

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

SUBJECT: Request for 1) a rear yard (southeast) setback variance from 10 feet to 6 feet and 2) a side yard (east) setback variance from 10 feet to 8.5 feet for a proposed swimming pool in PUD (Planned Unit Development District); James & Sandy Dunn, applicant.

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Denny Gibbs **EXT.** 7387

Agenda Date 10/30/06 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **APPROVE** the request for 1) a rear yard (southeast) setback variance from 10 feet to 6 feet and 2) a side yard (east) setback variance from 10 feet to 8.5 feet for a proposed swimming pool in PUD (Planned Unit Development District); or
2. **DENY** the request for 1) a rear yard (southeast) setback variance from 10 feet to 6 feet and 2) a side yard (east) setback variance from 10 feet to 8.5 feet for a proposed swimming pool in PUD (Planned Unit Development District); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Owner: Location: Zoning: Subdivision:	James & Sandy Dunn James & Sandy Dunn 3307 Foxcroft Circle PUD (Planned Unit Development District) Carrilon
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a swimming pool that would encroach 4 feet into the required 10-foot rear yard setback and 1.5 feet into the required 10-foot side setback. The pool is free-form with a Florida Falls planter/water feature at the rear of the pool. The waters edge of the pool on the southeast edge (rear) will be at 6 	

	<p>feet and the waters edge on the northeast side will be at 8.5 feet.</p> <ul style="list-style-type: none">• 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.• 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 variance granted is the minimum variance that will make possible reasonable use of the land, building or structure.• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.• The grant of the variance would not be in harmony with the general intent of Chapter 30.
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 swimming pool 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.

COMMISSION DISTRICT #:

GUI ZONED: PUD SEC: 35 TWP: 21 RNG: 31
 PROJ. #

DEVELOPMENT:		Carillon Tract 107				DEVELOPER:		First Dev Three					
LOCATION:		NW side of Lockwood Road, N of McCulloch Road						111 lots					
FILE#:		BA:		SP:		BCC:		3/24/92					
P&Z:		PG		Lot		Blk		Parcel		DBA		Comm 1 Dist	
PB		47		97-99									
DEVEL. ORDER #:						TAX PAR. I.D. #:							
SIDEWALKS: 4' wide both sides, 5' wide on Lockwood Road						SETBACK REQUIREMENTS							
						FY: 20'		SIDE ST.:		SY: 0-10'		RY: 20'	
ROAD TYPE: (CURB & GUTTER OR SWALE)						MAIN STRUCTURE OTHER: Minimum House size: 1,000 sq. ft							
COMMENTS OTHER: Not flood prone.						* 10 ft. min. between structures.							
						ACCESSORY STRUCTURE SETBACKS:							
						SY: Same as main structure.		RY: 10'					
						ACCESSORY STRUCTURE OTHER: Side street: Not to project beyond main structure.							

IMPACT FEES	
SCREEN:	
TRAFFIC ZONE:	78
LAND USE:	
1. ROAD-CO. WIDE	ORD
2. ROAD-COLL.	ORD
3. LIBRARY	ORD
4. FIRE	ORD
5. PARK	
6. SCHOOL	ORD
7. LAW	
8. DRAINAGE	
TOTAL	\$2,550.00
REMARKS: Curb and Gutter, sidewalks on both sides.	

COMMITMENT CARD

Instructions: print two-sided on card stock and cut along the left and bottom border.

Fee: \$150.00 plus \$50.00 for each additional variance

Application # BV 2006-158
Meeting Date 10-30-06



COPY
VARIANCE APPLICATION
SEMINOLE COUNTY PLANNING DIVISION
1101 East First Street Sanford FL 32771 (407) 665-7444

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)

Name: James and Sandy Dunn
Address: 3307 Foxcroft Cir. City: Oviedo Zip code: 32765
Project Address: 3307 Foxcroft Cir. City: Oviedo Zip code: 32765
Contact number(s): 407 359 2773, 407 366 0927, 407 797 9326
Email address: floridadunn@cfl.rr.com

Is the property available for inspection without an appointment? Yes No

What type of structure is this request for?	
<input type="checkbox"/> Shed	Please describe:
<input checked="" type="checkbox"/> Pool	Please describe: <u>Custom in-ground pool, 14'6" x 28'6"</u>
<input checked="" type="checkbox"/> Pool screen enclosure	Please describe: <u>Custom screen enclosure on 40' x 27' 5 1/2" 24' x 38'</u>
<input type="checkbox"/> Addition	Please describe:
<input type="checkbox"/> New Single Family Home	Please describe:
<input type="checkbox"/> Other	Please describe:
<input type="checkbox"/> This request is for a structure that has already been built.	

RECEIVED
AUG 29 2006
SEMINOLE COUNTY PLANNING

What type of variance is this request?			
<input type="checkbox"/> Minimum lot size	Required lot size:		Actual lot size:
<input type="checkbox"/> Width at the building line	Required lot width:		Actual lot width:
<input type="checkbox"/> Front yard setback	Required setback:		Proposed setback:
<input checked="" type="checkbox"/> Rear yard setback	Required setback:	<u>10</u>	Proposed setback: <u>4' 6"</u>
<input checked="" type="checkbox"/> Side yard setback (North)	Required setback:	<u>10</u>	Proposed setback: <u>8 1/2'</u>
<input type="checkbox"/> Side street setback	Required setback:		Proposed setback:
<input type="checkbox"/> Fence height	Required height:		Proposed height:
<input type="checkbox"/> Building height	Required height:		Proposed height:
Use below for additional yard setback variance requests:			
<input checked="" type="checkbox"/> <u>Rear</u> yard setback <u>screen enclosure</u>	Required setback:	<u>5</u>	Proposed setback: <u>1</u>
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:
<input checked="" type="checkbox"/> Total number of variances requested <u>3</u>			

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED UNLESS ALL OF THE INFORMATION IN THE VARIANCE APPLICATION AND SUBMITTAL CHECKLIST ARE PROVIDED TO THE PLANNING DIVISION.

Signed: [Signature]

FOR OFFICE USE ONLY

Date Submitted: e/29/06 Reviewed By: JS

Tax parcel number: 35-21-31-511-0000-0020 Zoning/FLU PUO/PO

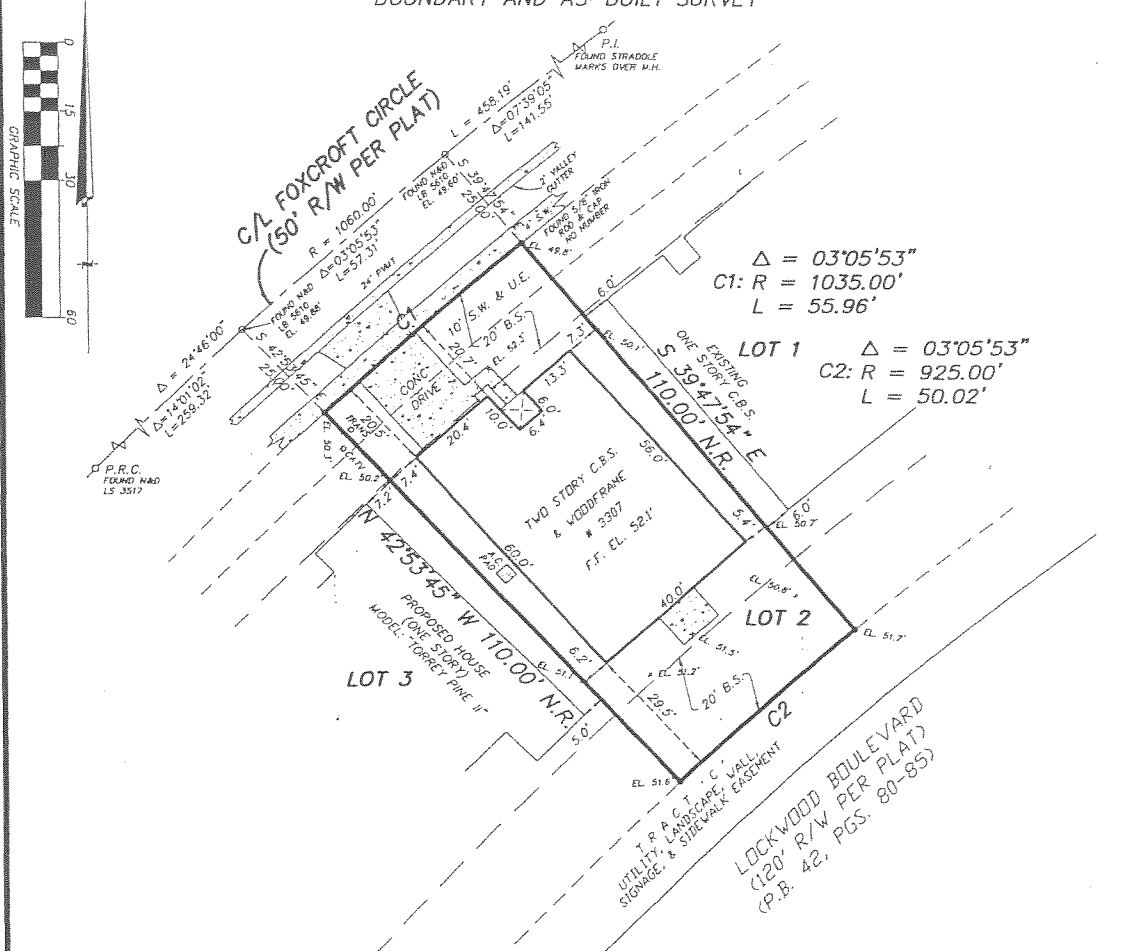
- Legally created parcel (1971 tax roll, 5-acre dev, lot split)
- Platted Lot (check easements as shown on lots, in notes or in dedication)
- Lot size _____ Meets minimum size and width
- Application and checklist complete

Notes: No hot tub, the round lot is a "water" decorative fountain feature



"LAND DESCRIPTION"
 LOT 2, TRACT 107 AT CARILLON, ACCORDING TO THE PLAT THEREOF
 AS RECORDED IN PLAT BOOK 47, PAGES 97 - 99, OF THE PUBLIC RECORDS
 OF SEMINOLE COUNTY, FLORIDA.

"BOUNDARY AND AS-BUILT SURVEY"



THIS BOUNDARY SURVEY MEETS OR EXCEEDS
 THE HORIZONTAL CONTROL ACCURACY OF
 1/7500 FEET FOR A SUBURBAN SURVEY.

NOTE: ALL LOT CORNERS FOUND 5/8\"/>

ABBREVIATIONS

P.R.M. - PERMANENT REFERENCE MONUMENT	C.M. - CONCRETE MONUMENT	EL. - ELEVATION	CONC. - CONCRETE	W.M. - WATER METER
P.O.C. - POINT OF COMMENCEMENT	P.B. - PLAT BOOK	A/C - AIR CONDITIONER	C.L.F. - CHAIN LINK FENCE	F.H. - FIRE HYDRANT
P.C. - POINT OF CURVATURE	Pg. - PAGE	TYP. - TYPICAL	W.F. - WOOD FENCE	N & D - NAIL AND DISC
P.R.C. - POINT OF REVERSE CURVATURE	N.R. - NON-RADIAL	U.E. - UTILITY EASEMENT	C & C - CURB & GUTTER	B.M. - BENCH MARK
P.C.C. - POINT OF COMPOUND CURVATURE	RAD. - RADIAL	D.E. - DRAINAGE EASEMENT	CATV - CABLE TELEVISION RISER	PAVMT - PAVEMENT
P.T. - POINT OF TANGENCY	R. - RADIUS	FT. - FINISHED FLOOR	TELE. - TELEPHONE RISER	C.S.E. - CITY SERVICES EASEMENT
P.I. - POINT OF INTERSECTION	A. - ARC LENGTH	B.S. - BUILDING SETBACK	TRANS. - TRANSFORMER PAD	50 FT. - SQUARE FEET
P.C.P. - PERMANENT CONTROL POINT	Δ. - DELTA (CENTRAL ANGLE)	C.B.S. - CONCRETE BLOCK STRUCTURE	L.P. - LIGHT POLE	PROP. - PROPOSED
P.O.L. - POINT ON LINE	R.P. - RADIUS POINT	(P) - PLAT	P.F. - POWER POLE	D.F. - DRAINFIELD
C.B. - CHORD BEARING	R/W. - RIGHT-OF-WAY	(M) - MEASURED	M.H. - MANHOLE	O.S. - OPEN SPACE
T.B. - TANGENT BEARING	C/L. & - CENTER LINE	(C) - CALCULATED	F.B. - FIELD BOOK	W.S. - WATER SERVICE
SURVEY NOTES:		MAX. - MAXIMUM	S.W. - SIDEWALK	S.T. - SEPTIC TANK

- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE "LAND DESCRIPTION" HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE PER THE DESCRIPTION AND ARE CORRECT AND IN AGREEMENT WITH THE FOUND AND SET MONUMENTS AS MEASURED IN THE FIELD, UNLESS OTHERWISE NOTED.
- SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- NO UNDERGROUND UTILITIES, FOUNDATIONS, OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
- BASIS OF BEARINGS ASSUMED N89°57'28"E ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST. (PER PLAT)
- ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING B.M.: ORANGE COUNTY NO. U-88, ELEVATION 63.218 FEET (PER ORANGE COUNTY ENGINEERING DEPARTMENT).

CERTIFIED CORRECT TO: JAMES AND SANDY DUNN
 ENGLE HOMES/ORLANDO, INC.
 UNIVERSAL LAND TITLE INC./COMMONWEALTH
 PREFERRED HOME MORTGAGE COMPANY
 ITS SUCCESSORS AND/OR ASSIGNS

CERTIFICATE:
 I HEREBY CERTIFY THAT THE ATTACHED "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN JUNE, 1998. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ADOPTED BY CHAPTER 61C17-6 OF THE FLORIDA ADMINISTRATIVE CODE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 1211700230 E, EFFECTIVE DATE APRIL 17, 1995, THIS PROPERTY LIES IN ZONE "X".

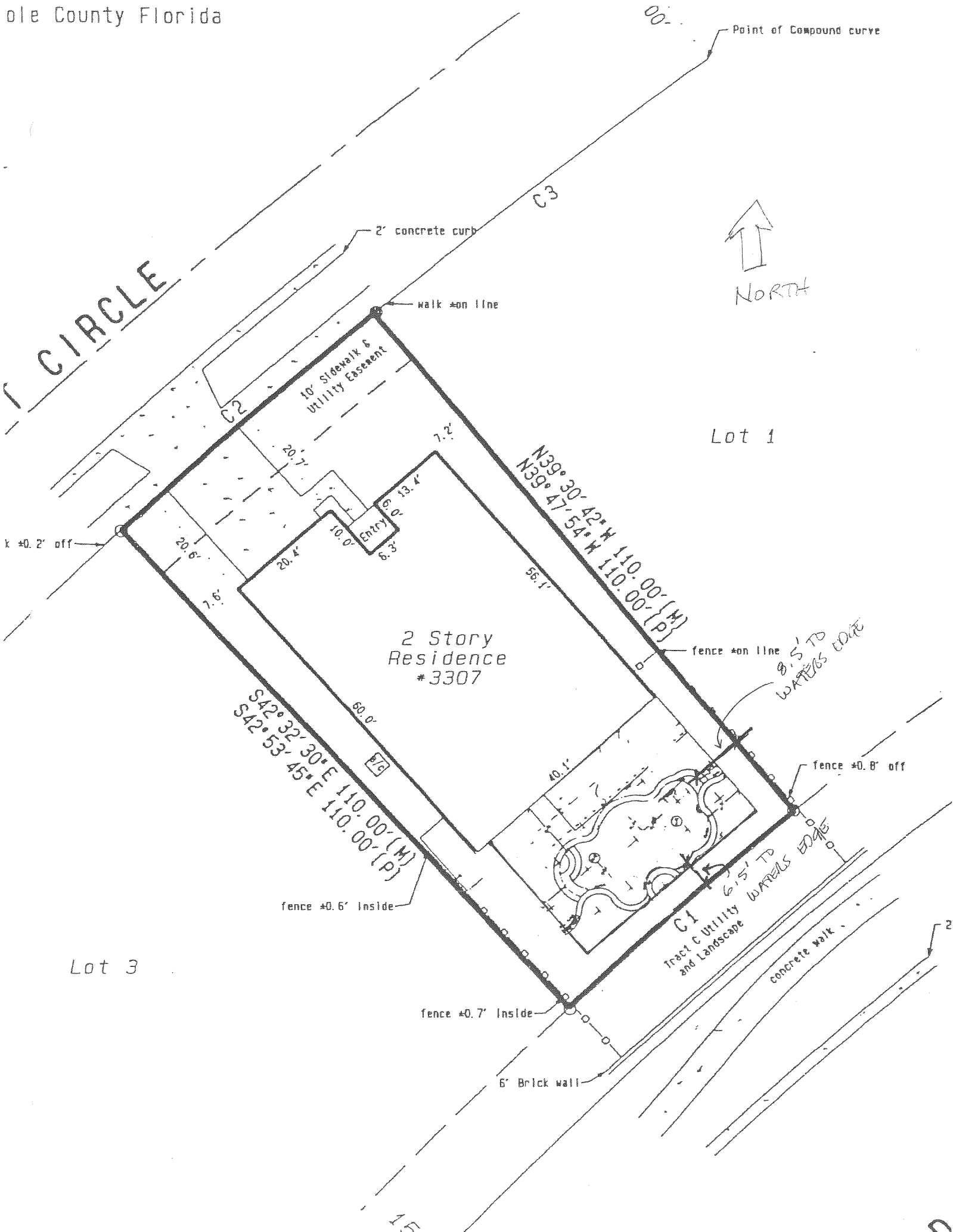
FOR THE FIRM BY:
 BRIAN K. HEFNER, P.S.M.
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NUMBER 5370

PREPARED FOR: ENGLE HOMES PROJECT NUMBER: 7427

CCL CONSULTANTS, INC.
 ENGINEERS • SURVEYORS • PLANNERS

2603 Maitland Center Parkway,
 Suite C,
 Maitland, Florida 32751
 Ph. (407)660-2120 L.B. No. 5610 Fax (407)875-830E

REVISIONS	DRAWN	DATE	FB/PG	CHECKED
VACANT	DSB	6/11/97	312/40	BKH
FOUNDATION	TDW	4/6/98	345/15	BKH
FINAL	TDW	6/25/98	345/55	BKH



Lot 1

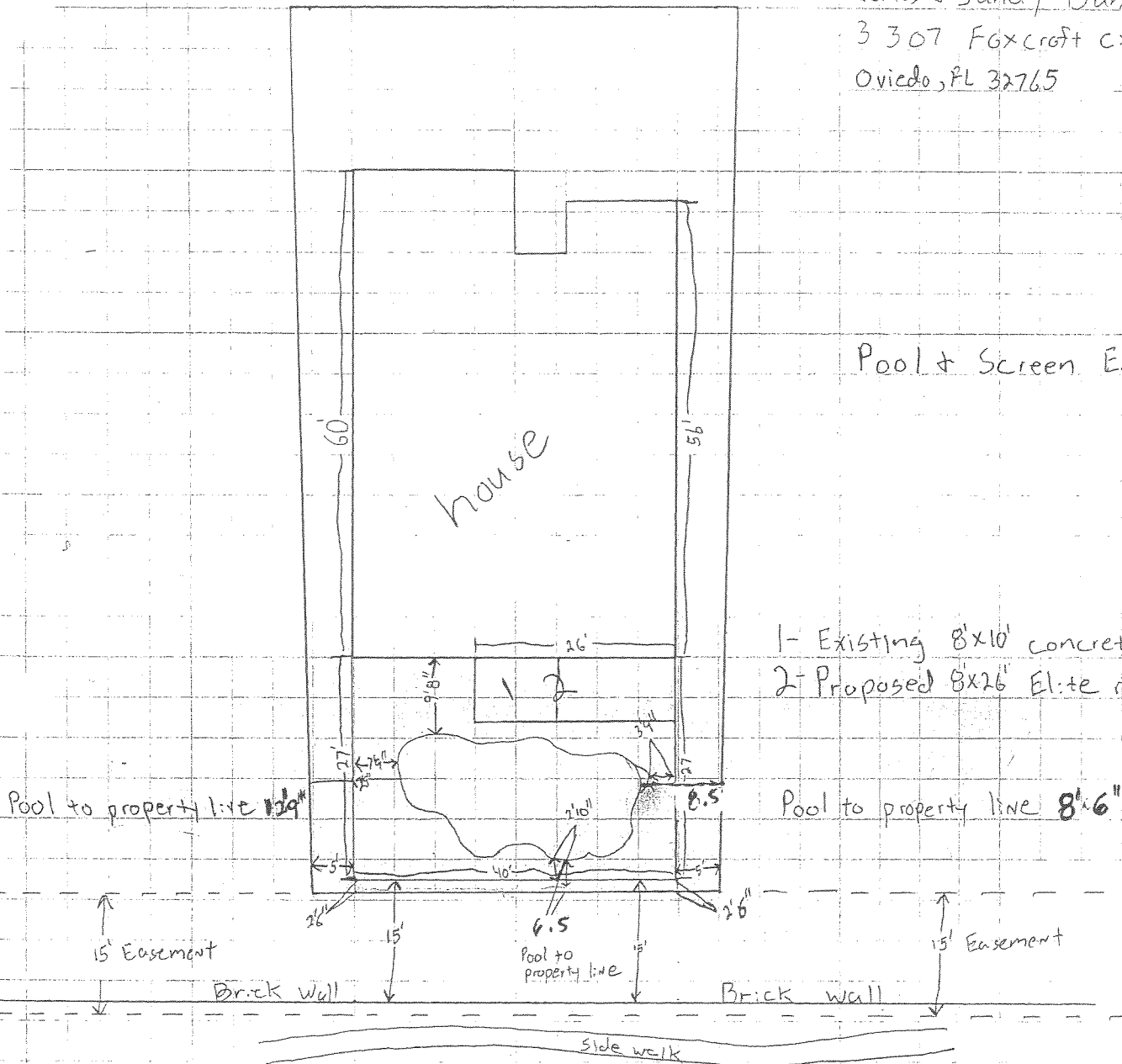
Lot 3

15'

D

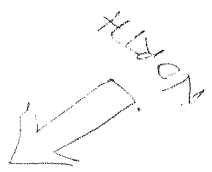
James + Sandy Dunn
3307 Foxcroft circle
Oviedo, FL 32765

Pool + Screen Enclosure



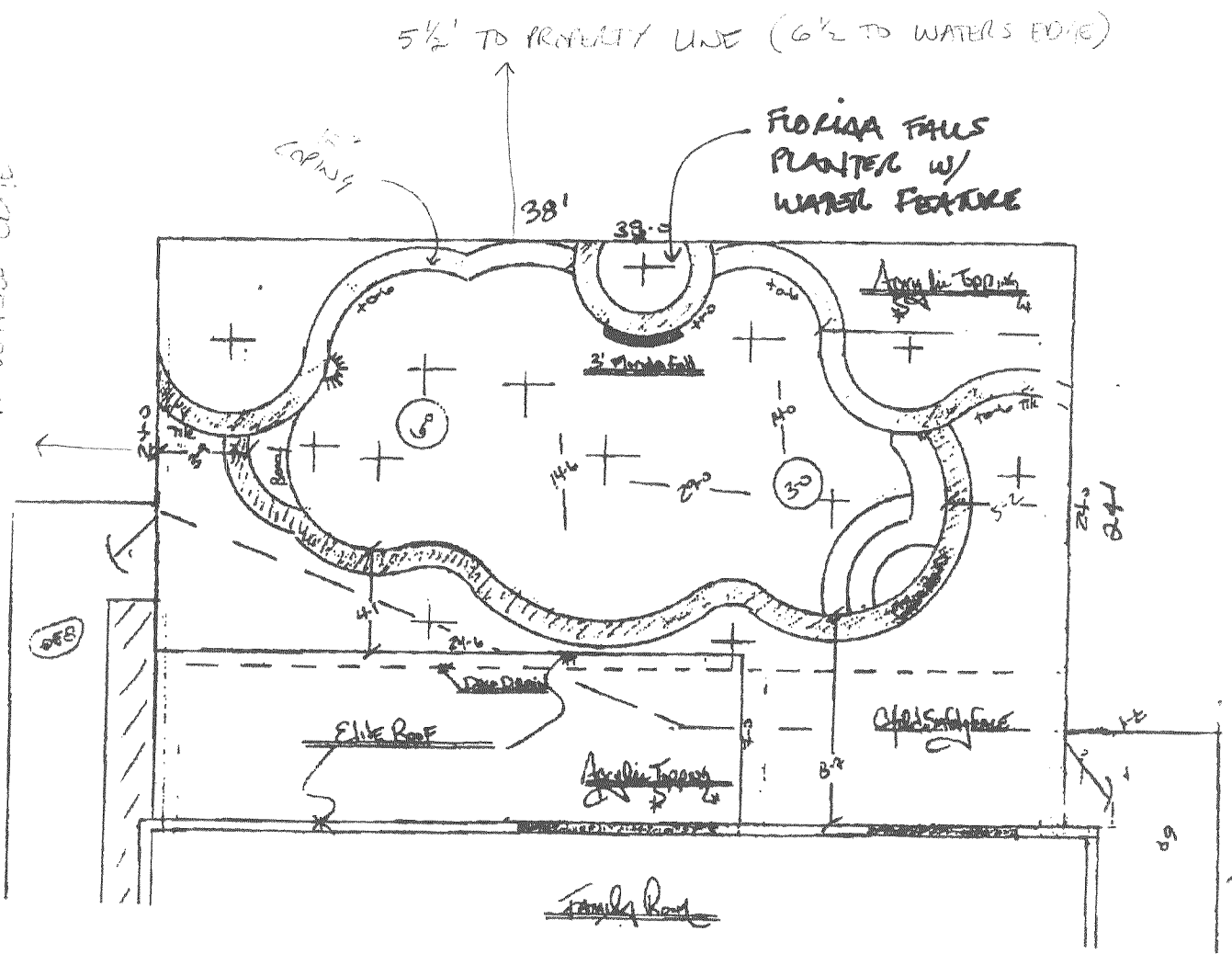
- 1- Existing 8'x10' concrete Pad will be removed
- 2- Proposed 8x26' Elite roof for screen enclosure

Lockwood Blvd
South bound lanes



8 1/2' TO WATER EDGE

5 1/2' TO PROPERTY LINE (6 1/2' TO WATER'S EDGE)








#3 wall

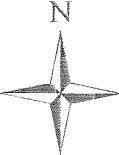
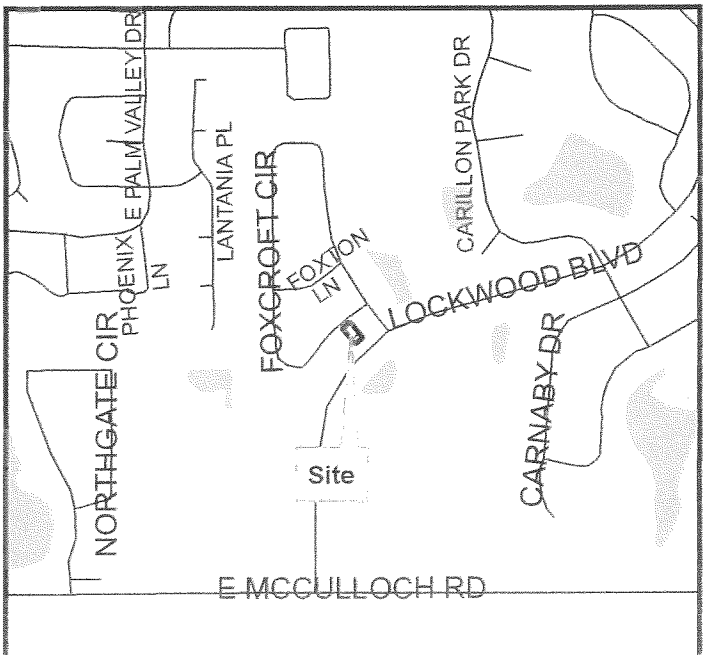
Sandy & James Dunn
 3307 Foxcroft Cir
 Oviedo, FL 32765



Seminole County Board of Adjustment
October 30, 2006
Case: BV2006-158
Parcel No: 35-21-31-511-0000-0020

Zoning

-  BV2006-158
-  A-1
-  RM-2
-  PUD
-  UC

<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: 35-21-31-511-0000-0020 Owner: DUNN JAMES J & SANDY G Mailing Address: 3307 FOXCROFT CIR City,State,ZipCode: OVIEDO FL 32765 Property Address: 3307 FOXCROFT CIR OVIEDO 32765 Subdivision Name: CARILLON TRACT 107 AT 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: \$222,099 Depreciated EXFT Value: \$0 Land Value (Market): \$48,500 Land Value Ag: \$0 Just/Market Value: \$270,599 Assessed Value (SOH): \$145,193 Exempt Value: \$25,000 Taxable Value: \$120,193 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>06/1998</td> <td>03453</td> <td>1332</td> <td>\$134,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>06/1997</td> <td>03261</td> <td>0562</td> <td>\$355,000</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	06/1998	03453	1332	\$134,000	Improved	Yes	WARRANTY DEED	06/1997	03261	0562	\$355,000	Vacant	No	<p>2005 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$3,046 2005 Tax Bill Amount: \$1,900 Save Our Homes (SOH) Savings: \$1,146 2005 Taxable Value: \$115,964 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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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>48,500.00</td> <td>\$48,500</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	48,500.00	\$48,500	<p style="text-align: center;">LEGAL DESCRIPTION</p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LOT 2 TRACT 107 AT CARILLON PB 47 PGS 97 TO 99</p>									
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																		
LOT	0	0	1.000	48,500.00	\$48,500																		
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	1998	9	1,872	3,026	2,592	CB/STUCCO FINISH	\$222,099	\$230,154														
			Appendage / Sqft OPEN PORCH FINISHED / 28																				
			Appendage / Sqft GARAGE FINISHED / 406																				
			Appendage / Sqft UPPER STORY FINISHED / 720																				
NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished																							
Permits																							
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.																							

CH. BRG. = S 48°19'58" W. 819.97'

BOULEVARD

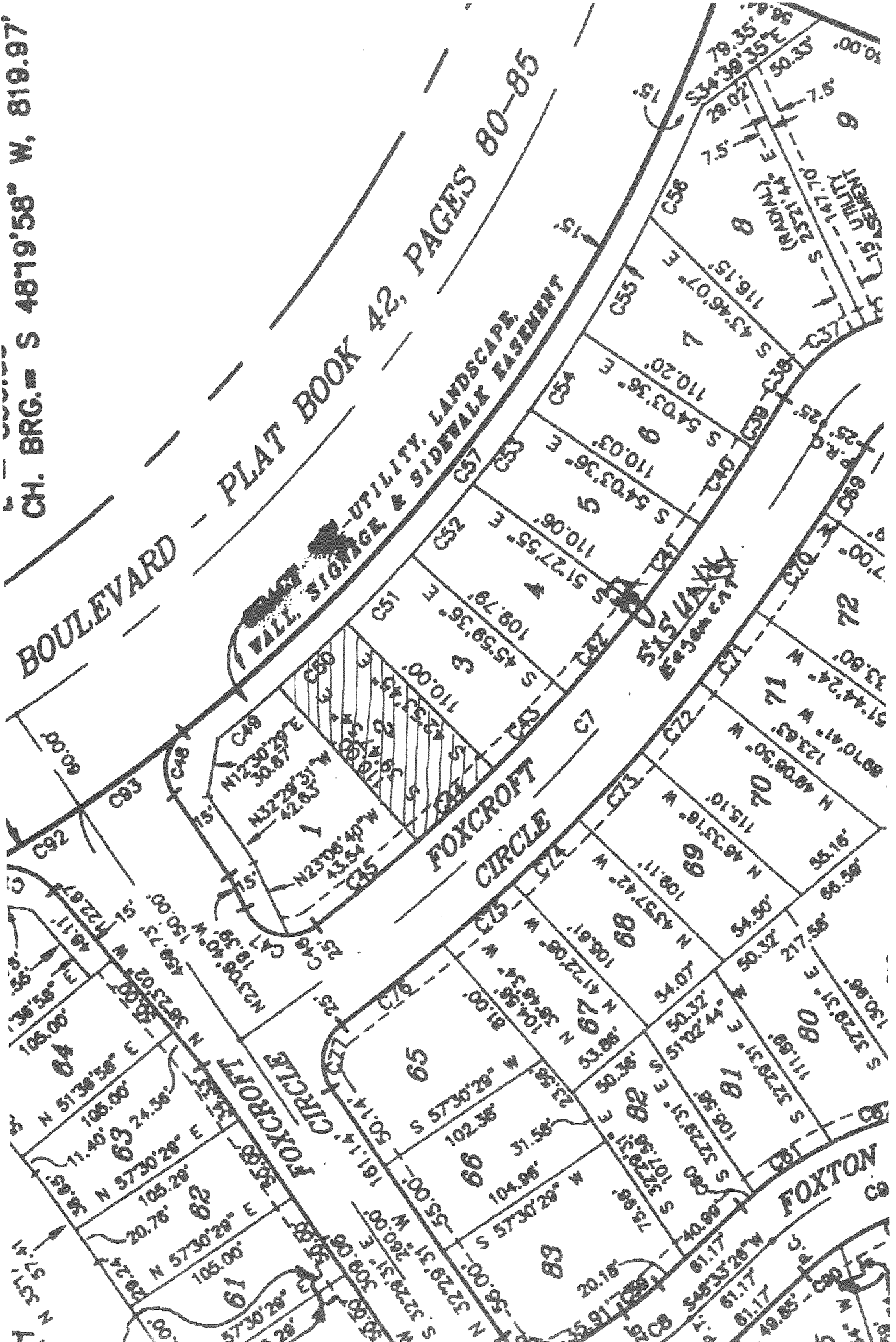
PLAT BOOK 42, PAGES 80-85

WALL, STORAGE & SIDEWALK BASEMENT
UTILITY, LANDSCAPE,
SIDEWALK

FOX CROFT CIRCLE

CIRCLE

FOXTON



GREYSTONE

MANAGEMENT COMPANY, INC.

To: Planning & Development

From: Marilyn Nieves

Fax: 407-665-7385

Pages: 6

Phone:

Date: 8/29/2006

Re: 3307 Foxcroft Circle

CC: File

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

● **Comments:**

Winter Park Executive Center
1950 Lee Road Suite 212 Winter Park, FL 32789
407-645-4945 fax 407-645-5598

Carillon Com. Res. Association
1936 Lee Road, Suite 250
Winter Park FL 32789
407-645-4945

NOTICE OF APPROVAL
Carillon Com. Res. Association

August 23, 2006

Sandy & James Dunn
3307 Foxcroft Circle
Oviedo FL 32765

RE: 3307 Foxcroft Circle

Dear Owner:

Your Request for Architectural Change as been approved. Specifically, you have approval to proceed with the following:

ARB Request to install pool/fence/screened porch.

We reserve the right to make a final inspection of the change to make sure it matches the Request you submitted for Approval. Please follow the plan you submitted or submit an additional Request form if you cannot follow the original plan.

You must follow all local building codes and setback requirements when making this change. A Building Permit may be needed. This can be applied for at the County offices.

Our approval here is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging.

We appreciate your cooperation in submitting this Request for Approval. An attractive Community helps all of us get the full value from our homes when we decide to sell.

Sincerely,

Carillon Com. Res. Association

CARILLON COMMUNITY RESIDENTIAL ASSOCIATION, INC. ARCHITECTURAL REVIEW APPLICATION

This request form is to be completed by the homeowner and submitted to the Architectural Review Board. The request must be approved by the Board before any work commences. If approved, no further modifications or other alterations may be made without further approval of the Board. Please refer to the Declaration of Covenants, Conditions and Restrictions for a detailed description of the requirements and process.

MAIL COMPLETED FORM TO: GREYSTONE MANAGEMENT COMPANY, INC.
1950 Lee Road • Suite 212 • Winter Park, Florida 32789
PHONE: 407-645-4945 • FAX: 407-645-5598

PROPERTY OWNER: James Dunn DATE: 8/15/06

PROPERTY ADDRESS: 3307 Foxcroft Circle, Oviedo, FL ZIP 32765

MAILING ADDRESS (IF DIFFERENT) _____

PHONE(S) 407-359-2773 407-366-0927 FAX 877-207-9370 E-MAIL james@carillonhoa.com

DESCRIBE THE ADDITION, CHANGE OR INSTALLATION TO BE REVIEWED BY THE ARCHITECTURAL REVIEW BOARD:

- SWIMMING POOL FENCE Side by Side white PVC fence matches neighbors on left side will replace current wood fence.
- SCREENED PORCH

COMMENTS Have met with county planning and development to ensure that set backs meet requirements with easement in backyard. Applying for variance which county is asking for HOA approval on build first.

Please attach a property survey copy locating exterior construction projects. Attach paint/color samples, plans, photos as needed to describe modification. Requests and alterations must conform to all local zoning and building regulations. You are required to obtain required permits if your request is approved. Any alterations made to the property must not extend past the legal property line of the owner. Owner assumes all responsibility for maintenance of the alteration/modification to the unit/lot.



Signature of Owner

FOR USE BY ARCHITECTURAL REVIEW BOARD

DATE RECEIVED _____ DATE TO ARB _____ DATE TO HOMEOWNER _____


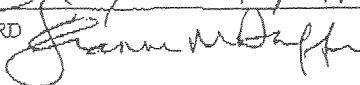
APPROVED DISAPPROVED

APPROVED WITH THE FOLLOWING CONDITION _____

PLANS INCOMPLETE, INFORMATION WE NEED _____

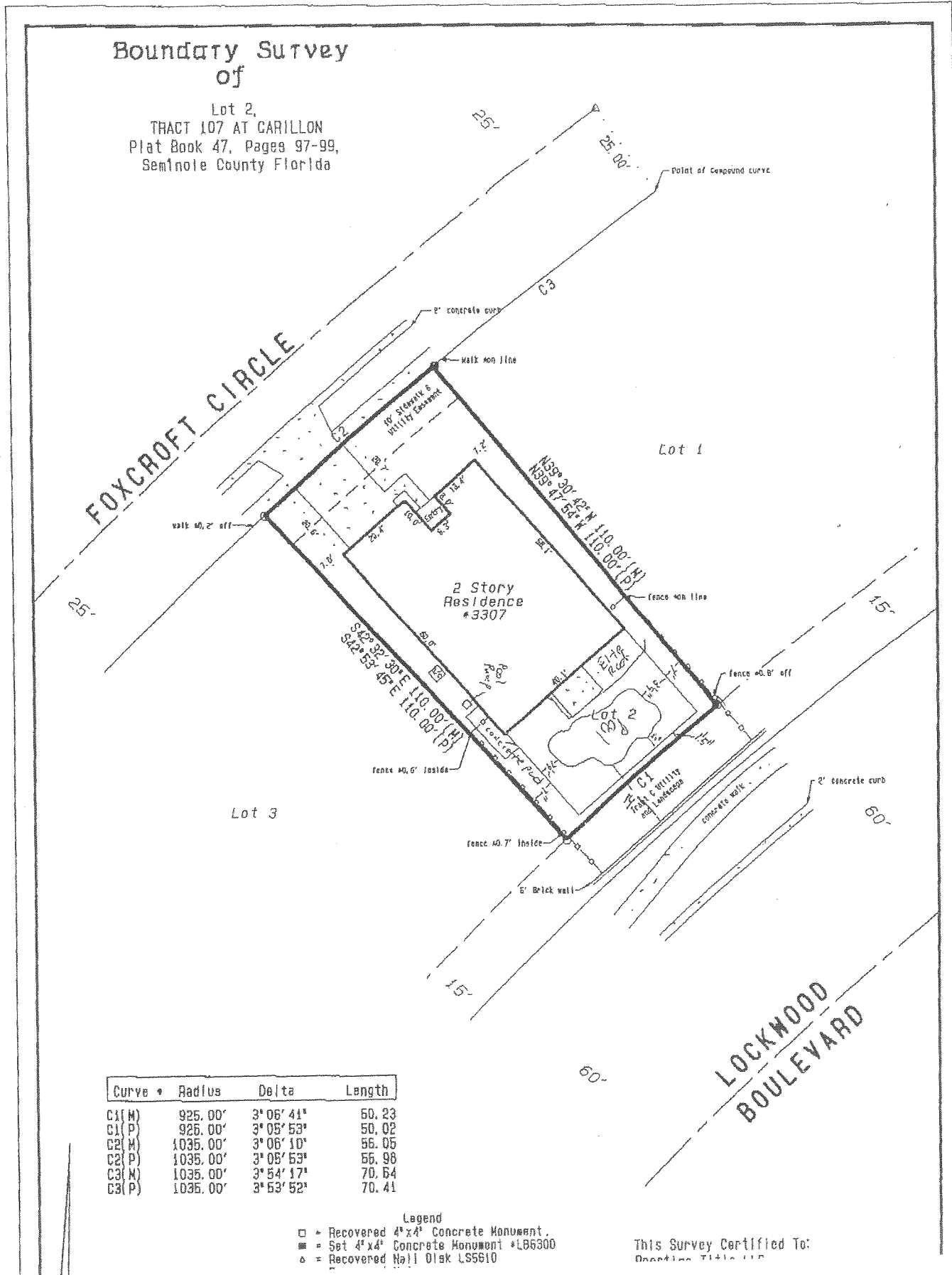
Please resubmit plans to the ARB within fourteen (14) days of receipt of this notice. Work cannot be performed until the ARB has rendered a written approval. Thank you for your cooperation.

COMMENTS _____

BY:  DATE: 8-22-06
ARCHITECTURAL REVIEW BOARD 

Boundary Survey of

Lot 2,
TRACT 107 AT CARILLON
Plat Book 47, Pages 97-99,
Seminole County Florida



Curve	Radius	Delta	Length
C1(M)	925.00'	3° 06' 41"	50.23
C1(P)	925.00'	3° 05' 53"	50.02
C2(M)	1035.00'	3° 06' 10"	56.05
C2(P)	1035.00'	3° 05' 53"	56.98
C3(M)	1035.00'	3° 54' 17"	70.64
C3(P)	1035.00'	3° 53' 52"	70.41

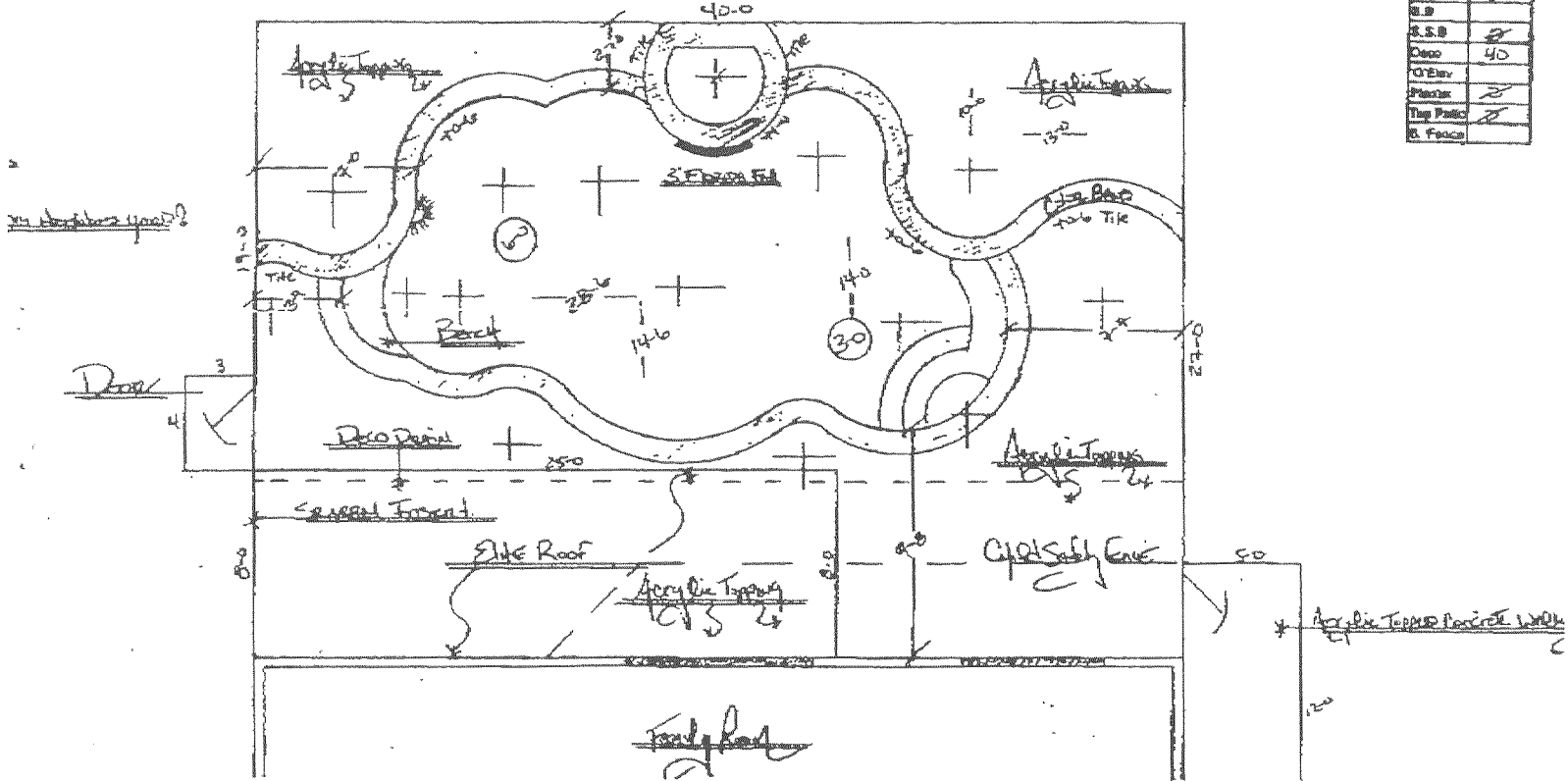
- Legend
- = Recovered 4"x4" Concrete Monument.
 - = Set 4"x4" Concrete Monument #L86300
 - △ = Recovered Nail Disk L85810

This Survey Certified To:
Original Title

LOW WOOD

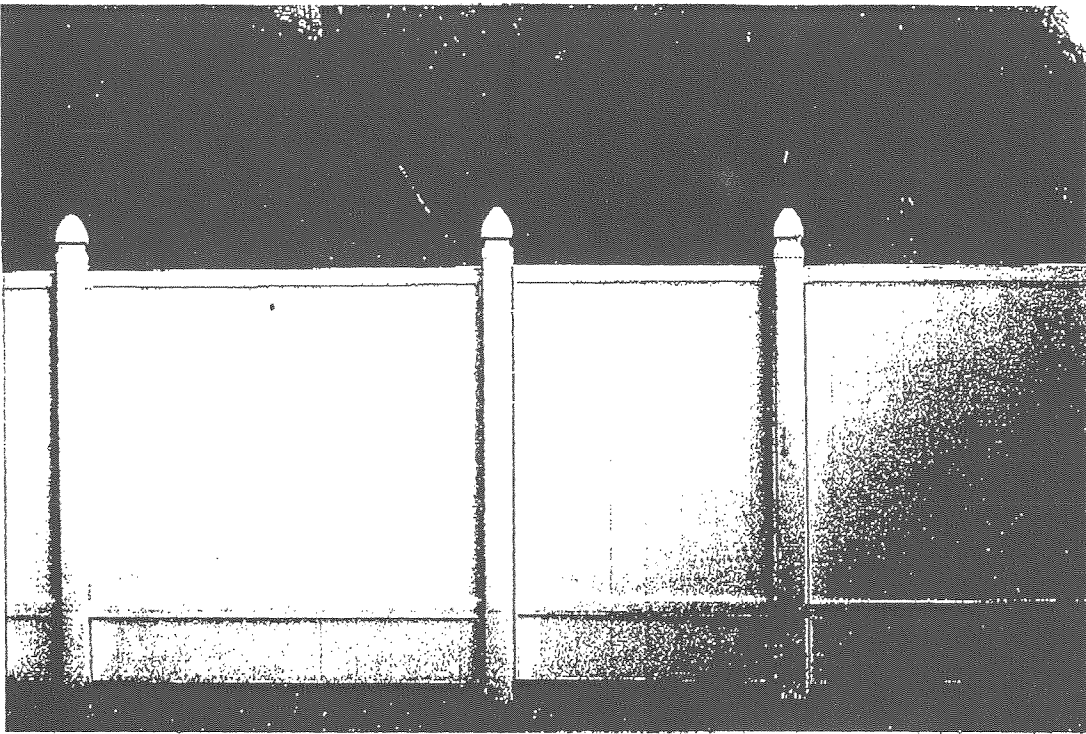
(A) 877-207-9370

Custom Pool Plan for the Dunn Family

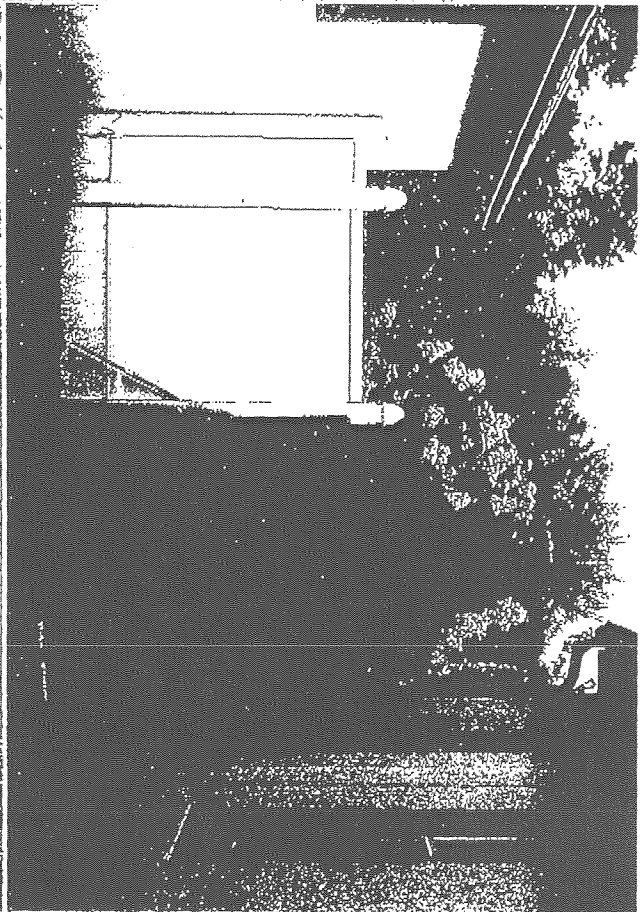
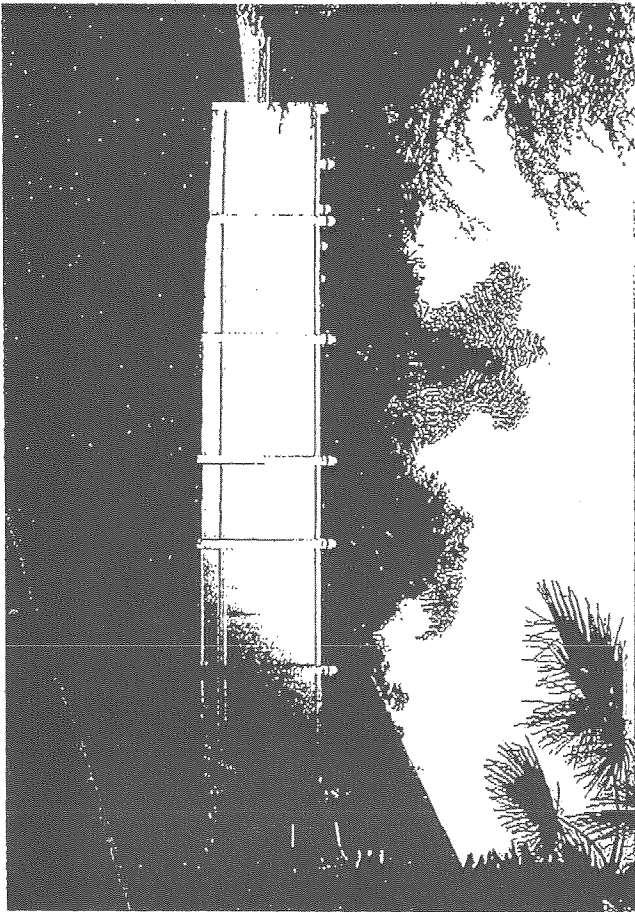


P	78
A	302
D	850
F	8
P.S.	48
M.R.	20
S.S.	
S.S.D	8
Deck	40
Cover	
Patios	
Top Patio	
R. Fence	

Handwritten scribbles consisting of several vertical and diagonal lines.



Will be getting exact fence they have
←

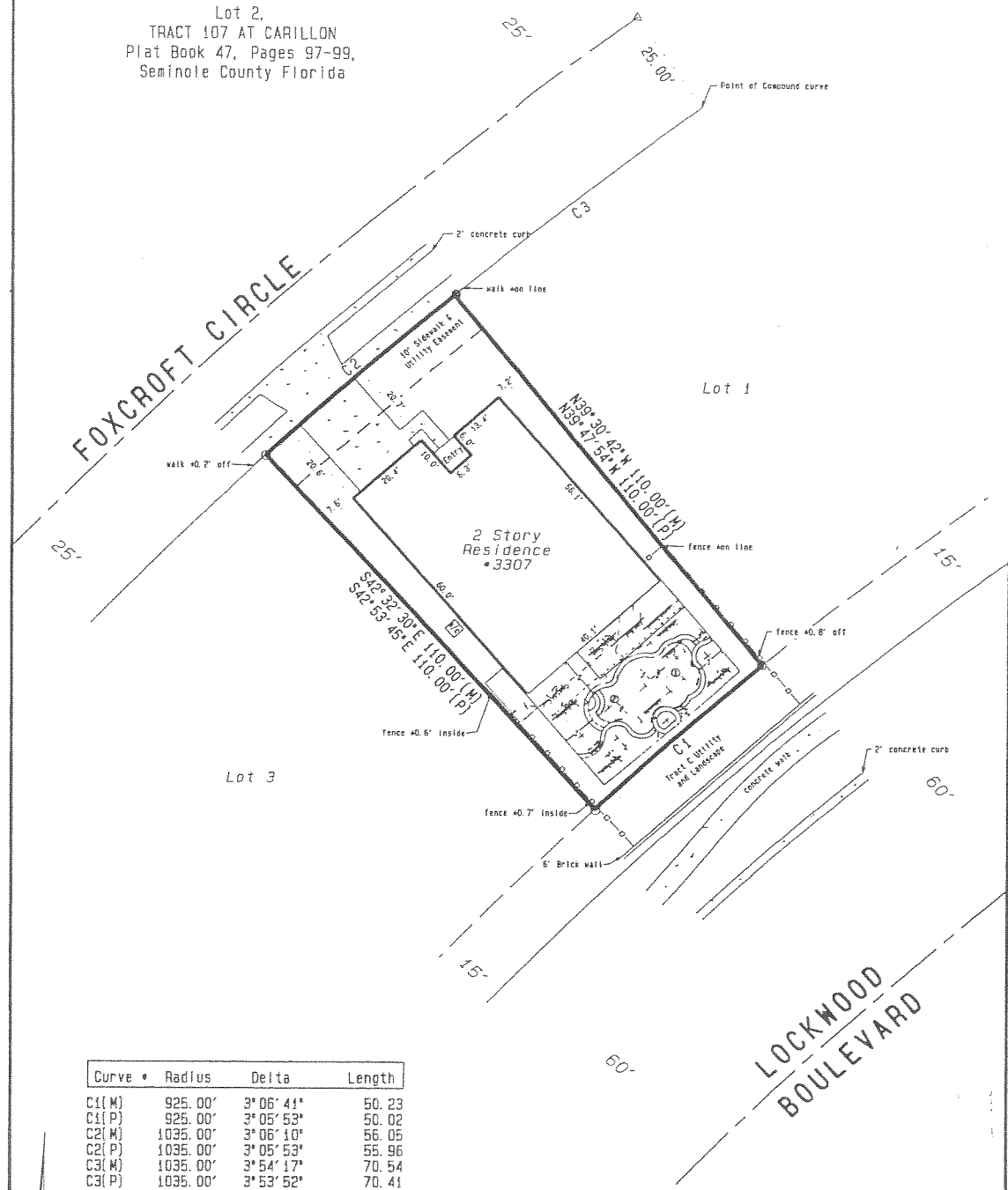


Neighbor

ME

Boundary Survey of

Lot 2,
TRACT 107 AT CARILLON
Plat Book 47, Pages 97-99,
Seminole County Florida



Curve	Radius	Delta	Length
C1(M)	925.00'	3° 06' 41"	50.23
C1(P)	925.00'	3° 05' 53"	50.02
C2(M)	1035.00'	3° 06' 10"	56.05
C2(P)	1035.00'	3° 05' 53"	55.96
C3(M)	1035.00'	3° 54' 17"	70.54
C3(P)	1035.00'	3° 53' 52"	70.41

- Legend**
- = Recovered 4' x 4' Concrete Monument
 - = Set 4' x 4' Concrete Monument #LB6300
 - ▲ = Recovered Nail Disk LS5610
 - × = Recovered X Cut in concrete
 - = Recovered 5/8" iron Rod LB5610
 - = Recovered 1/2" iron Rod LS5610
 - ◇ = Light Pole as shown
 - = 6" Wood Fence
 - = 4" Chain link fence
 - = Fence as shown
 - = Concrete Slab

This Survey Certified To:
Prestige Title LLC
American Pioneer Title Insurance Co.
SunTrust Mortgage, Inc.
James J. Dunn
Sandy G. Dunn

Bearings are based on the East line of Lot 2 of Plat Circle as being S39°47'54"E, per plat

Not valid without the signature and the original raised seal of a Florida licensed surveyor and sealer. Additions and deletions to survey maps, sketches or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

[Signature]

Michael K. Solitare, PSM #4486
For the Firm of Altamonte Surveying and Platting, Inc. #LB6300

SCALE: 1" = 30'

REVIEWED BY: MWS

DRAWN BY: SAW

DATE: July 9, 2003

JOB No.: 18268

Revised:

This survey is certified to and prepared for the sole and exclusive benefit of the entities and/or individuals listed and shall not be relied on by any other entity or individual whatsoever.

Underground foundations and/or improvements were not located as a part of this survey.

Lands shown hereon were not abstracted for rights of ways and/or easements of public records.

Legal Description furnished by client (unless otherwise noted)

This is to certify that I have reviewed the Flood Insurance Rating Map (FIRM), Panel Number 120289 0235 E, Dated 4-17-95 and determined that the lands shown hereon lies in Flood Zone "X".

ALTAMONTE SURVEYING AND PLATTING, INC.

435 Douglas Avenue, Suite 1505 F
Altamonte Springs, Florida 32714

Phone (407) 862-7555

Fax (407) 862-6229

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On October 30, 2006 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 2 TRACT 107 AT CARILLON PB 47 PGS 97 TO 99

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

FINDINGS OF FACT

Property Owner: James & Sandy Dunn
3307 Foxcroft Circle
Oviedo FL 32765

Project Name: Foxcroft Circle (3307)

Requested Development Approval:

Request for 1) a rear yard (southeast) setback variance from 10 feet to 6 feet and 2) a side yard (east) setback variance from 10 feet to 8.5 feet for a proposed swimming pool 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: Denny Gibbs, Senior 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 pool 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: _____

April Boswell, AICP
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: