

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

SUBJECT: Request for a side yard (south) setback variance from 10 feet to 4 feet for a replacement pool screen enclosure in the R-1AA (Single-Family Dwelling District); (Superior Aluminum, applicant).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Ian Sikonia **EXT.** 7398

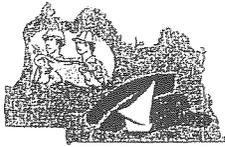
Agenda Date 5/22/06 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **APPROVE** the request for a side yard (south) setback variance from 10 feet to 4 feet for a replacement pool screen enclosure in the R-1AA (Single-Family Dwelling District); or
2. **DENY** the request for a side yard (south) setback variance from 10 feet to 4 feet for a replacement pool screen enclosure in the R-1AA (Single-Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

<p>GENERAL INFORMATION</p>	<p>APPLICANT: Superior Aluminum LOCATION: 248 Summerwood Trail ZONING: R-1AA (Single-Family Dwelling District)</p>
<p>BACKGROUND / REQUEST</p>	<ul style="list-style-type: none"> • The applicant proposes to construct a replacement pool screen enclosure that would encroach 6 feet into the 10 foot minimum side yard setback; the aforementioned side yard setback variance from 10 feet to 4 feet is thereby requested. • The replacement screen enclosure will be constructed on the existing concrete pool slab. • The applicant submitted plans for the replacement screen enclosure to the Building Division on January 17, 2006. (App. # 06 00000551) • There are currently no code enforcement or building violations for this property.

STAFF FINDINGS	<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">• No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district.• Special conditions and circumstances result from the actions of the applicant.• The granting of the variance requested would 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 not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.
STAFF RECOMMENDATION	<ul style="list-style-type: none">• 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">• Any variance granted shall apply only to the replacement screen enclosure 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.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET (ROOM 2201)
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX

RECEIVED MAR 29 106

COPY

APPL. NO. BV2006-061

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** side yard setback variance from 10 ft to 4 ft for a proposed pool screen enclosure.
- 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**

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	Mary Jo Williams	Superior Aluminum
ADDRESS	248 Summerwood Trail Maitland, FL 32751	3005 Forsyth Road Winter Park, FL 32792
PHONE 1	407-834-5086	407-678-0500
PHONE 2		Sandra
E-MAIL		

PROJECT NAME: Mary Jo Williams

SITE ADDRESS: 248 Summerwood Trail

CURRENT USE OF PROPERTY: _____

LEGAL DESCRIPTION: Leg All LOT 13 + PT LOT 14 Beg 35 FT N OF SE COR LOT 14 RUN W 242.37 FT N 32 DEG 19 Lakewood Shores 2nd ADD PB 18 PG 2

SIZE OF PROPERTY: See Survey acre(s) PARCEL I.D. 19-21-30-520-0000-0130

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 5, 22, 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.

Mary Jo Williams 3/23/06
 SIGNATURE OF OWNER OR AGENT* 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 _____ FLU / ZONING R-1AA / LOR
BCC HEARING DATE _____ (FOR APPEAL)
LOCATION FURTHER DESCRIBED AS _____

PLANNING ADVISOR _____ DATE _____
SUFFICIENCY COMMENTS _____

SWERDLOFF & PERRY

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

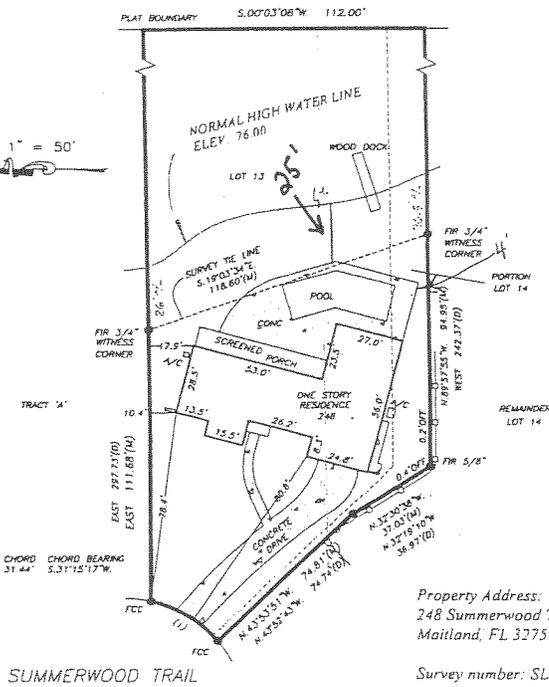
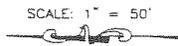
Lot 13, LAKEWOOD SHORES SECOND ADDITION, as recorded in Plat Book 18, Page 2, public records of Seminole County, Florida and from the Southeast corner of Lot 14, LAKEWOOD SHORES SECOND ADDITION, as recorded in Plat Book 18, Page 2, public records of Seminole County, Florida, run North 00°03'08" East along the East lot line of said Lot 14, a distance of 35.00 feet to the Point of Beginning, thence West 242.37 feet; thence North 32°19'10" West 51.93 feet to the point on the Northerly lot line of aforesaid Lot 14, thence run along said Northerly lot line, South 43°52'43" East 40.07 feet; thence run along said Northerly lot line of Lot 14, East 242.37 feet to the aforesaid East lot line 15 feet in the Point of Beginning, subject to restrictions of record, containing 31,730 +/- square feet.



Community number: 120289 Panel: 0140
 Suffix: E.F.I.R.M. Date: 4/17/1995 Flood Zone: X&A
 Date of field work: 10/3/2005 Completion Date: 10/3/2005

Certified to:
 Mary Jo Williams; Mortgagee Title Services, Inc.; Ticor Title Insurance Company of Florida; Paramount Financial, Inc., its successors and/or assigns.

1/20/06 Added Owner's Description Line.



NO	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	50.00'	36°39'19"	31.99'	16.56'	31.44'	S 31°15'17"W

Property Address:
 248 Summerwood Trail
 Maitland, FL 32751

Survey number: SL 61599

LEGEND

—○—	Wood Fence	W.M.	Water Meter	N.T.S.	Not to Scale
—○—	Wire Fence	TEL	Telephone Facilities	D.R.	Official Records
FN	Found Nail	D.R.B.	Official Records Book	P.C.P.	Permanent Control Point
+	Property Corner	P.R.M.	Permanent Reference Monument	PG.	Page
R	Record	P.V.M.T.	Pavement	P.C.	Point of Curvature
M	Field Measured	P.O.B.	Point of Beginning	R	Radius (Radial)
CL	Clear	P.O.C.	Point of Commencement	R.O.E.	Roof Overhang Easement
ENC	Encroachment	P.O.L.	Point on Line	S.I.R.	Set Iron Rod & Cap
C	Centerline	P.C.	Point of Curvature	SAW	Sidewalk
□	Concrete	P.R.C.	Point of Reverse Curvature	T.O.E.	Top of Bank
—	Property Line	PT.	Point of Tangency	TYP	Typical
C.M.	Concrete Monument	R	Radius (Radial)	W.C.	Witness Corner
F.I.R.	Found Iron Rod	R.O.E.	Roof Overhang Easement	10.05	Existing Elevation
F.I.R.	Found Iron Pipe	S.I.R.	Set Iron Rod & Cap	E.O.W.	Edge of Water
R.W.	Right of Way	SAW	Sidewalk		
N&D	Nail & Ditch	T.O.E.	Top of Bank		
D.E.	Drainage Easement				
U.E.	Utility Easement				
FD	Found				
F	Flag				
O.H.U.	Overhead Utilities				
P.F.	Power Pole				
TR	Transformer				

GENERAL NOTES

- Legal description provided by others.
- The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat.
- Underground portions of footings, foundations or other improvements were not located.
- Wall ties are to the face of the wall.
- Only visible encroachments located.
- No identification found on adjacent lots.
- Dimensions shown are based on measurements unless otherwise noted.
- Elevations shown are based upon N.G.V.D. 1928 unless otherwise noted.
- Adjoining lots are within the same block unless otherwise noted.
- This is a BOUNDARY SURVEY unless otherwise noted.
- Not valid unless sealed with the signer's embossed seal.
- Flood zone determinations are provided as a courtesy only, and are derived from the best sources available to the surveyor. This information should not be relied upon for flood insurance purposes, as they differ from information provided by insurers.
- I.B. 3152
- Septic tank and/or drainfield locations are approximate and MUST be verified by appropriate utility location companies.

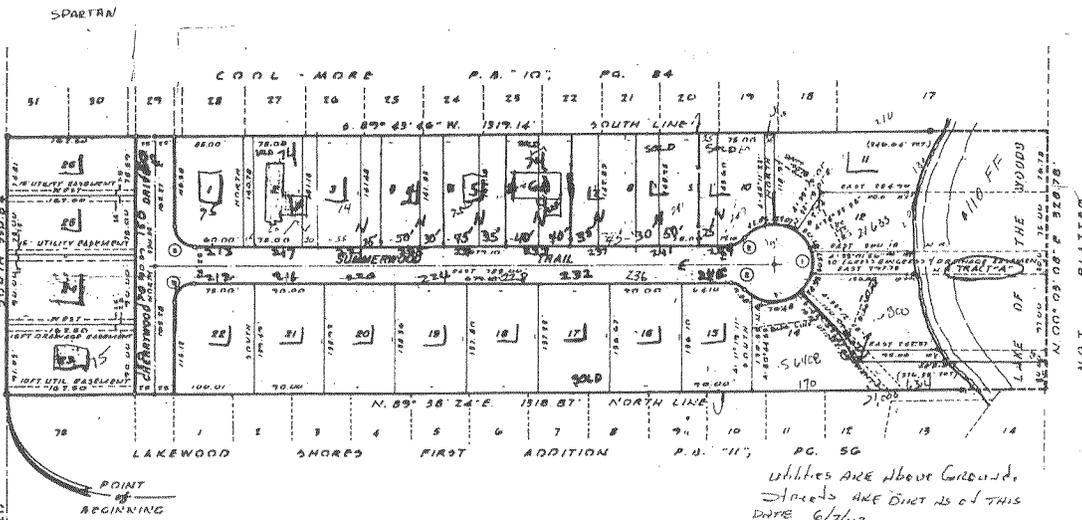
I hereby certify that this is a true and correct representation of a survey prepared under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Florida.
 Ralph Swerdloff
 Registration No. 3152

LAKWOOD SHORES SECOND ADDITION

SECTION 19 TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

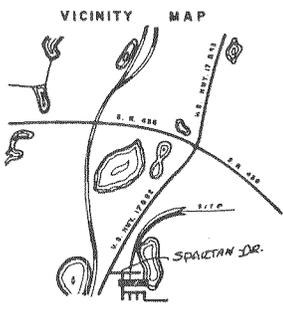
FROM THE SOUTH 1/4 CORNER OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH 662.20 FEET ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 19, FOR A POINT OF BEGINNING; SAID POINT BEING THE NORTH-WEST CORNER OF LAKWOOD SHORES FIRST ADDITION AS RECORDED IN PLAT BOOK "N", PAGE 56, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN THENCE $N. 89^{\circ} 43' 46''$ W. 1317.14' ALONG THE NORTH LINE OF SAID LAKWOOD SHORES FIRST ADDITION, 1318.87 FEET TO THE NORTH-EAST CORNER OF SAID LAKWOOD SHORES FIRST ADDITION, RUN THENCE $N. 00^{\circ} 09' 08''$ E. 227.78 FEET TO THE SOUTHEAST CORNER OF COOL MORE SUBDIVISION, AS RECORDED IN PLAT BOOK "D", PAGE 84 PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; RUN THENCE $S. 89^{\circ} 43' 46''$ W. ALONG THE SOUTH LINE OF SAID COOL MORE SUBDIVISION, 1319.14 FEET TO THE SOUTHWEST CORNER OF SAID COOL MORE SUBDIVISION; RUN THENCE ALONG THE AFORESAID NORTH-SOUTH CENTER SECTION LINE, SOUTH 330.84 FEET TO THE P.O.B. CONTAINING 9.867 ACRES MORE OR LESS

75
5000 EA
AREA
on lake



NOT RECORDED

NOT PLATTED



GENERAL NOTES:

- 1-8- DELOTES P.A.U.'S
- 2-8- DELOTES P.C.P.'S
- 3-7.5 FT. UTILITY EASEMENT ALONG THE REAR OF ALL LOTS
- 4-TRACT 'A' TO BE USED EXCLUSIVELY AS LAKE ACCESS FOR LOTS 1 THRU 16 INCLUSIVE

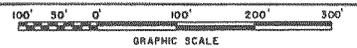
MORTGAGE APPROVAL

MORTGAGEE AGREES THAT IN THE EVENT OF FORECLOSURE ALL PARCELS SHOWN ON THIS PLAT AS DEDICATED PUBLIC THOROUGHFARES SHALL BE EXCLUDED FROM SUIT.

William F. Gillies *Dwight B. Gillies*
WILLIAM F. GILLIES DWIGHT B. GILLIES

William F. Gillies *William F. Gillies*
WILLIAM F. GILLIES WILLIAM F. GILLIES

Elizabeth F. Albrecht *Jean Gillies Childers*
ELIZABETH F. ALBRECHT JEAN GILLIES CHILDERS



CURVE DATA				
NO.	RADIUS	DELTA	LENGTH	TANGENT
1.	50.00'	78° 22' 46"	281.17'	—
2.	25.00'	48° 11' 19"	21.09'	11.00'
3.	25.00'	90° 00' 00"	39.27'	25.00'

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have compared the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on 12-19-73 at 2:42 PM File No. 205473

Arthur H. ...
Clerk of the Circuit Court
in and for Seminole County, Florida.

HENRICH, INC.
SURVEYING AND MAPPING
580 WYMORE ROAD
WINTER PARK, FLORIDA 32789
(805) 847-7346

PLAT BOOK 18
AND PAGE 2

LAKWOOD SHORES SECOND ADDITION DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes thereon expressed and dedicate the STREETS AND EASEMENTS shown hereon to the perpetual use of the public. IN WITNESS WHEREOF, The undersigned HAVE hereunto set THEIR hand and seal on November 15, 1972

WITNESSES:

James ... *W. Malcolm Clayton*
W. MALCOLM CLAYTON

Thomas ... *Mary H. Clayton*
MARY H. CLAYTON

David ... *Charles W. Clayton, Jr.*
CHARLES W. CLAYTON, JR.

Dolores ... *Joan B. Clayton*
JOAN B. CLAYTON

STATE OF FLORIDA COUNTY OF SEMINOLE
THIS IS TO CERTIFY, That on November 15, 1972 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared W. MALCOLM CLAYTON & MARY H. CLAYTON, HIS WIFE AND CHARLES W. CLAYTON, JR. & JOAN B. CLAYTON HIS WIFE

to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be THEIR free act and deed for the uses and purposes therein expressed. IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Magdalena H. Keeling
NOTARY PUBLIC
My Commission Expires April 26, 1975

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on 11-72 he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described as platted; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida. Dated 11-16-72

L. F. ... Registration No. 1709

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on 13 DECEMBER 1972 the Seminole County Planning & Zoning Commission approved the above plat.

Robert F. ...

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

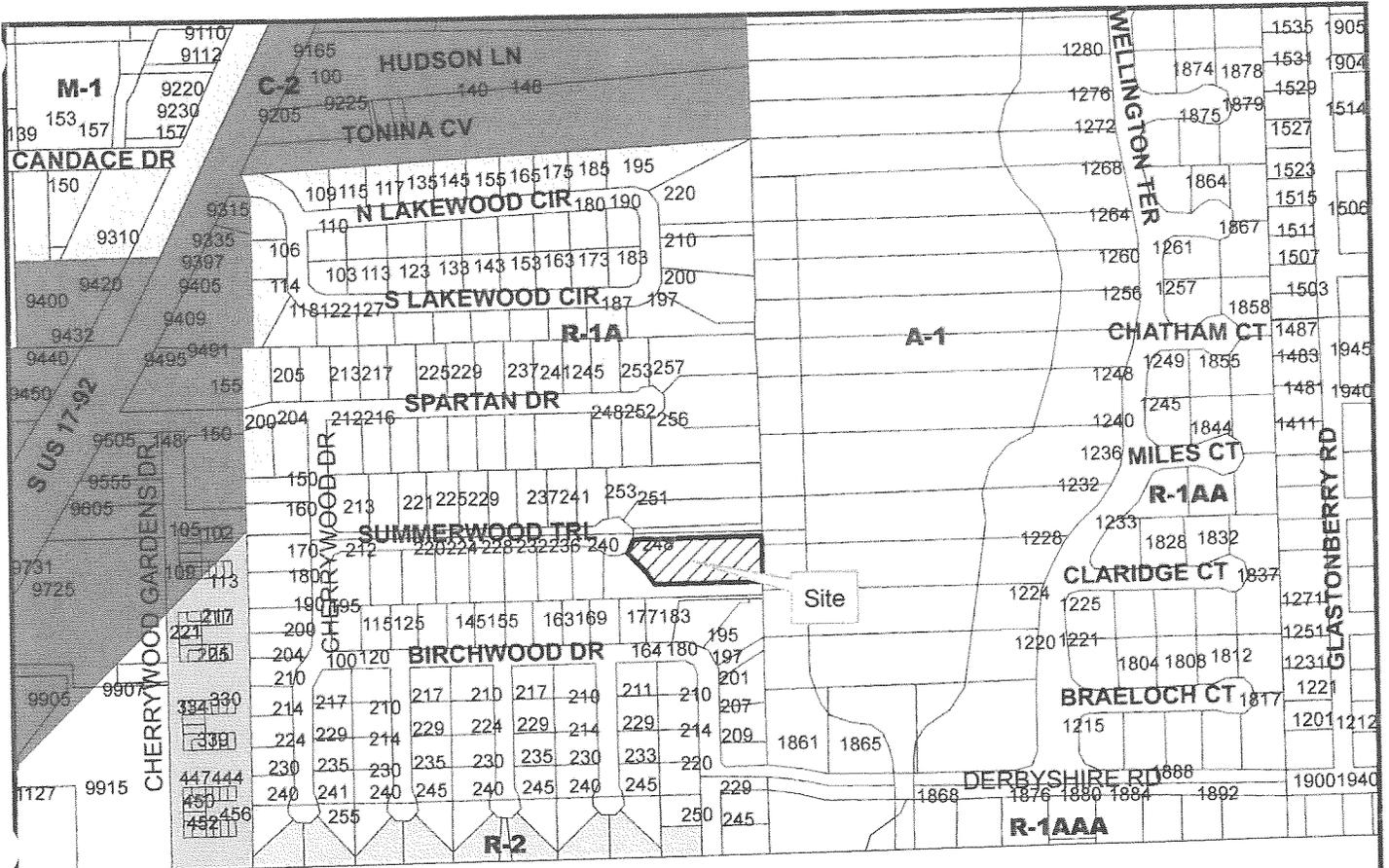
Examined and Approved: _____ Date _____
County Engineer

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 12-19-73 the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Jim ... Chairman of the Board.
Arthur H. ... Clerk of the Board.

Superior Aluminum
 248 Summerwood Trl
 Maitland, FL 32751



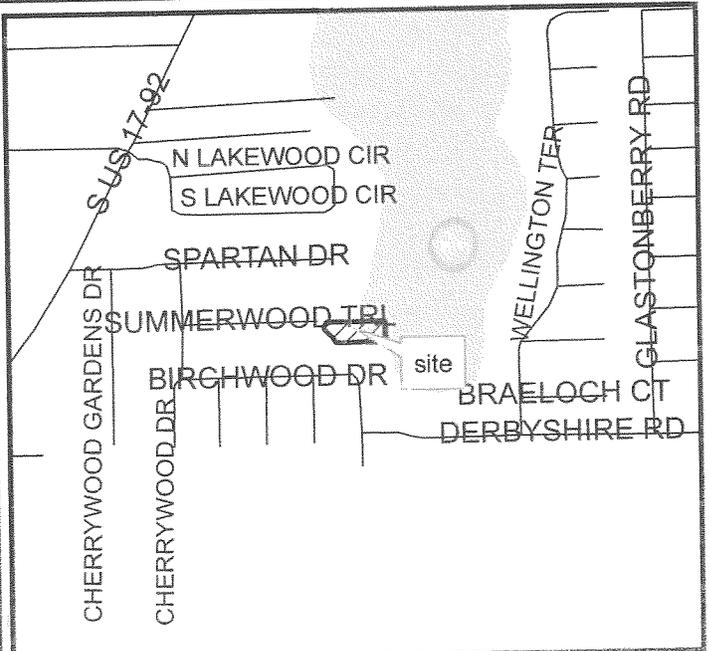
Seminole County Board of Adjustment
 May 22, 2006
 Case: BV2006-061
 Parcel No: 19-21-30-520-0000-0130

Zoning

	Bv2006-061		R-1AA		R-3A
	A-1		R-1A		C-2
	R-1AAA		R-2		M-1

0 95 190 380 570 760 Feet

N



<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p>																					
<p align="center">GENERAL</p> <p>Parcel Id: 19-21-30-520-0000-0130</p> <p>Owner: WILLIAMS MARY JO</p> <p>Mailing Address: 248 SUMMERWOOD TRL</p> <p>City,State,ZipCode: MAITLAND FL 32751</p> <p>Property Address: 248 SUMMERWOOD TRL MAITLAND 32751</p> <p>Subdivision Name: LAKEWOOD SHORES 2ND ADD</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 00-HOMESTEAD</p> <p>Dor: 01-SINGLE FAMILY</p>	<p align="center">2006 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$170,102</p> <p>Depreciated EXFT Value: \$12,209</p> <p>Land Value (Market): \$119,340</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$301,651</p> <p>Assessed Value (SOH): \$180,908</p> <p>Exempt Value: \$25,500</p> <p>Taxable Value: \$155,408</p> <p>Tax Estimator</p>																				
<p align="center">SALES</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> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>01/1976</td> <td>01081</td> <td>1932</td> <td>\$19,000</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	01/1976	01081	1932	\$19,000	Vacant	No	<p align="center">2005 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$4,203</p> <p>2005 Tax Bill Amount: \$2,460</p> <p>Save Our Homes (SOH) Savings: \$1,743</p> <p>2005 Taxable Value: \$150,139</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>						
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified															
WARRANTY DEED	01/1976	01081	1932	\$19,000	Vacant	No															
<p align="center">LAND</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>FRONT FOOT & DEPTH</td> <td>117</td> <td>130</td> <td>.000</td> <td>1,500.00</td> <td>\$119,340</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	FRONT FOOT & DEPTH	117	130	.000	1,500.00	\$119,340	<p align="center">LEGAL DESCRIPTION</p> <p>PLATS: Pick... </p> <p>LEG ALL LOT 13 & PT LOT 14 BEG 35 FT N OF SE COR LOT 14 RUN W 242.37 FT N 32 DEG 19</p> <p>MIN 10 SEC W 36.97 FT N 43 DEG 52 MIN 43 SEC W 74.76 FT ELY ON CURVE 3 FT S 43 DEG 52 MIN 43 SEC E 100.07 FT E 242.37 FT S 15 FT TO BEG</p> <p>LAKEWOOD SHORES 2ND ADD PB 18 PG 2</p>								
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<p align="center">BUILDING INFORMATION</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>Living 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>1976</td> <td>8</td> <td>2,422</td> <td>3,008</td> <td>2,422</td> <td>CB/STUCCO FINISH</td> <td>\$170,102</td> <td>\$194,402</td> </tr> </tbody> </table> <p>Appendage / Sqft: OPEN PORCH FINISHED / 36</p> <p>Appendage / Sqft: GARAGE FINISHED / 550</p> <p><i>NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</i></p>		Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New	1	SINGLE FAMILY	1976	8	2,422	3,008	2,422	CB/STUCCO FINISH	\$170,102	\$194,402
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<p align="center">EXTRA FEATURE</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>1976</td> <td>1</td> <td>\$400</td> <td>\$1,000</td> </tr> <tr> <td>ALUM SCREEN PORCH W/CONC FL</td> <td>1976</td> <td>424</td> <td>\$1,442</td> <td>\$3,604</td> </tr> </tbody> </table>		Description	Year Blt	Units	EXFT Value	Est. Cost New	FIREPLACE	1976	1	\$400	\$1,000	ALUM SCREEN PORCH W/CONC FL	1976	424	\$1,442	\$3,604					
Description	Year Blt	Units	EXFT Value	Est. Cost New																	
FIREPLACE	1976	1	\$400	\$1,000																	
ALUM SCREEN PORCH W/CONC FL	1976	424	\$1,442	\$3,604																	

POOL GUNITE	1976	630	\$5,040	\$12,600
COOL DECK PATIO	1976	930	\$1,302	\$3,255
SCREEN ENCLOSURE	1976	2,691	\$2,153	\$5,382
CONCRETE DRIVEWAY 4 INCH	1976	1,672	\$1,672	\$4,180
BOAT DOCK	1980	100	\$200	\$500

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.

Pool Enclosures
Vinyl Enclosures
Glass Enclosures
Aluminum Awnings
Solar Screens
Carports



Screen Rooms
Hurricane Storm Panels
Aluminum and Vinyl Siding
Soffit and Fascia
Replacement Windows
Mobile Home Roofovers

March 21, 2006

Ms. Williams,

Please find enclosed the application for the variance you need for your pool enclosure. I have filled everything out that I could, I also highlighted the areas that you will need to fill out and sign. I am enclosing the schedule for the meetings. If you are able to get the application and a check back to me in the next few days I will try to make the March 31st deadline, that way you will be heard at the May 22nd meeting. I did call and I think the fee is only \$150.00, but call and double check on it .Please call me if you need any further assistance and I will try to help (407)678-0500.

Sincerely,

Sondra Rose
permitting



ALUMINUM ASSOCIATION AWARD OF EXCELLENCE

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On May 22, 2006 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG ALL LOT 13 & PT LOT 14 BEG 35 FT N OF SE COR LOT 14 RUN W 242.37 FT N
32 DEG 19 MIN 10 SEC W 36.97 FT N 43 DEG 52 MIN 43 SEC W 74.76 FT ELY ON
CURVE 3 FT S 43 DEG 52 MIN 43 SEC E 100.07 FT E 242.37 FT S 15 FT TO BEG
LAKEWOOD SHORES 2ND ADD PB18 PG 2

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

FINDINGS OF FACT

Property Owner: Mary Jo Williams
248 Summerwood Trail
Maitland, FL 32751

Project Name: Summerwood Trail (248)

Requested Development Approval:

Request for a side yard (south) setback variance from 10 feet to 4 feet for a replacement pool screen enclosure in the R-1AA (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: Ian Sikonia, 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:

1. The variance granted will apply only to the replacement pool screen enclosure 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, 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 _____, 2006.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: