

Item #BV2006-144

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: Request for a rear yard setback variance from 30 feet to 20 feet for a proposed detached garage in PUD (Planned Unit Development District); (Robert & Vanessa Groner, applicants).

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

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

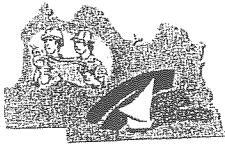
Agenda Date 9/25/06 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** the request for a rear yard setback variance from 30 feet to 20 feet for a proposed detached garage in PUD (Planned Unit Development District); or
2. **DENY** the request for a rear yard setback variance from 30 feet to 20 feet for a proposed detached garage in PUD (Planned Unit Development District); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Owner: Location: Zoning: Subdivision:	Robert & Vanessa Groner Robert & Vanessa Groner 187 Lake Boulevard PUD (Planned Unit Development District) Loch Arbor Cove
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a detached garage that would encroach 10 feet into the minimum 30 foot rear yard setback; the aforementioned variance is thereby requested. • The applicant proposes to construct a 36' x 30 (1,080 square foot) detached garage in the rear of the property. • There are currently no code enforcement or building violations for this property. • There is no record of prior variances 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.• The proposed detached garage can be relocated on the property to comply with the setbacks of the PUD zoning district.• 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 opportunity exists to construct a compliant detached garage. Therefore, the requested variance would not be the minimum that would make possible the reasonable use of the property.
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 proposed detached garage 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 220)
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX

COPY

APPL. NO. BV 2006-144

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 FEET TO 20 FEET FOR PROPOSED DETACHED GARAGE.
- SPECIAL EXCEPTION**
- MOBILE HOME SPECIAL EXCEPTION** RECEIVED AUG 04 2006
 - 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	ROBERT & VANESSA GRONER	
ADDRESS	187 LAKE BLVD SANFORD, FL 32773	
PHONE 1	407 549-7614	
PHONE 2	407 619-0181	
E-MAIL	RGRONER@CFL.RR.COM	

PROJECT NAME: DETACHED GARAGE
 SITE ADDRESS: 187 LAKE BLVD
 CURRENT USE OF PROPERTY: RESIDENTIAL
 LEGAL DESCRIPTION: LOT 348 LOCH ARBOR COVE PB 57 PG 50
 SIZE OF PROPERTY: .395 acre(s) PARCEL I.D. 03-20-30-525-0000-3480
 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 9, 25, 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.

Robert A. Groner
 SIGNATURE OF OWNER OR AGENT* 8-3-2006
 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 PD/PUD

BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS _____

PLANNING ADVISOR _____ DATE _____

SUFFICIENCY COMMENTS _____

NOTES:

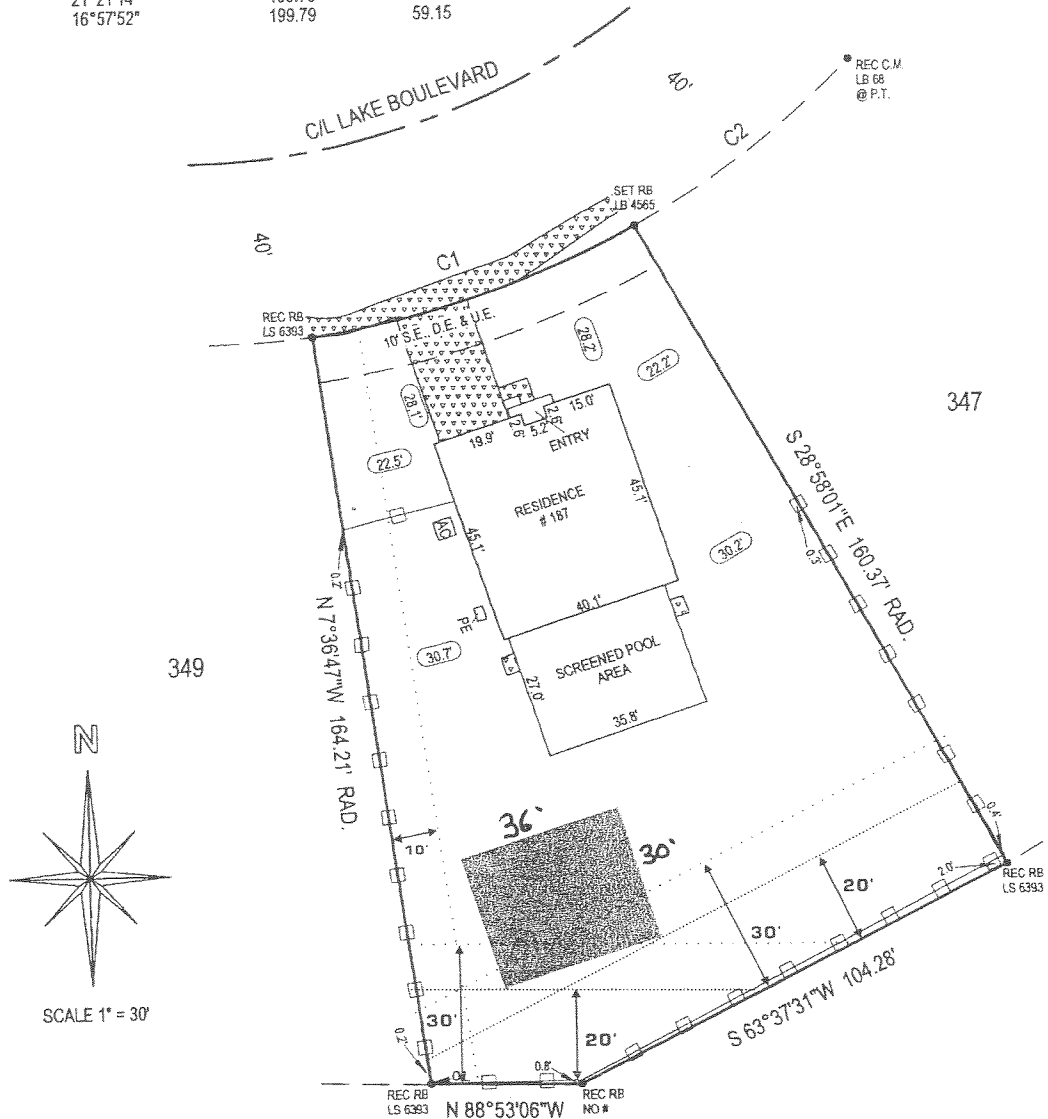
1. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY.
2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
5. BEARINGS ARE BASED ON RECORD PLAT DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. PROPERTY HEREON LOCATED IN ZONE * X * PER F.I.R.M. COMMUNITY PANEL NO. 120269 0045 E DATED 04-17-95.

LAND SURVEYORS
LB 4565

**Boundary
And
Mapping
Associates, Inc.**

109 WEST ORANGE STREET
ALTAMONTE SPRINGS, FL
32714
PH. (407) 696-1155

Curve	Delta Angle	Radius	Arc
1	21°21'14"	199.79	74.46
2	16°57'52"	199.79	59.15

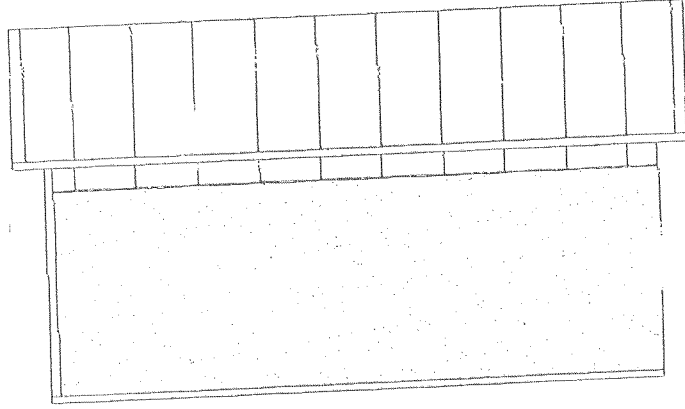


CERTIFIED TO:
ROBERT J. GRONER; VANESSA L. GRONER
WATSON TITLE SERVICES, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COLDWELL BANKER HOME BANK LOANS

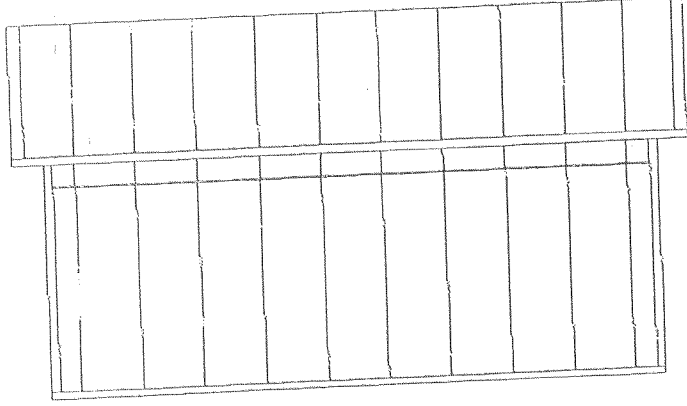
CHASE GROVES UNIT 3
PB. 57, PGS. 48 AND 49

DESCRIPTION: LOT 348, LOCH ARBOR COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE(S) 50, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

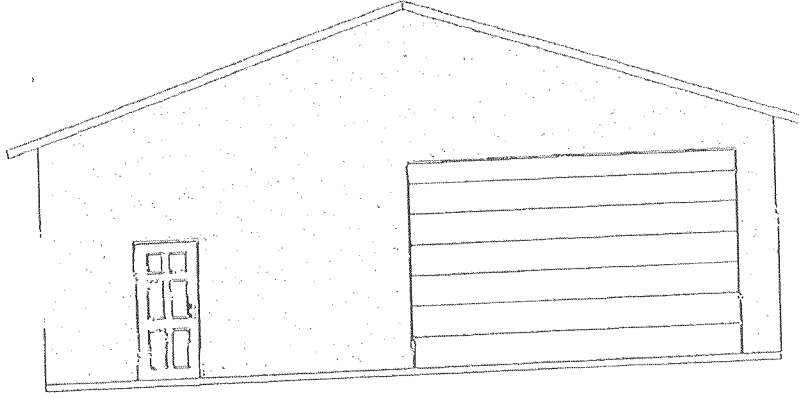
JOB NO.: 06-088 DATE FIELD: 01-11-06 SIGNED BY: 01-12-06 DRAWN BY: BLS/LH P.C.: R.P. CHECKED: JWJ	LEGEND REC. - RECOVERED I.P. - IRON PIPE I.C. - ILLEGIBLE CAP # C.M. - CONCRETE MONUMENT RB - REBAR RAD. - RADIAL N.R. - NOT RADIAL N&D - NAIL & DISC (P) - PER PLAT (M) - AS MEASURED (R) - PER DESCRIPTION O.L. - ON LINE P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY	CONCRETE PRC - POINT OF REVERSE CURVE R.P. - RADIAL POINT R - RADII L - LENGTH OF ARC CA - CENTRAL ANGLE U.E. - UTILITY EASEMENT D.E. - DRAINAGE EASEMENT L.E. - LANDSCAPE EASEMENT P.E. - POOL EQUIPMENT P.P. - POWER POLE X - CHAIN LINK FENCE □ - WOODEN FENCE	This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Six copies are authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon. The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61C17, F.A.C. pursuant to section 403.01, Florida Statutes. JIMMY W. JACKSON, PLS 4243 JIMMY W. JACKSON, PSM 4243



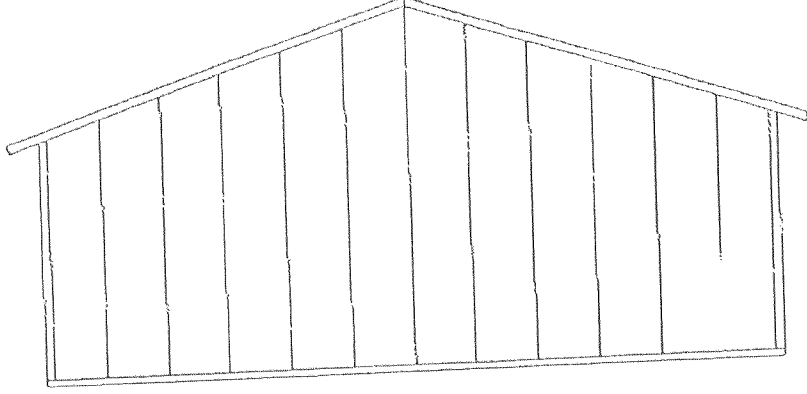
LEFT SIDE ELEVATION "NTS"



RIGHT SIDE ELEVATION "NTS"



FRONT END ELEVATION "NTS"



REAR END ELEVATION "NTS"

THIS DRAWING WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF TAMPA BUILDING CODE, FLORIDA, CHAPTER 5, SECTION 504.04. ALL OTHERS ARE FOLLOWING THE LOCAL REQUIREMENTS WAS ENTITLED TO THE DESIGN AS SHOWN.

- LOCAL BUILDING CODES: 2006/08/01/02/04/07
- APPROVED PROJECT LOG
- GENERAL PRELIMINARY CONSTRUCTION
- FOUNDATION AND WALLS: 24" x 24" x 4" CMU
- ROOFING: 1/2" x 12" x 14" T&G
- EXTERIOR WALLS: 24" x 24" x 4" CMU
- FLOORING: 2" x 6" x 1" LVL

THE FOLLOWING INFORMATION IS FOR YOUR INFORMATION ONLY AND IS NOT TO BE USED TO VERIFY THE ACCURACY OF THIS DRAWING.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.

PROPOSED RUBBER FLOOR DETACHED GARAGE FOR

ROB GRONER

87 LAKE BLVD SANFORD FL 32775

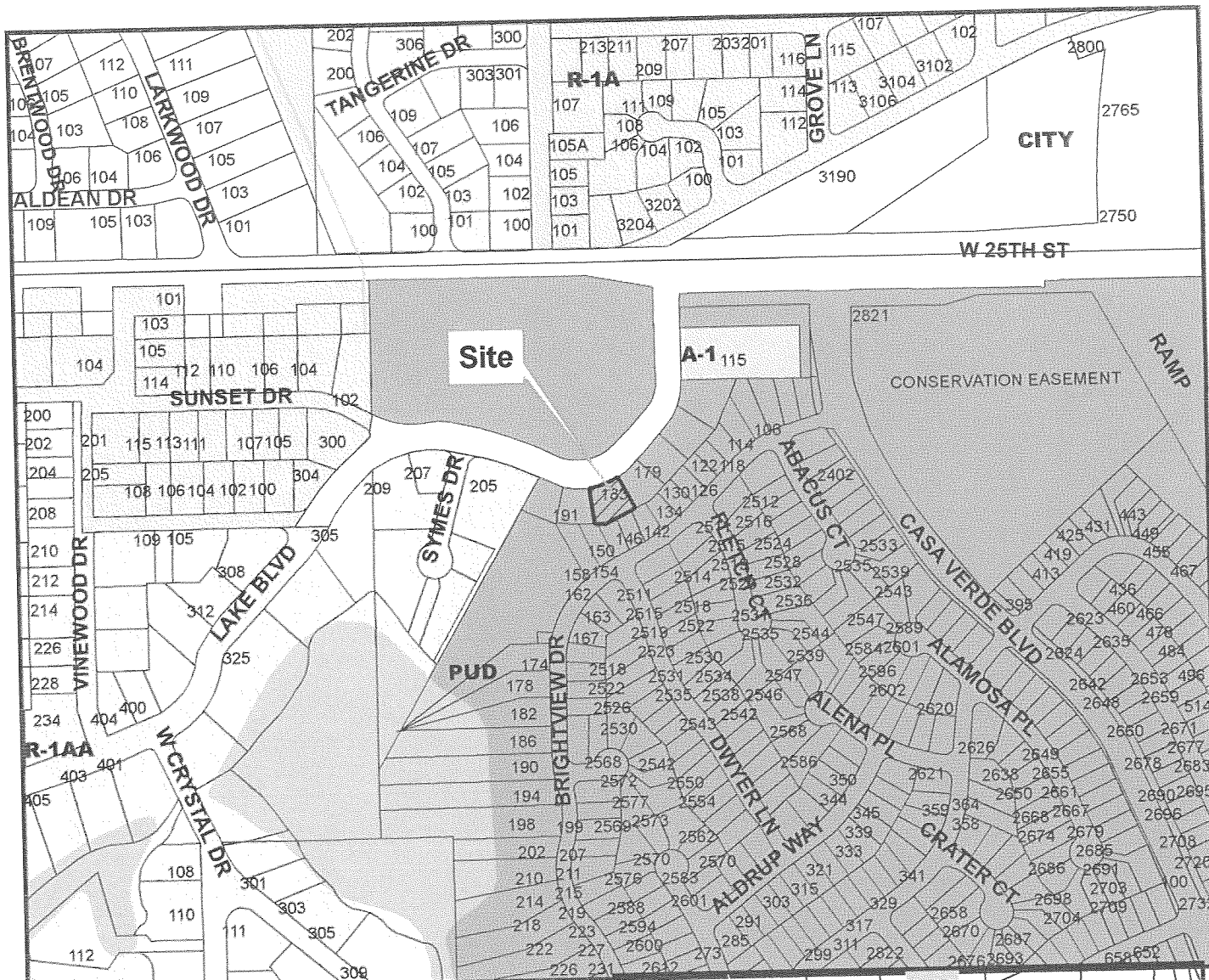
"NO FAST" FASTENER SPECIFICATIONS		NO 15 G GALV S		NO 9 GALV S	
LENGTH	5"	NO 15 G GALV S	12.5" x 1"	NO 9 GALV S	12.5" x 1"
SHAPE DIAMETER	1/8"	NO 15 G GALV S	1/8"	NO 9 GALV S	1/8"
THREAD DIAMETER	1/8"	NO 15 G GALV S	1/8"	NO 9 GALV S	1/8"
SHAPE	SCREW	NO 15 G GALV S	SCREW	NO 9 GALV S	SCREW
POINT	17 ANGLE	NO 15 G GALV S	17 ANGLE	NO 9 GALV S	17 ANGLE
THREAD	1/8" x 1/8" x 1/8"	NO 15 G GALV S	1/8" x 1/8" x 1/8"	NO 9 GALV S	1/8" x 1/8" x 1/8"
THREAD	1/8" x 1/8" x 1/8"	NO 15 G GALV S	1/8" x 1/8" x 1/8"	NO 9 GALV S	1/8" x 1/8" x 1/8"

mtc **Comerstone**
 Building Systems, Inc.
 1725 E. UNIVERSITY BLVD. SUITE 1000
 TAMPA, FL 33604
 (813) 973-1111
 WWW.MTCBUILDINGSYSTEMS.COM

HOME: 407.549.7614
 FAX: 407.956.0302
 CELL: 407.619.0181






WILLIAM ZIMMERMAN
 PROFESSIONAL ENGINEER
 LICENSE REGISTRATION # 22150
 12219 BELLEGLIA BLVD
 WINTER GARDEN, FL 34787
 407-694-5795 (VOICE & FAX)

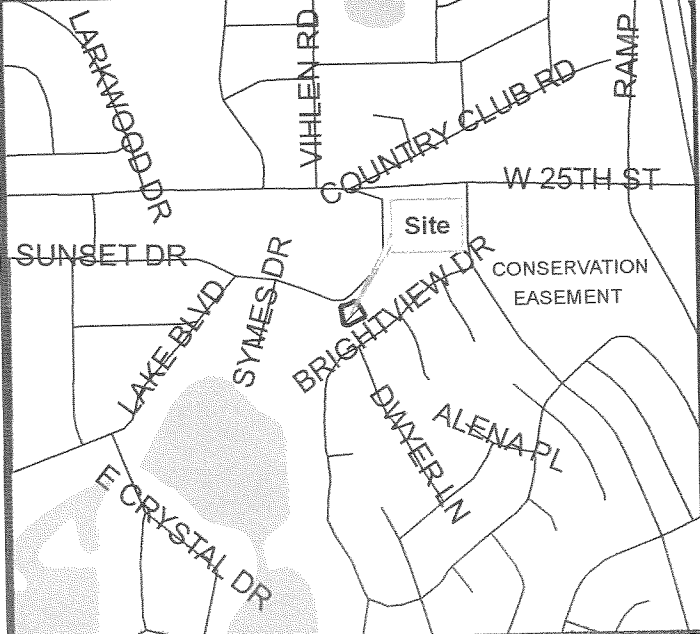
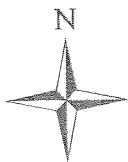
Vanessa & Robert Groner
 187 Lake Blvd
 Sanford, FL 32773



Seminole County Board of Adjustment
 September 25, 2006
 Case: BV2006-144
 Parcel No: 03-20-30-525-0000-3480

Zoning

-  BV2006-144
-  R-1A
-  A-1
-  PUD
-  R-1AA



<p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p>																														
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 03-20-30-525-0000-3480 Owner: GRONER VANESSA & ROBERT J Mailing Address: 187 LAKE BLVD City,State,ZipCode: SANFORD FL 32773 Property Address: 187 LAKE BLVD SANFORD 32773 Subdivision Name: LOCH ARBOR COVE Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD Dor: 01-SINGLE FAMILY</p>		<p>2006 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$216,109 Depreciated EXFT Value: \$12,494 Land Value (Market): \$50,000 Land Value Ag: \$0 Just/Market Value: \$278,603 Assessed Value (SOH): \$171,253 Exempt Value: \$25,000 Taxable Value: \$146,253 Tax Estimator</p>																												
<p style="text-align: center;">SALES</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>01/2006</td> <td>06119</td> <td>0522</td> <td>\$345,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>11/2001</td> <td>04255</td> <td>0055</td> <td>\$209,100</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>03/2001</td> <td>04042</td> <td>1120</td> <td>\$171,000</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	01/2006	06119	0522	\$345,000	Improved	Yes	WARRANTY DEED	11/2001	04255	0055	\$209,100	Improved	Yes	WARRANTY DEED	03/2001	04042	1120	\$171,000	Vacant	No	<p>2005 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$2,774 2005 Tax Bill Amount: \$2,315 Save Our Homes (SOH) Savings: \$459 2005 Taxable Value: \$141,265 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																								
WARRANTY DEED	01/2006	06119	0522	\$345,000	Improved	Yes																								
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<p style="text-align: center;">LAND</p> <table border="1" style="width:100%; border-collapse: collapse;"> <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>50,000.00</td> <td>\$50,000</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	50,000.00	\$50,000	<p style="text-align: center;">LEGAL DESCRIPTION</p> <p>PLATS: <input type="button" value="Pick..."/> <input type="button" value="v"/> LOT 348 LOCH ARBOR COVE PB 57 PG 50</p>																
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																									
LOT	0	0	1.000	50,000.00	\$50,000																									
BUILDING INFORMATION																														
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New																					
1	SINGLE FAMILY	2001	8	1,366	2,713	2,269	CB/STUCCO FINISH	\$216,109	\$221,650																					
			Appendage / Sqft	OPEN PORCH FINISHED / 20																										
			Appendage / Sqft	GARAGE FINISHED / 424																										
			Appendage / Sqft	UPPER STORY FINISHED / 903																										
<p>NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</p>																														
Permits																														
EXTRA FEATURE																														
			Description	Year Blt	Units	EXFT Value	Est. Cost New																							
			POOL GUNITE	2001	450	\$7,875	\$9,000																							
			COOL DECK PATIO	2001	234	\$717	\$819																							
			SCREEN ENCLOSURE	2001	1,405	\$2,342	\$2,810																							
			ALUM PORCH W/CONC FL	2001	288	\$1,560	\$1,872																							
<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p>																														

COMMISSION DISTRICT #: 5

ZONED: PUD

SEC: 3

TWP: 20

RNG: 30

GUI
PROJ. #

DEVELOPMENT:		Loch Arbor Cove Fka Chase Groves Unit 2 (Parcel C on final M. Plan)				DEVELOPER:		Laurel Homes					
LOCATION:		S of 46 A (25 th Street) and S of Lake Boulevard						6 lots					
FILE#:		BA:		SP:		BCC:							
P&Z:		PG		Lot		Blk		Parcel		DBA		Comm 5 Dist	
PB		PG		Lot		Blk		Parcel		DBA		Comm 5 Dist	
DEVEL. ORDER #:						TAX PAR. I.D. #: 3-20-30-300-0100-0000							
SIDEWALKS: No sidewalk existing residential street. Optional with these lots.						SETBACK REQUIREMENTS							
						FY: 25'		SIDE ST.: 25'		SY: 10'		RY: 30'	
ROAD TYPE: Swale						MAIN STRUCTURE OTHER:							
COMMENTS OTHER: Per PUD D.C.A.: shall conform to R1AA Zoning District						ACCESSORY STRUCTURE SETBACKS:							
						SY: 10'				RY: 10'			
						ACCESSORY STRUCTURE OTHER:							

IMPACT FEES	
SCREEN:	
TRAFFIC ZONE:	23
LAND USE:	1
1. ROAD-CO. WIDE	Ord.
2. ROAD-COLL.	Ord.
3. LIBRARY	Ord.
4. FIRE	Ord.
5. PARK	
6. SCHOOL	Ord.
7. LAW	
8. DRAINAGE	\$200.00
TOTAL	\$2,657.00
REMARKS:	

Request for Grant of Variance

To grant variances that are not contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of Chapter 30 of the Land Development Code will result in unnecessary and undue hardship, the Board of Adjustment must first determine:

- a. That special conditions and circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district; and
- b. That the special conditions and circumstances do not result from the actions of the applicant; and
- c. That granting the variance requested would not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district; and
- d. That literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the applicant; and
- e. That the variance granted is the minimum variance that would make possible the reasonable use of the land, building or structure; and
- f. That the grant of the variance would be in harmony with the general intent of Chapter 30, would not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Due to the unusual shape of the property located at 187 Lake Blvd. Sanford, Florida, I am requesting a variance from 30 feet to 20 feet to allow for the proposed detached garage.

If approved, the variance would allow for the garage to be positioned in a more desirable location, provide a better balance with the existing structures within the rear of the lot and would still retain a 20 foot setback from the rear property line.

The entire property is fenced and also partially covered by existing large trees for privacy.

Sincerely,
Robert Groner



AUGUST 4, 2006

June 11, 2006

RE: Application for setback variance to allow for proposed detached garage.

Dear Neighbor,

We are in the process of constructing a detached garage at 187 Lake Blvd. Building the garage requires a property setback variance from 30 feet to 20 feet. Basically, the garage will be approximately 10 feet closer to the fence located on our property.

To facilitate the process of receiving a variance from Seminole County, your support signature would be greatly appreciated. Feel free to call us with any questions. Please return this approval letter at your convenience.

Sincerely,

Robert and Vanessa Groner
187 Lake Blvd.
Sanford, FL.
407-549-7614

Address 191 lake Blvd

Signature 

Date 6-11-06

June 11, 2006

RE: Application for setback variance to allow for proposed detached garage.

Dear Neighbor,

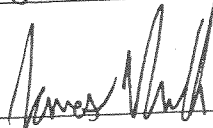
We are in the process of constructing a detached garage at 187 Lake Blvd. Building the garage requires a property setback variance from 30 feet to 20 feet. Basically, the garage will be approximately 10 feet closer to the fence located on our property.

To facilitate the process of receiving a variance from Seminole County, your support signature would be greatly appreciated. Feel free to call us with any questions. Please return this approval letter at your convenience.

Sincerely,

Robert and Vanessa Groner
187 Lake Blvd.
Sanford, FL.
407-549-7614

Address 150 BRIGHTVIEW DR.

Signature 

Date 6/11/06

June 11, 2006

RE: Application for setback variance to allow for proposed detached garage.

Dear Neighbor,

We are in the process of constructing a detached garage at 187 Lake Blvd. Building the garage requires a property setback variance from 30 feet to 20 feet. Basically, the garage will be approximately 10 feet closer to the fence located on our property.

To facilitate the process of receiving a variance from Seminole County, your support signature would be greatly appreciated. Feel free to call us with any questions. Please return this approval letter at your convenience.

Sincerely,

Robert and Vanessa Groner
187 Lake Blvd.
Sanford, FL.
407-549-7614

Address 183 Lake Blvd

Signature James P. Lurie

Date 06/11/06

June 11, 2006

RE: Application for setback variance to allow for proposed detached garage.

Dear Neighbor,

We are in the process of constructing a detached garage at 187 Lake Blvd. Building the garage requires a property setback variance from 30 feet to 20 feet. Basically, the garage will be approximately 10 feet closer to the fence located on our property.

To facilitate the process of receiving a variance from Seminole County, your support signature would be greatly appreciated. Feel free to call us with any questions. Please return this approval letter at your convenience.

Sincerely,

Robert and Vanessa Groner
187 Lake Blvd.
Sanford, FL.
407-549-7614

Address 146 BRIGHTVIEW DR
LAKE MARY, FL 32746

Signature 

Date 06-12-06

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On September 25, 2006 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 348 LOCH ARBOR COVE PB 57 PG 50

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

FINDINGS OF FACT

Property Owner: Robert & Vanessa Groner
187 Lake Blvd.
Sanford, FL 32773

Project Name: Lake Boulevard (187)

Requested Development Approval:

Request for a rear yard setback variance from 30 feet to 20 feet for a proposed detached garage in PUD (Planned Unit Development 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 proposed detached garage 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: