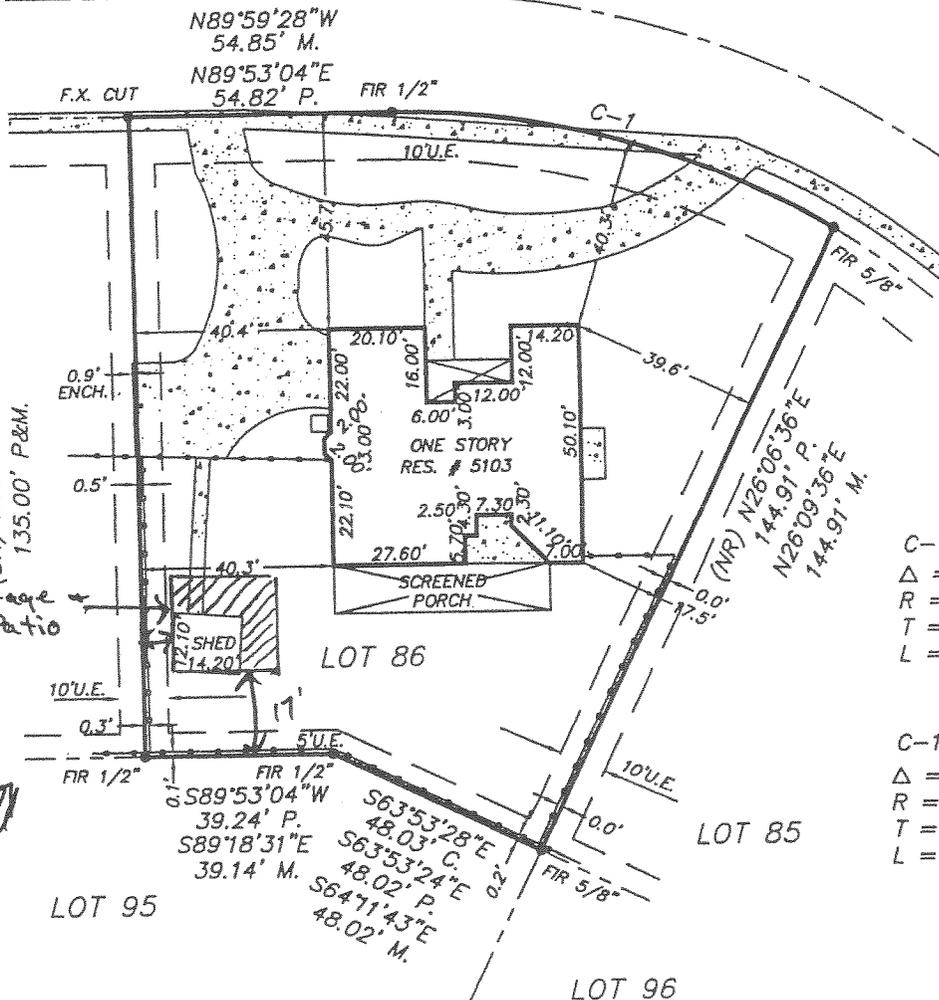
Lot 86, TALL TREES, according to the plat thereof, as recorded in Plat Book 39, Page(s) 36 through 38, of the Public Records of Seminole County, FL.

Community number: 120289 Panel: 0040  
 Suffix: E.F.I.R.M. Date: 4/17/1995 Flood Zone: X  
 Date of field work: 7/20/2005 Completion Date: 7/20/2005

Certified to:  
 Robert Reinhold; Elizabeth Reinhold; Chase Title Insurance, LLC ;  
 Chicago Title Insurance Company; Central Florida Home Equity, its  
 successors and/or assigns.



50' R/W  
 GREAT OAK LANE



Expanded Garage  
 Covered Pool Patio  
 LOT 87

Variance  
 9/10/10

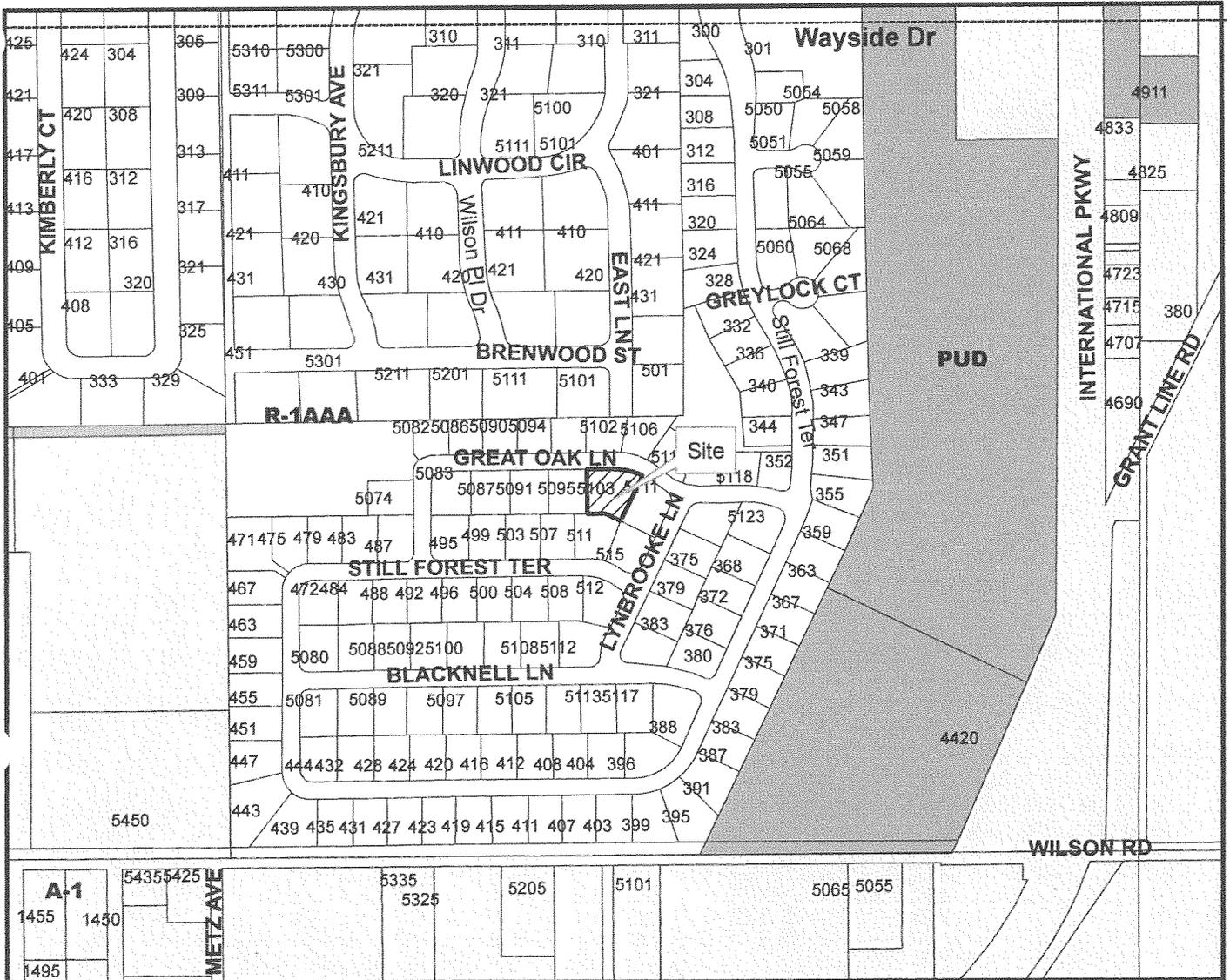
C-1 P.  
 $\Delta = 31^{\circ}58'39''$   
 $R = 172.85'$   
 $T = 49.53'$   
 $L = 96.47'$

C-1 M.  
 $\Delta = 32^{\circ}01'50''$   
 $R = 172.85'$   
 $T = 49.61'$   
 $L = 96.63'$

Property Address:  
 5103 Great Oak Lane  
 Sanford, FL 32771

Survey number: SL 56832

Elizabeth & Robert Reinhold  
 5103 Great Oak Lane  
 Sanford, Florida 32771



**Seminole County Board of Adjustment**  
 April 24, 2006  
 Case: BV2006-048  
 Parcel No: 30-19-30-506-0000-0860

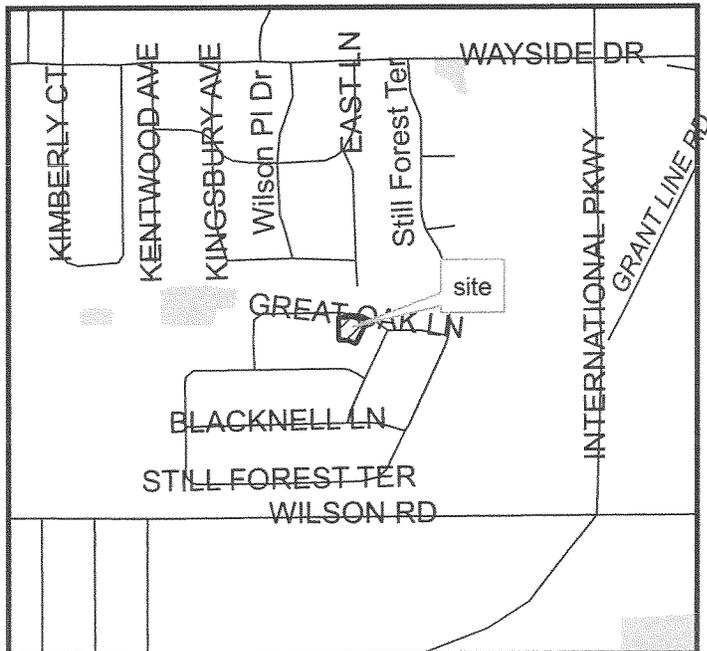
**Zoning**

-  BV2006-048
-  A-1
-  RC-1
-  R-1AAA
-  PUD

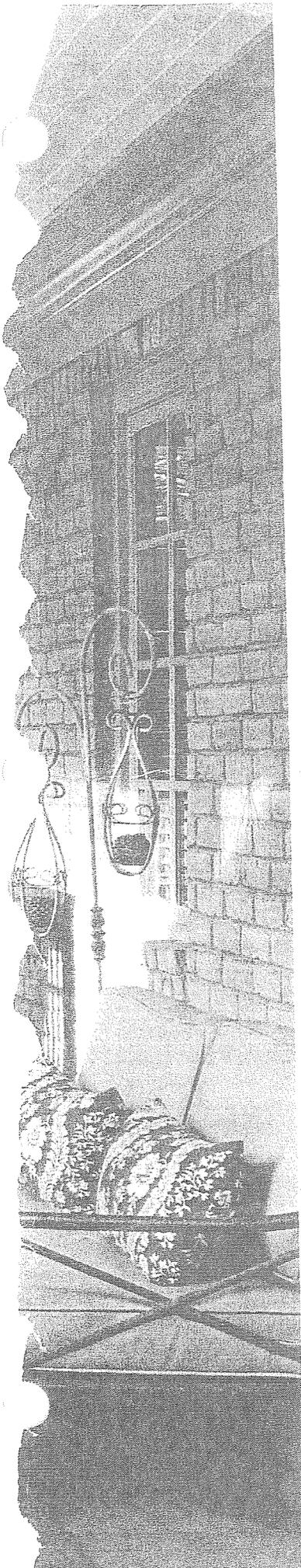
N



 Feet  
 0 80 160 320 480 640



<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 407-665-7506</p>																																																				
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 30-19-30-506-0000-0860</p> <p>Owner: REINHOLD ROBERT &amp; ELIZABETH</p> <p>Mailing Address: 5103 GREAT OAK LN</p> <p>City,State,ZipCode: SANFORD FL 32771</p> <p>Property Address: 5103 GREAT OAK LN SANFORD 32771</p> <p>Subdivision Name: TALL TREES</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 00-HOMESTEAD</p> <p>Dor: 01-SINGLE FAMILY</p>		<p><b>2006 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$153,592</p> <p>Depreciated EXFT Value: \$3,076</p> <p>Land Value (Market): \$46,800</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$203,468</p> <p>Assessed Value (SOH): \$203,468</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$178,468</p> <p>Tax Estimator</p>																																																		
<p style="text-align: center;"><b>SALES</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>07/2005</td> <td>05854</td> <td>0723</td> <td>\$289,900</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>06/2003</td> <td>05123</td> <td>0679</td> <td>\$207,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/1999</td> <td>03713</td> <td>0185</td> <td>\$157,500</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1989</td> <td>02062</td> <td>0649</td> <td>\$145,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/1988</td> <td>01992</td> <td>1387</td> <td>\$3,562,500</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	07/2005	05854	0723	\$289,900	Improved	Yes	WARRANTY DEED	06/2003	05123	0679	\$207,000	Improved	Yes	WARRANTY DEED	08/1999	03713	0185	\$157,500	Improved	Yes	WARRANTY DEED	04/1989	02062	0649	\$145,000	Improved	Yes	WARRANTY DEED	08/1988	01992	1387	\$3,562,500	Vacant	No	<p><b>2005 VALUE SUMMARY</b></p> <p>Tax Value(without SOH): \$2,638</p> <p>2005 Tax Bill Amount: \$2,473</p> <p>Save Our Homes (SOH) Savings: \$165</p> <p>2005 Taxable Value: \$150,939</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>								
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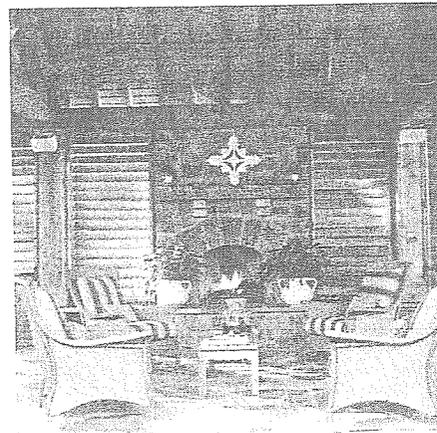


Exposed recycled mahogany ceiling beams, another nod to provincial French design, decorate the ceilings throughout the house. In the kitchen, their rusticity is underscored by a mix of other building materials, including wormy-chestnut upper cabinets that take the familiar shape of French armoires. "This was the one room that followed the exact footprint of the original 1920s house," Price says. "Because we couldn't expand out, we decided to go up with 10-foot ceilings." Some of the cabinets extend to the ceiling, and feature 6-foot-tall doors "for a castlelike look," Price says. "We have a local cabinetmaker to thank for all this," she says. "You can dream all you want, but if you don't have talented people to help you realize your dreams, they never take shape."

The island, styled with legs to resemble a farm table, repeats the chestnut of the armoirelike cabinets. All other cabinets are painted a custom butterscotch color inspired by an old French tile. Like the chestnut cabinets and island, the painted cabinetry is detailed with furniture features, especially at the base. But the look doesn't come at the expense of function. "Even the toe-kicks pull out as storage drawers," Price says. "Every inch had to work for storage, because this family entertains on a large scale."

LEFT Outdoor spaces capture the essence of indoor-outdoor living. This upstairs porch is distinguished with tall shutters, wrought-iron railings, and a wood-plank ceiling.

ABOVE AND BELOW The post-and-beam pool house beckons with earthy elements including a stone fireplace, massive wood shutters, and a stone floor.



# Architects Review Comm. Approval.

**TALL TREES COMMUNITY ASSOCIATION, INC.**

**2180 West SR 434**

**Longwood, Fl 32779**

**Tel: (407) 788-6700 ext: 311**

February 7, 2006

Robert and Elizabeth Reinhold  
5103 Great Oak Lane  
Sanford, Fl 32771

Dear Mr. and Mrs. Reinhold,

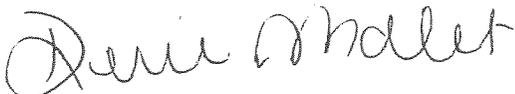
Your ARC application to install a pool cabana has been approved.

Please retain a copy of this letter in a safe place for future reference. A copy will also be placed in your owner file with Sentry Management, Inc.

Please note that you will be liable for any damage incurred as a result of the tree removal to your neighbors' lots and /or any common areas.

If you have any questions please contact me at 407-788-6700, ext. 311.

Sincerely,



Denise Mabat  
Community Association Manager

0010017

# ARCHITECTURAL REVIEW BOARD APPLICATION

Please complete the application form and forward, with requested information, to the Associations property manager for processing. Please do not commence work until you receive approval of your application from the Architectural Review Board.

Tall Trees Community Association, Inc 10/7/05  
Association Name Date of Application  
Robert J. Reinhold 407 322-7104 Home  
Applicant's Name Phone Number 407 435-7618 Cell  
5103 Great Oak Ln, Sanford, Fl 32771  
Property Address

Changes to be made:  Home Exterior  Landscaping  Pool Addition  
 Recreational Equipment  Other Secondary Structure Alterati

Provide complete description of what changes will be made. Applications must include lot survey, site plans, diagrams, color chips, material specifications, sample products, photographs and any information which will adequately describe the finished project. All landscaping plans must include the size, number and type of plants to be approved.

Please see the attached description and exhibits

Note: All work to be performed by licensed and insured contractors and permitted per county requirements

Failure to provide complete information will delay the approval process.

**NOTE: All request must conform to all applicable zoning and building regulations and it is the property owner's responsibility to obtain all necessary permits if application is approved.**

### THIS SECTION TO BE COMPLETED BY ARCHITECTURAL REVIEW BOARD

Date Approved / \_\_\_\_\_ / Date Denied / \_\_\_\_\_ /

BOARD MEMBER'S SIGNATURE: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

SUBSTANTIAL COMPLETION:

Inspection Date / \_\_\_\_\_ /

Final Inspection Date / \_\_\_\_\_ /

October 8, 2005

Tall Trees Community Association

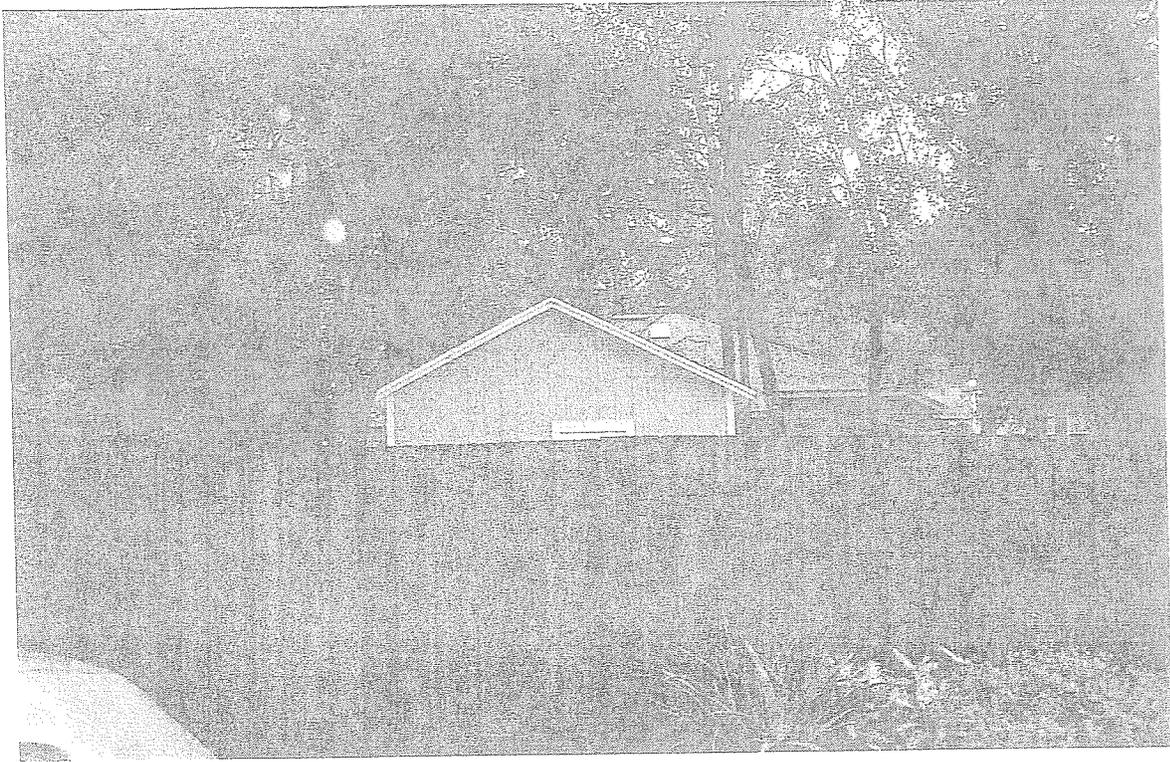
Re: Architectural Projects  
Robert and Elizabeth Reinhold  
5103 Great Oak Lane  
Sanford, FL 32771

We propose to address the current street view (*see exhibit 1*) of the existing secondary structure in the back yard by changing the gable end views to a hip end views. Currently the existing dwelling structure which has roof angles in the hip fashion. (*Please see picture of existing house front views of the garage area. See exhibit 2*)

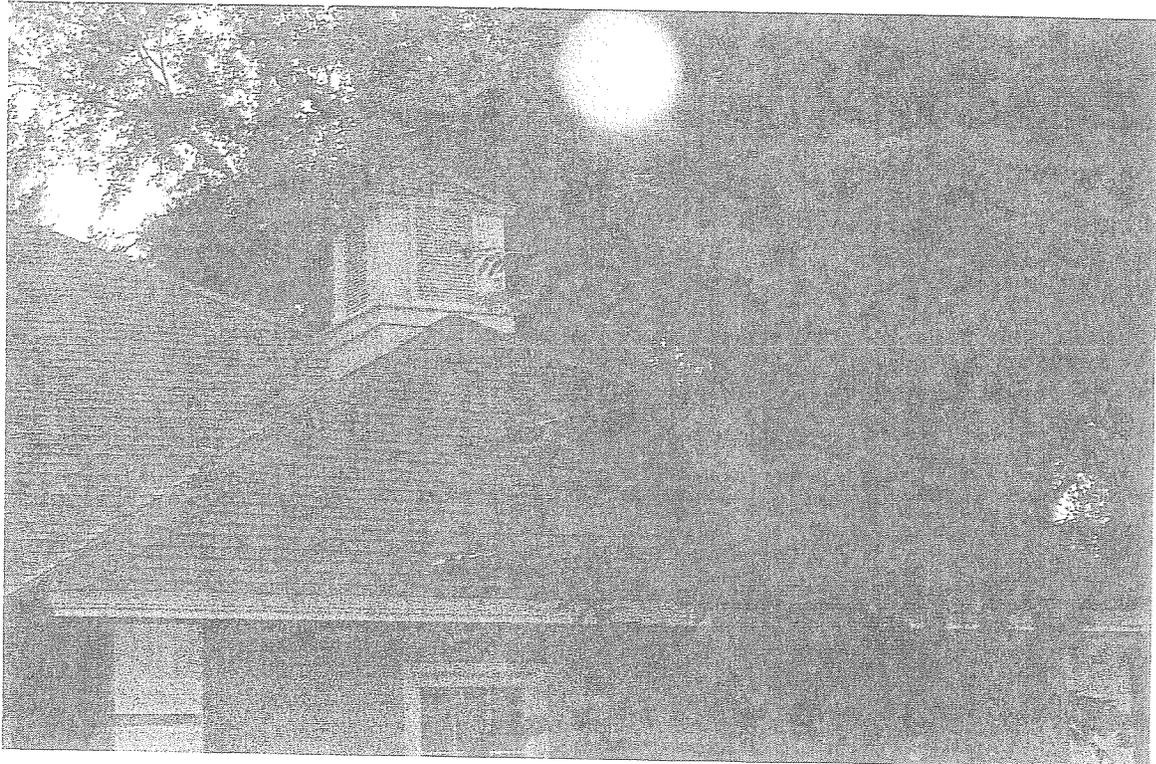
In order to achieve this desirable change we would propose adding 8' x 14' addition on to the north end of the structure and rebuild the roof structure to allow for a 10' patio extension facing the swimming pool (*see exhibit 3 & 4*) on the inside east side of structure, thereby keeping the roof alignment even and still presenting the coordinating hip roof appearance with the house. (*Please see exhibit 5 & 6 drawings showing existing and proposed dimensional views.*) Building finish to be changed to stucco again to match the house in lieu of the existing T-11 siding. The new roof will be matched with the house which will be re-shingled in the same time frame in essentially the same shingle style and color as currently exists.

Essentially the street side view would be more in keeping with the architectural lines of the house and become more complimentary to our neighborhood.

- Exhibit #1 -

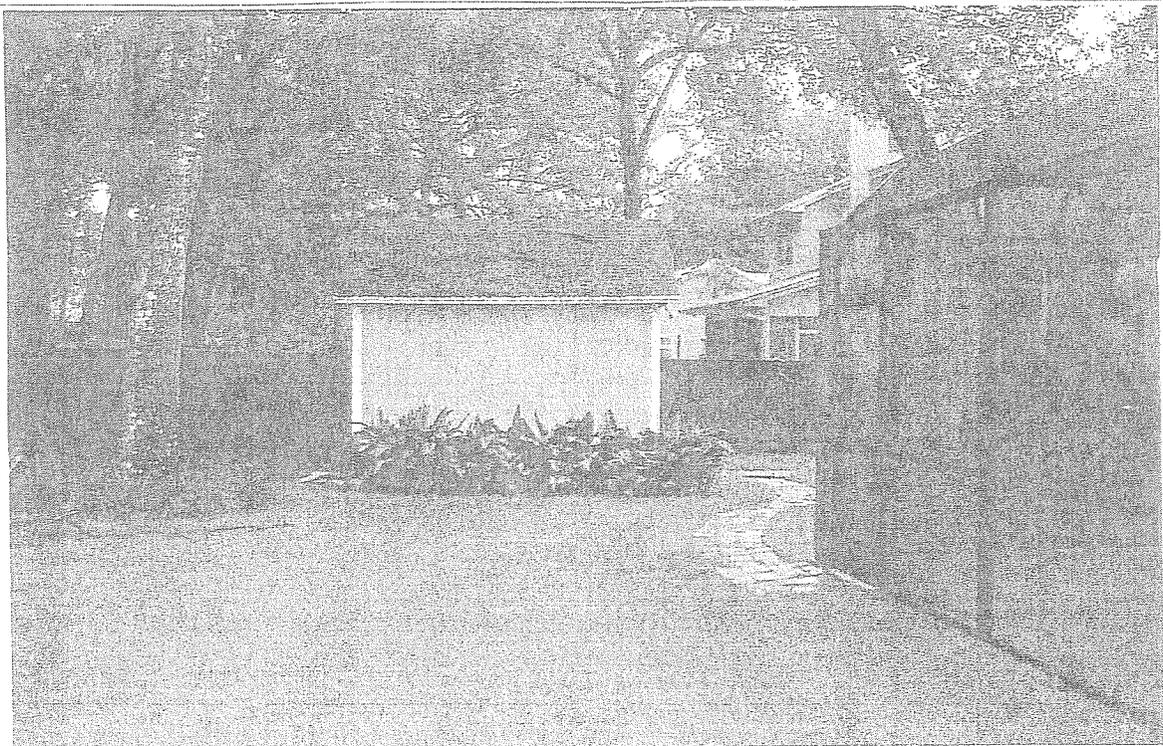


- Exhibit #2 -





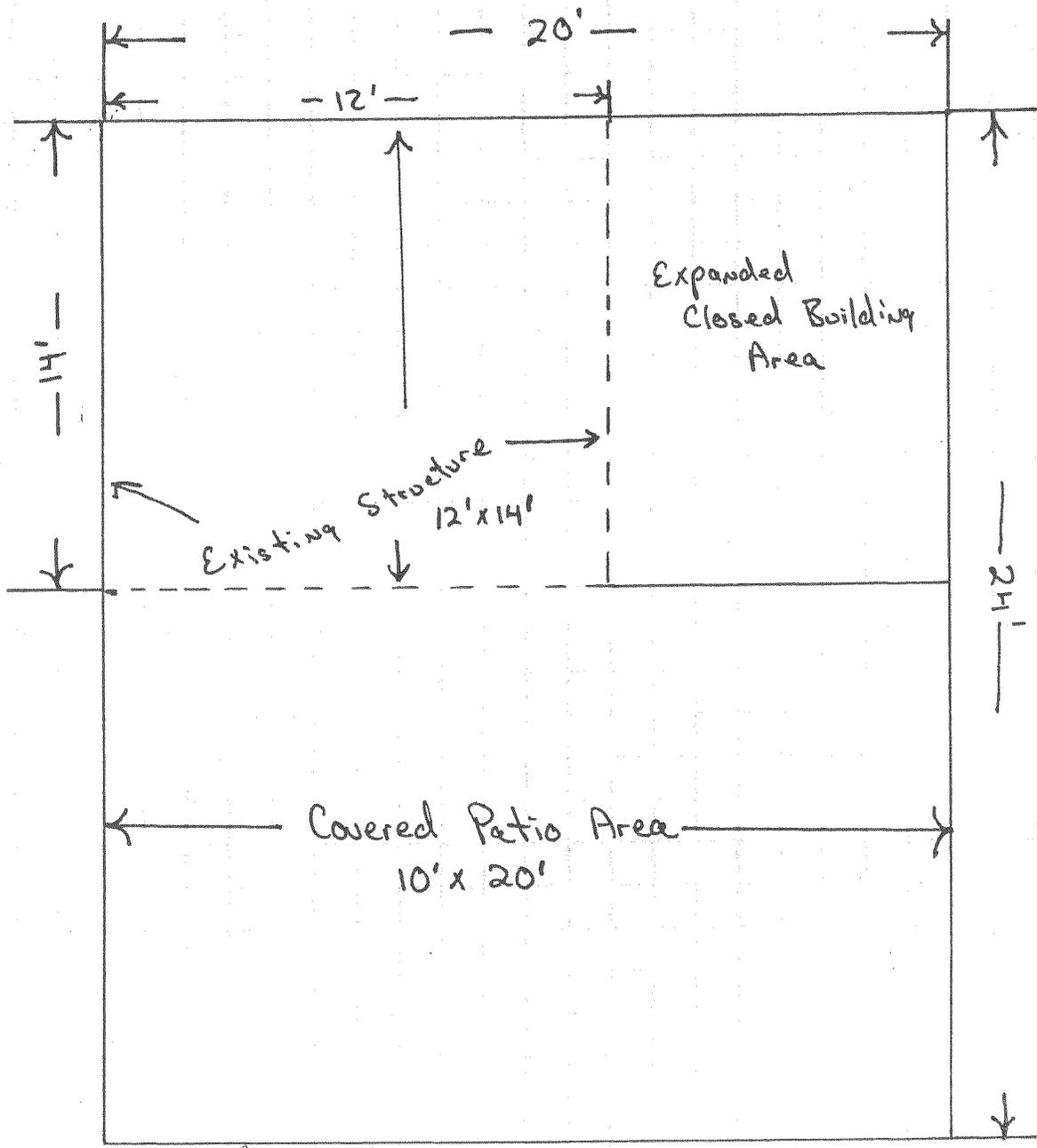
- Exhibit #3 -



- Exhibit #4 -

Fence Line South Side

Fence Line West Side



Existing Structure  
12' x 24'

Expanded  
Closed Building  
Area

Existing Structure  
12' x 14'

Covered Patio Area  
10' x 20'

Proposed Expanded  
Structure  
20' x 24'

Street Side

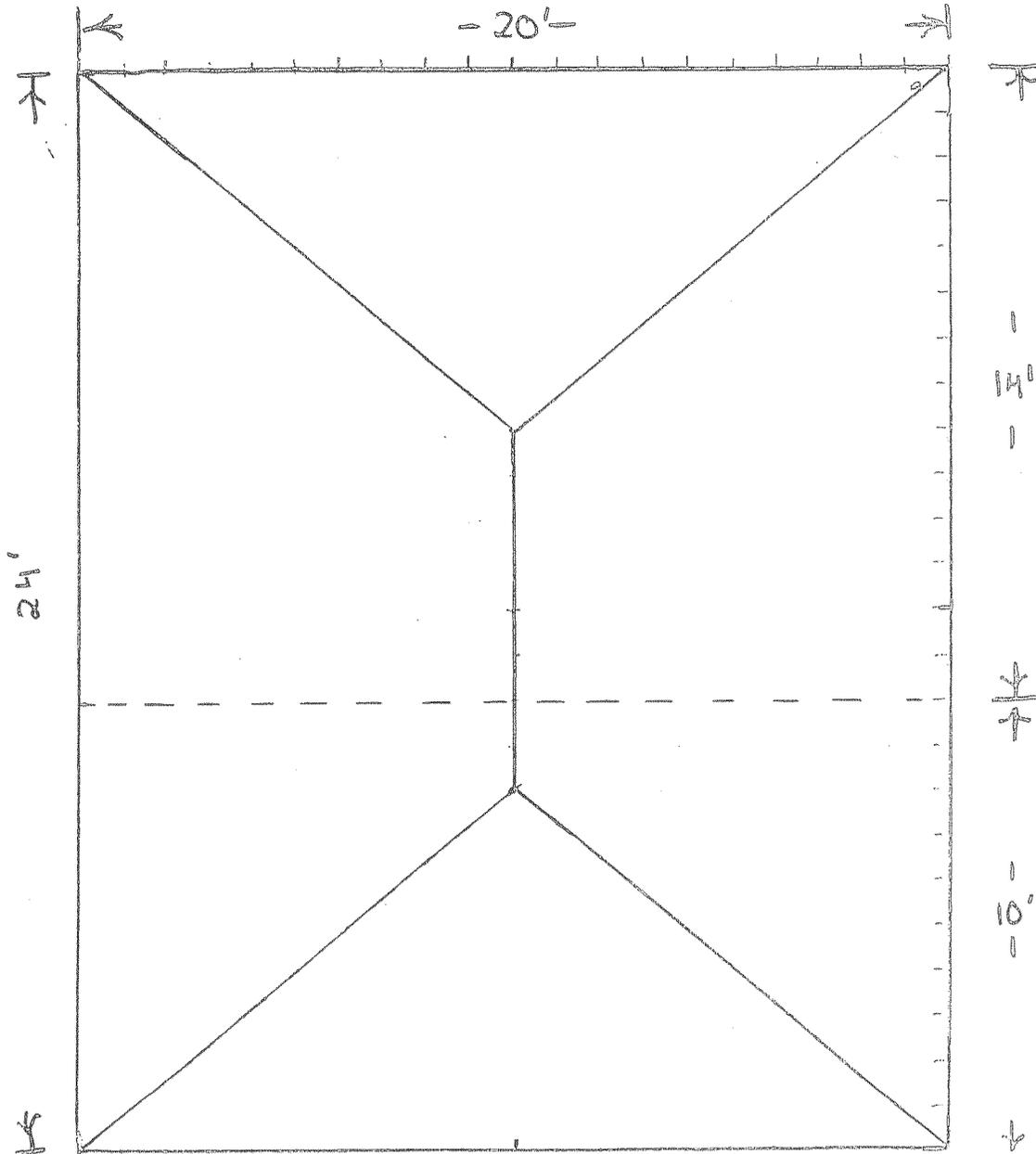
Exhibit #5

5103 Great Oak Lane  
Sanford, Florida 32771

inhold  
3103 Great Oak Ln  
Sunford, FL

# "Hip Roof View"

New Garage Structure  
20' x 14'



Covered Patio Addition  
10' x 20'

Street side

- 3x1.6+ #6 -

**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On April 24, 2006, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 86 TALL TREES PB 39 PGS 36 to 38

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

**FINDINGS OF FACT**

**Property Owner:** Robert & Elizabeth Reinhold  
5103 Great Oak Lane  
Sanford, FL 32771

**Site Address:** 5103 Great Oak Lane

**Requested Development Approval:**

Request for (1) a rear yard setback variance from 30 feet to 17 feet; and (2) side yard (west) setback from 10 feet to 7 feet for a pool cabana in the R-1AAA (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: 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 POOL CABANA, 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: \_\_\_\_\_  
Tony Walter  
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, who is personally known to me and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

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

My Commission Expires: