

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

**SUBJECT:** Request for a side yard (south) setback variance from 10 feet to 9 feet for an existing shed in the PUD (Planned Unit Development District); (Angie Lopez, applicant).

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

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

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

**MOTION/RECOMMENDATION:**

1. **APPROVE** the request for a side yard (south) setback variance from 10 feet to 9 feet for an existing shed in the PUD (Planned Unit Development District); or
2. **DENY** the request for a side yard (south) setback variance from 10 feet to 9 feet for an existing shed in the PUD (Planned Unit Development District); or
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	<p>Applicant: Angie Lopez          Owner: Angie Lopez          Location: 102 Hickory Drive          Zoning: PUD (Planned Unit Development District)          Subdivision: Sweetwater Oaks</p>
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant erected a shed that encroaches 1 foot into the minimum 10 foot side yard (south) setback; the aforementioned variance is thereby requested.</li> <li>• The applicant erected a 240 square foot shed (12' x 20') in the rear of the property.</li> <li>• There is a 7 foot utility easement that runs along the south and east sides of the property.</li> <li>• The applicant submitted plans for the existing shed to the building division and was issued a permit on August 21, 2006. Due to a revision in the plans for the shed it</li> </ul>

	<p>did not meet the side yard setback requirement; subsequently the applicant applied for a variance on August 29, 2006.</p> <ul style="list-style-type: none"><li>• There is no record of prior variances 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 which are not applicable to other lands, structures or building in the same zoning district.</li><li>• Special conditions and circumstances result from the actions of the applicant.</li><li>• 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.</li><li>• 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.</li><li>• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.</li></ul>
<b>STAFF RECOMMENDATION</b>	<ul style="list-style-type: none"><li>• Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate a hardship. If the board should decide to grant a variance, staff recommends the following conditions of approval:<ul style="list-style-type: none"><li>• Any variance granted shall apply only to the existing shed as depicted on the attached site plan; and</li><li>• Any additional condition(s) deemed appropriate by the board, based on information presented at the public hearing.</li></ul></li></ul>

COMMISSION DISTRICT #:

GUI ZONED: PUD SEC: 32 TWP: 20 RNG: 29  
 PROJ. #

DEVELOPMENT: Sweetwater Oaks Section 6		DEVELOPER: Huskey Company	
LOCATION: 103 Lots – 55.3 Acres			
FILE#: P&Z:	BA:	SP:	BCC: 5/29/73
PB 18	PG 63	Lot	BIK Parcel DBA Comm Dist
DEVEL. ORDER #:		TAX PAR. I.D. #:	
SIDEWALKS: per aerial		<b>SETBACK REQUIREMENTS</b>	
		FY: 25'	SY: 10' RY: 25'
ROAD TYPE:		MAIN STRUCTURE OTHER: Corner: 25' Minimum Unit Size: 1,800 sq. ft. Minimum Lot Size: 13,500 sq. ft. Maximum Height: 35'	
COMMENTS OTHER: 1) Landscaping of existing sewage lift station in the NW corner of Lot 5, Block C. 2) Lot 16, Block D, sight easement, no obstructions or plantings in excess of 30" should be placed in area. 3) A 200' buffer will be provided between any single family lot line and the condominium cluster.		<b>ACCESSORY STRUCTURE SETBACKS:</b>	
		SY:	RY:
		ACCESSORY STRUCTURE OTHER:	

4) Will give 150'-200' wide R/W at SE section of the project for a road into Wekiva Springs Road, if needed. 5) Will pay for signalization at a later date if required by County Survey.	<b>IMPACT FEES</b>	
	SCREEN:	
	TRAFFIC ZONE:	
	LAND USE:	
	1. ROAD-CO. WIDE	
	2. ROAD-COLL.	
	3. LIBRARY	
	4. FIRE	\$10.00
	5. PARK	
	6. SCHOOL	\$300.00
7. LAW		
8. DRAINAGE		
	TOTAL	
	REMARKS: curb and gutter; sidewalks per aerials.	

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

**COPY**

Application # BY 2006-159  
Meeting Date 10-30-06

**RECEIVED**



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

AUG 29 2006

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

Name: ANGIE MARCELA LOPEZ

Address: 102 HICKORY DR City: LANEWOOD Zip code: 32779

Project Address: 102 HICKORY DR City: LANEWOOD Zip code: 32779

Contact number(s): 407 310 3913

Email address: gatica2424@HOTMAIL.COM

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

What type of structure is this request for?	
<input checked="" type="checkbox"/> Shed	Please describe: <u>12 x 20</u>
<input type="checkbox"/> Pool	Please describe:
<input type="checkbox"/> Pool screen enclosure	Please describe:
<input type="checkbox"/> Addition	Please describe:
<input type="checkbox"/> New Single Family Home	Please describe:
<input type="checkbox"/> Other	Please describe:
<input checked="" type="checkbox"/> This request is for a structure that has already been built.	

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 type="checkbox"/> Rear yard setback	Required setback:		Proposed setback:
<input checked="" type="checkbox"/> Side yard setback	Required setback:	<u>10 FT</u>	Proposed setback: <u>9 FT</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 type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:
<input checked="" type="checkbox"/> Total number of variances requested <u>1</u>			

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: 8-29-06

Reviewed By: I.S.

Tax parcel number: 33-20-29-500-0A00-0010 Zoning/FLU PUD / R0

- 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

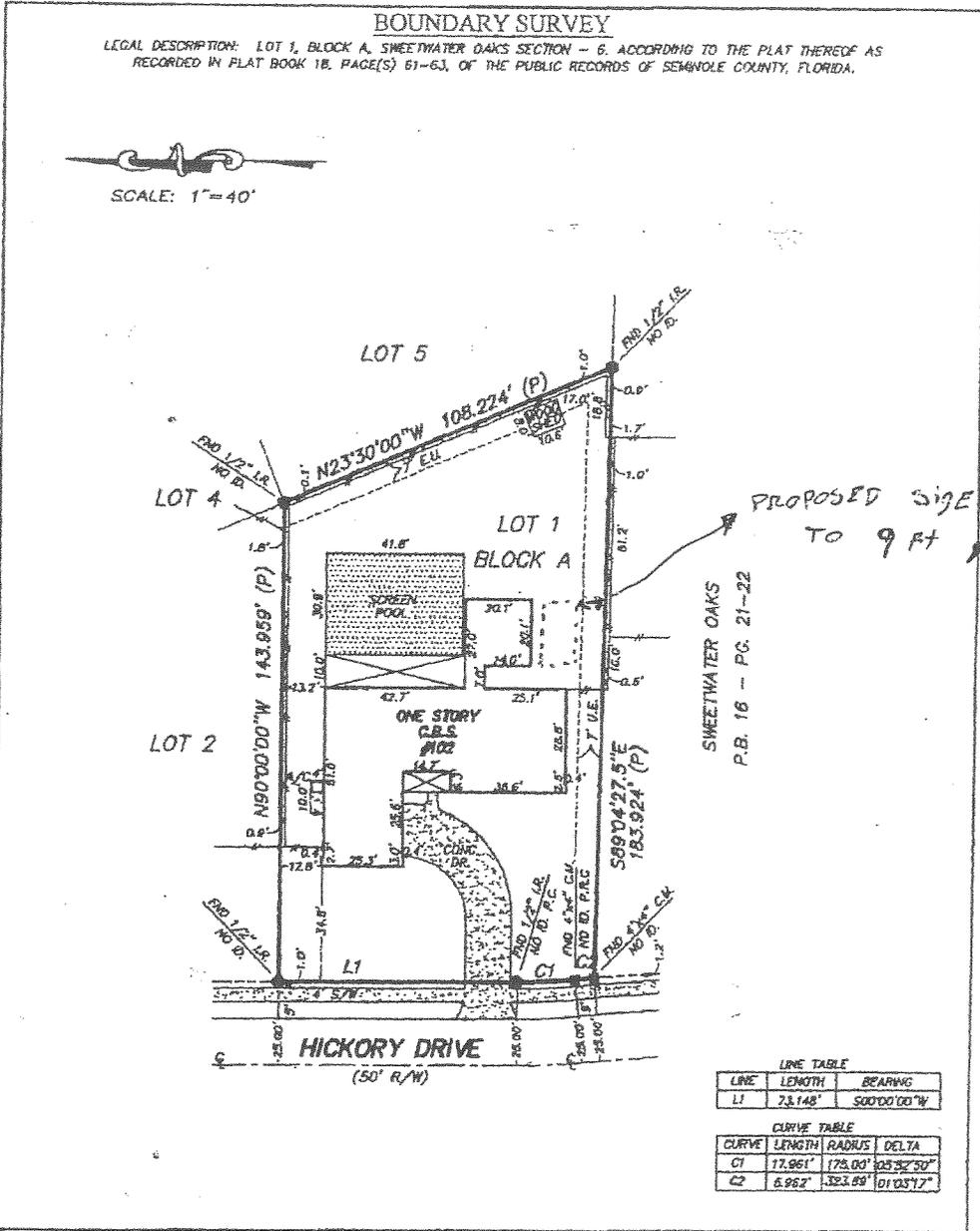
Notes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**BOUNDARY SURVEY**

LEGAL DESCRIPTION: LOT 1, BLOCK A, SWEETWATER OAKS SECTION - 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE(S) 61-63, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



LINE	LENGTH	BEARING
L1	73.148'	S00°00'00"W

CURVE	LENGTH	RADIUS	DELTA
C1	17.961'	179.00'	303°32'30"
C2	6.962'	323.89'	01°03'12"

RIGHT-OF-WAY LINE	COVERLAYS	BUILDING SETBACK LINE	BARB WIRE FENCE	WOOD FENCE	CHAIN LINK FENCE	PLASTIC FENCE
A/C - AIR CONDITIONER A - CENTRAL ANGLE BLK - BLOCK C/S - CONCRETE STRUCTURE C.B.S. - CONCRETE BLOCK STRUCTURE CONC. - CONCRETE G - GROUND I.C. - IMPASSIBLE ENCASEMENT E - EXIST F.F.E. - FINISHED FLOOR ELEVATION FND - FOUND ID. - IDENTIFICATION LP - LEAD PIPE L.R. - LEAD ROD L.R.C. - LEAD ROD & CAP	L - ARC LENGTH L.S. - LAND SURVEYING BUSINESS L.S. - LAND SURVEYOR SEC - SURVEYED N - NORTH MAD - MAIL AND DECK P - PLAT P.C. - POINT OF CURVATURE P.C.C. - POINT OF COMPASS CURVATURE P.C.P. - PERMANENT CONTROL POINT P.L. - PROPERTY LINE P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT P.O.L. - POINT ON LINE P.R.M. - PERMANENT REFERENCE MARK	R.O.L. - POINT ON LINE P.L.C. - POINT OF REVERSE CURVE P.R.M. - PERMANENT REFERENCE MARK R.Y. - POINT OF TANGENT R - RADIUS R/W - RIGHT OF WAY S/W - SIDEWALK S - SOUTH U.E. - UTILITY ENCASEMENT W - WEST W.F.S. - WOOD FRAME STRUCTURE	X - FOUND "X" CUT IN CONC. O - SET 1/2" BEBAR AND CAP FOR L.S. SET ● - FOUND PROPERTY CORNER ■ - 4" x 4" CONCRETE MONUMENT ⊙ - BELL ⊠ - COVERED AREA ⊞ - CONCRETE			

DRAWN BY: <b>PRA</b>	CHECKED BY: <b>NM</b>
CONTR BY: ANGIE LOPEZ BEAR STEWARDS REL TITLE INSURANCE CHICAGO TITLE INSURANCE COMPANY	
COMMUNITY NO: <b>120289</b>	
PARCEL: <b>0110</b>	SUBPLOT: <b>E</b>
FIELD DATE: <b>04/17/95</b>	
SURVEY NO: <b>18647</b>	FIELD DATE: <b>04/06/06</b>

BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF HICKORY DRIVE BEING S00°00'00"W PER PLAT

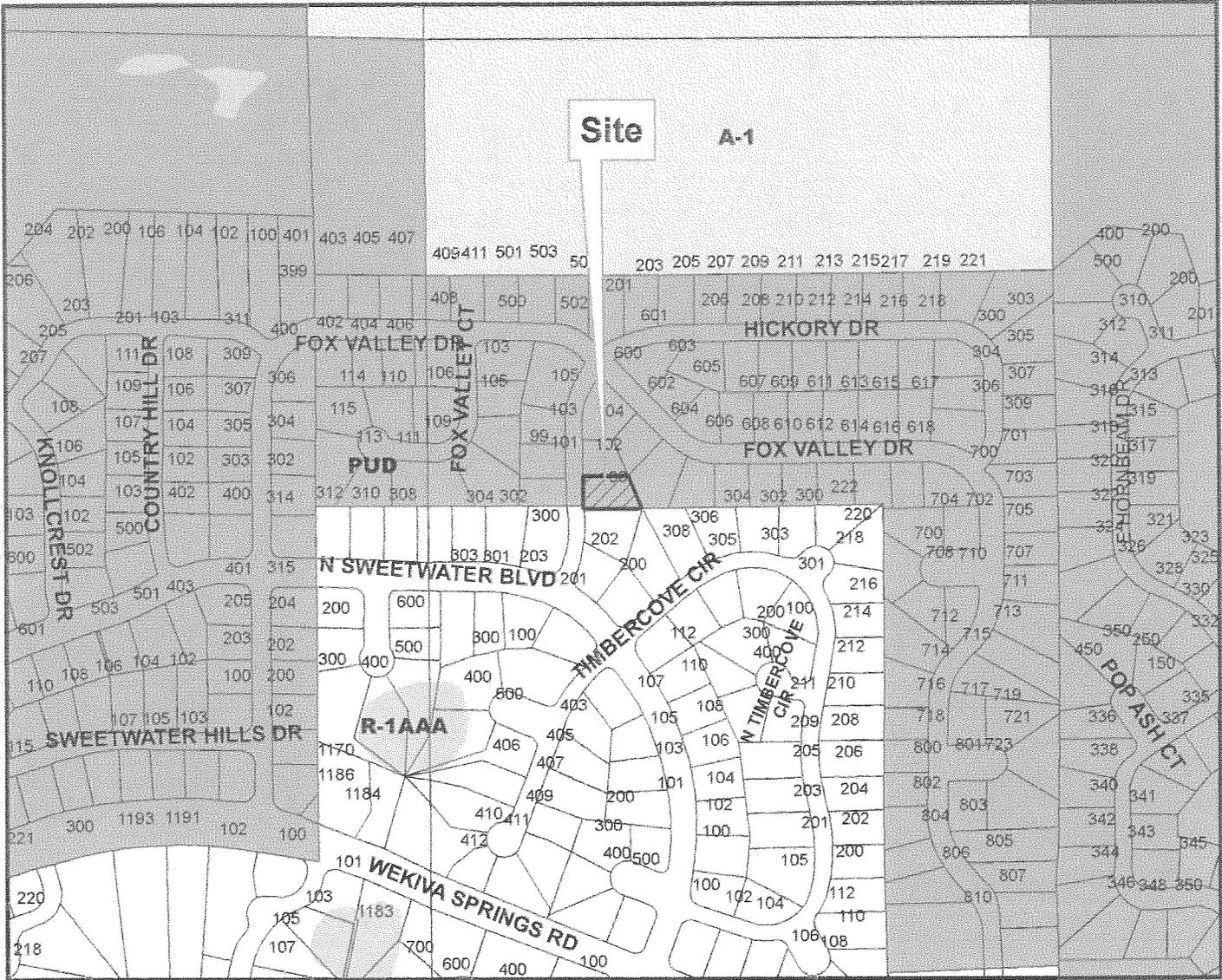
**Long Surveying, Inc.**  
"Specializing in Residential Surveying"  
L.S. No. 7371  
101 N. Country Club Road, Suite 220  
Lakeland, FL 32746  
Office 407-330-9717 or 407-330-9716  
Fax 407-330-9775  
WWW.LONGSURVEYING.COM

NOTES:  
1) This survey is based on the legal description as provided by the client.  
2) The Surveyor has not abstracted the land shown herein for ownership, rights of way or easements of record which may affect the title or use of the land.  
3) Do not reconstruct property lines from building lines.  
4) No findings or observations have been recorded except as shown.  
5) No improvements or alterations have been located except as shown.  
6) This survey is not valid unless the signature and the original registration of a Florida Licensed Surveyor and Mapper.

I certify that this survey was made under my direction and that it meets the minimum technical standards set forth by the Board of Professional Land Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

Joe H. Steinhilber P.E. No. 594

Angie Lopez  
 102 Hickory Dr  
 Longwood, FL 32779

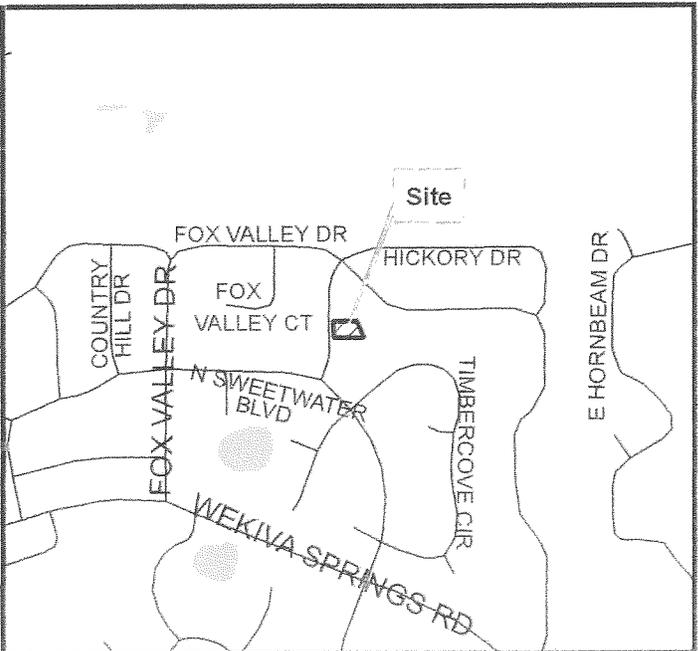


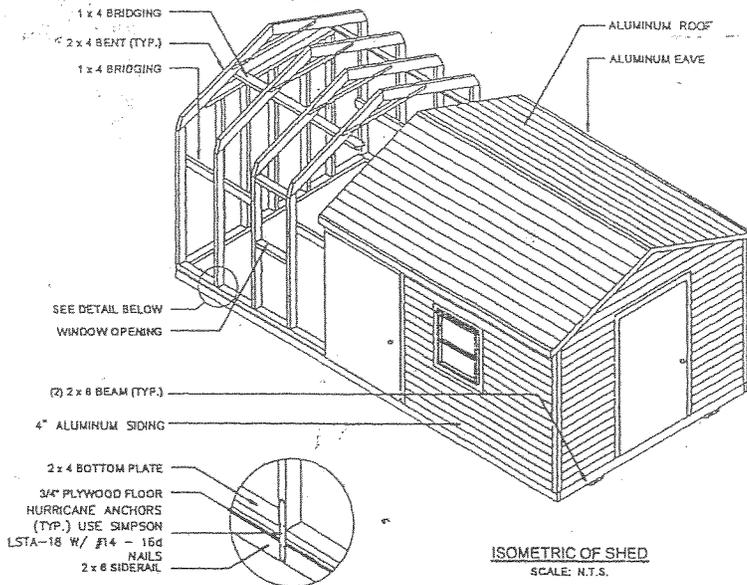
**Seminole County Board of Adjustment**  
**October 30, 2006**  
**Case: BV2006-159**  
**Parcel No: 33-20-29-506-0A00-0010**

**Zoning**

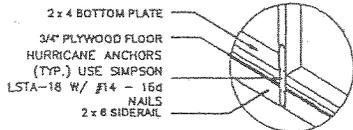
-  BV2006-159
-  A-1
-  R-1AAA
-  PUD

N  

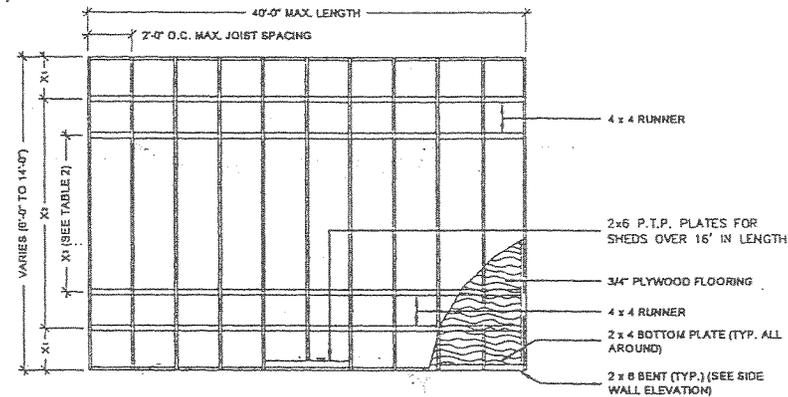





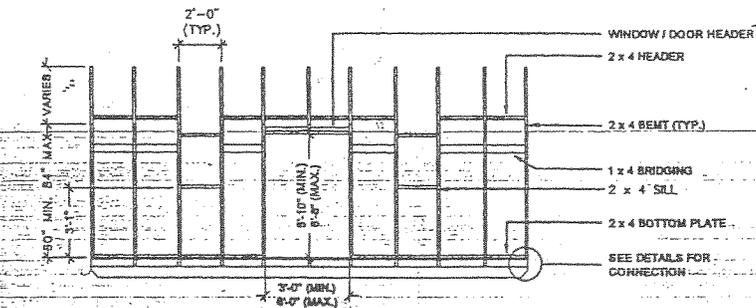
ISOMETRIC OF SHED  
SCALE: N.T.S.



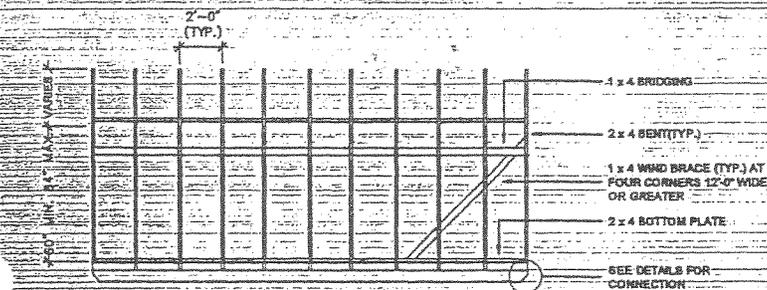
WALL ANCHOR DETAIL  
SCALE: N.T.S.



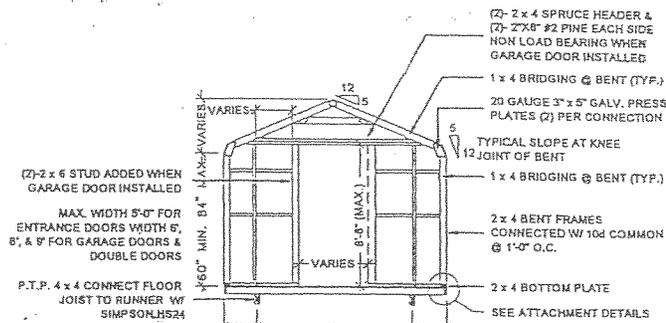
FLOOR FRAMING PLAN  
SCALE: 1/4" = 1'-0"



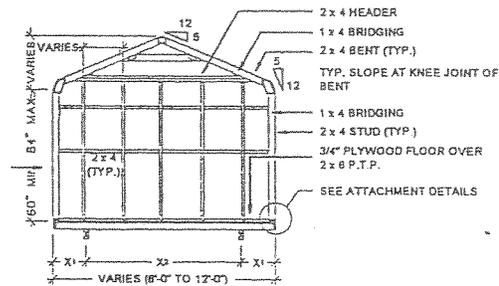
SIDE ELEVATION WITH DOORS & WINDOWS  
SCALE: 1/4" = 1'-0"



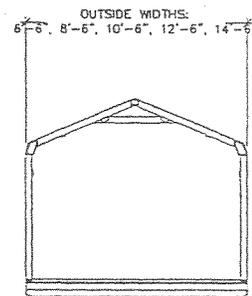
SEE SIDE ELEVATION WITH DOORS & WINDOWS FOR INFORMATION NOT SHOWN  
SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



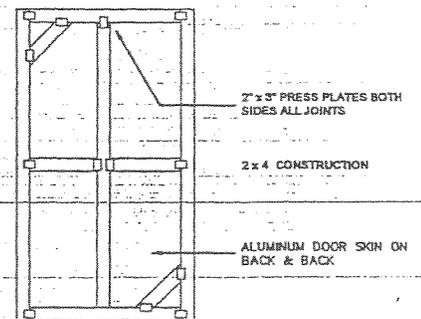
FOR INFORMATION NOT SHOWN SEE END ELEVATION  
END ELEVATION WITH DOOR TWO SKID MODELS  
SCALE: 1/4" = 1'-0"



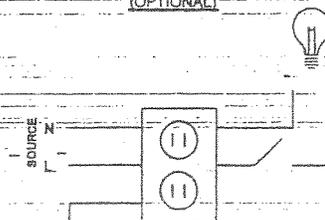
FOR INFORMATION NOT SHOWN SEE END ELEVATION WITH DOOR  
END ELEVATION FOUR SKID MODELS  
SCALE: 1/4" = 1'-0"



SINGLE WIDE ARCH W/ OVERHANG  
SCALE: 1/4" = 1'-0"



DOOR CONSTRUCTION  
(OPTIONAL)

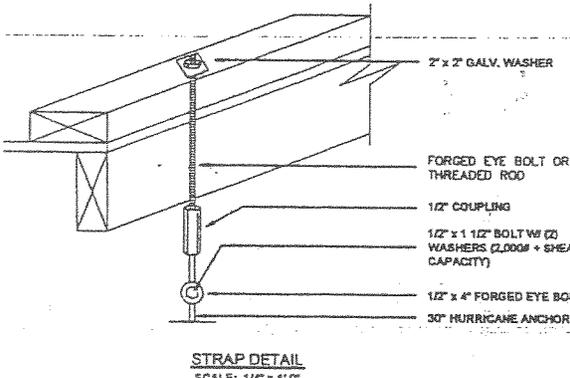
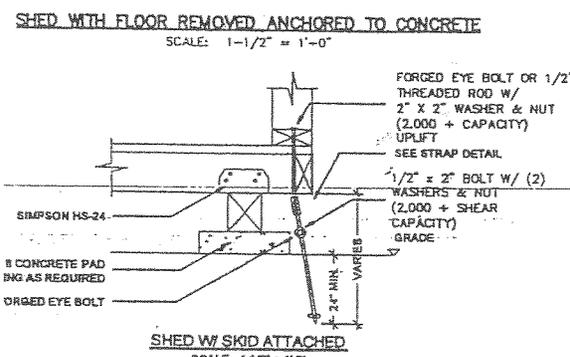
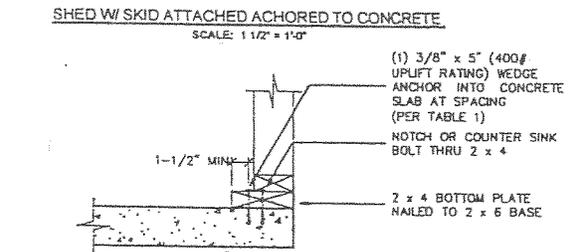
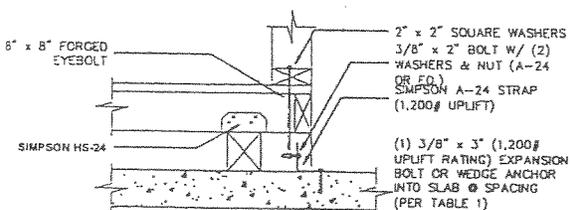
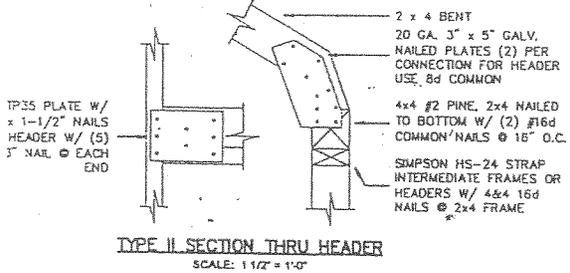
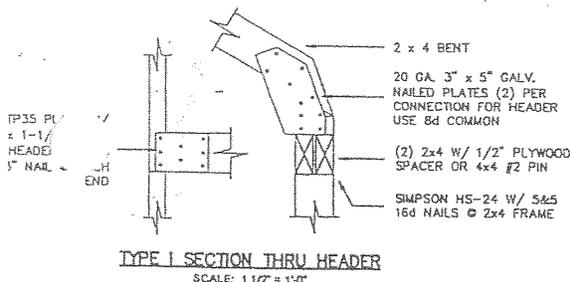


WIRING DIAGRAM  
(OPTIONAL ELECTRIC)  
SCALE: N.T.S.

ALL WIRING SHALL BE MC CABLE 14 GA.  
(2) WIRE W/ ALL METAL BOXES

**SET UP AND INSTALLATION OF SINGLE WIDE SHED**

REVISIONS:  
06/06/2002  
11/05/2002  
9/10/2003  
2/14/2004  
10/16/2004  
11/05/2004  
12/28/2004  
03/09/2005



- BUILDING IS PLACED IN REQUESTED LOCATION ON SCHEDULE 40 P.V.C. TO ALLOW FOR MOVEMENT TO PLUMB OR SQUARE UNIT TO HOUSE, FENCE, PROPERTY LINE, ETC.
- ONCE UNIT IS SQUARE AND THE HIGH SPOT OF THE GROUND IS ESTABLISHED THE BUILDING IS BLOCKED ON HIGH SPOT AND LEVELLED. THE OTHER END OF THE BUILDING IS BROUGHT UP TO LEVEL AND BLOCKED THEN THE CENTER OF THE BUILDING IS BROUGHT UP TO LEVEL, BLOCKED, AND THEN SHIMMED.
- AFTER THE BUILDING IS LEVEL, MORE BLOCKS ARE ADDED TO ACHIEVE THE CORRECT SPACING.
- ANCHOR PLACEMENT IS ESTABLISHED BY WIDTH OF BUILDING. HOLES ARE DRILLED THROUGH THE 2x4 BOTTOM PLATE WITH 1/2\"/>
- IF UNIT IS TO BE ATTACHED TO CONCRETE SLAB, THE BUILDING IS SET ON SLAB SHIMMED UP TO LEVEL. A 3/8\"/>
- IF NO FLOOR UNIT BUILDING IS USED, ANCHOR WITH 3/8\"/>

**GENERAL NOTES & SPECIFICATIONS FOR AUGER ANCHORS**

- Building anchors shall be "mobile home" type #30 single helix eye auger anchors manufactured by Style Crest of Fremont, OH. Maximum allowable uplift 2,000# or equivalent.
- Anchoring systems to ground per local building code (by dealer). Locate anchors per Table 4 through the bottom plate.
- Anchors shall be placed through the bottom plate and floor system.

Table 1 Shed Anchoring to Concrete Slab

Shed Width	# Uplift / Side of Shear	Anchor Spacing / Side
14'-0"	280 # / LF	4'-3"
12'-0"	240 # / LF	5'-0"
10'-0"	200 # / LF	6'-0"
8'-0"	160 # / LF	7'-6"

Table 2 Runner Spacing

Shed Width	X1	X2	X3
14'-0"	1'-10 1/2"	3'-8 1/2"	6'-11"
12'-0"	2'-6 1/2"	8'-11"	---
10'-0"	1'-8 1/2"	8'-11"	---
8'-0"	8'-"	6'-6"	---

Table 3 Support Footing Pad Spacing for Runner Blocking for Single or Double Wide Sheds

Shed Description	Pad		Maximum Load & Pad Type	
	Size	End Pad Max. Spacing	End Pad Size	Interior Pad Type
14'	SW / DY 4.15' / 3.20 to 3'-0"	5'-5"	19.36#	II or III
12'	SW / DY 2.65' / 2.95 to 3'-0"	8'-0"	14.35#	I
10'	SW 5.60' / 4.80 to 3'-0"	5'-0"	25.58#	II or III
8'	SW 4.00' / 3.20 to 3'-0"	6'-0"	24.00#	II or III
6'	SW 4.00' / 3.20 to 3'-0"	5'-8"	20.29#	II or III

- Notes:
- Pad spacing is end to center of pad.
  - Pads other than end pads spacing is center to center.
  - Use same max. spacing for interior runner.

Type	Pad Dimensions	Max. Load*	Material
I	2' x 8' x 16"	1,776 #	concrete block quality cement & sand mix
II	4' x 8' x 16"	3,500 #	concrete block quality cement & sand mix
III	16' x 16"	3,950 #	ABS plastic pads

\* Load width on runner.  
 \*\* Based on 2,000 PSF allowable soil pressure. Soil pressure shall be verified by field penetrometer test or soil lab report. Check with engineer if soil pressure is less than 2,000 PSF.

- Notes:
- Hollow or solid concrete blocks may be stacked on pads for high sets up to 48" max. with out reinforcing.
  - Pads required on 12' & 14' wide sheds only.

Table 4a Anchor Spacing Of Auger Type Anchors For Single Wide Sheds

Shed Size	LW*	Uplift PL	30" Eye Auger Anchor or 30" CD Coral Anchor	
			End Anchor**	Max. Interior Spacing***
14'-0"	7.00'	243	1'-0" to 3'-0"	7'-1"
12'-0"	6.00'	208	1'-0" to 3'-0"	8'-4"
10'-0"	5.00'	174	1'-0" to 3'-0"	10'-0"
8'-0"	4.00'	139	1'-0" to 3'-0"	12'-5"

Table 4b Anchor Spacing Of Auger Type Anchors For Double Wide Sheds

Shed Size	LW*	Uplift PL	30" Eye Auger Anchor	
			End Anchor**	Max. Interior Spacing***
20'-0"	10.00'	400	1'-0" to 3'-0"	5'-0"

\* Load width of uplift on runner.  
 \*\* Location of end auger or slab anchor.  
 \*\*\* Anchor spacing example: 30" auger or 3/8" x 2-3/4" expansion bolts.

- Notes:
- Anchor spacing is based on 3 second wind gust at 150 MPH per ASCE 7-98, Category "C", Importance Factor 0.77, Enclose Building, M.L.P.C. = 0.18.
  - All measurements listed above are center to center of anchors.
  - The minimum number of auger anchors is (4), (1) @ each corner of shed for sheds less in length than the maximum.
  - The minimum edge distance for expansion bolts is 8 diameters or 5" for 3/8" expansion bolts.
  - Anchors shall be on side walls except when shed is placed next to existing building, in which anchors can be placed on end walls as close to sides as possible.

**SHED DESIGN LOAD REQUIREMENTS for the 2004 Building Code**

Basic Wind Pressure  
 $q_z = 0.00256(K_z)(K_{zt})(K_d)(V)^2$  per ASCE 7-98  
 $K_z = 0.85$  Exposure C;  $K_{zt} = 1.0$   
 $K_d = 0.85$ ;  $I = 0.77$ ;  $V = 150$  MPH  
 $q_z = 32.04$  PSF  
 $W = q_z \times 0.85 = 27.24$  PSF

I hereby certify that I have reviewed these plans along with all the building materials and components used in the manufacturing of the sheds. The materials and components either have Florida Product Approval as required by Florida Building Commission Rule (Chapter 19-72) or were analyzed using the Rational Method and Allowable Stress Design. All materials and components comply with the 2001 & 2004 Florida Building Code for a 150 MPH wind velocity, basic wind pressure of 32.04 PSF,  $I = 0.77$ , Enclosed Building, Exposure "C", and M.L.P.C. = 0.18, Roof Live Load = 20 PSF, Roof Dead Load = 5 PSF, Floor Live Load = 75 PSF, Floor Dead Load = 5 PSF.

**Main Wind Force Resisting Systems**

Roof	Wall
(+)	(-)
(-)	(+)
N/A	40 31 20

**Components & Cladding Design (Effective) Pressures (PSF)**

Zone	Wind Area	(+)		(-)		Zone	Wind Area	(+)		(-)	
		10	18	25	31			34	20	30	32
1	10	18	25	31	34	4	20	30	32		
	20	17	27				50	28	31		
	50	14	28								
2 & 3	10	18	25	31	34	5	20	30	32		
	20	17	27				50	28	31		
	50	14	28								

**SINGLE WIDE MODEL**  
 PCA# SSI-2220

**SUPERIOR SHEDS, INC.**  
 2322 E. Volusia Ave.  
 Orange City, FL 32763  
 Tel: (407) 772-2200  
 Fax: (407) 772-2200  
 www.superiorsheds.com

Lawrence E. Bennett, P.E.  
 Professional Engineer  
 P.E. License No. 12181  
 State of Florida  
 Exp. 12/31/2008

MAR 23 2005

<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: 33-20-29-506-0A00-0010</p> <p>Owner: LOPEZ ANGIE M</p> <p>Mailing Address: 102 HICKORY DR</p> <p>City,State,ZipCode: LONGWOOD FL 32779</p> <p>Property Address: 102 HICKORY DR LONGWOOD 32779</p> <p>Subdivision Name: SWEETWATER OAKS SEC 06</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p style="padding-left: 40px;">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: \$281,178</p> <p>Depreciated EXFT Value: \$9,092</p> <p>Land Value (Market): \$57,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$347,270</p> <p>Assessed Value (SOH): \$347,270</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$347,270</p> <p>Tax Estimator</p> <p>2006 Notice of Proposed Property Tax</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>04/2006</td> <td>06290</td> <td>1104</td> <td>\$410,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>CORRECTIVE DEED</td> <td>12/2005</td> <td>06053</td> <td>1755</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>09/2002</td> <td>04618</td> <td>1271</td> <td>\$237,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/1999</td> <td>03709</td> <td>1123</td> <td>\$184,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>02/1982</td> <td>01376</td> <td>1587</td> <td>\$114,500</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1973</td> <td>01005</td> <td>0604</td> <td>\$14,900</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	04/2006	06290	1104	\$410,000	Improved	Yes	CORRECTIVE DEED	12/2005	06053	1755	\$100	Improved	No	WARRANTY DEED	09/2002	04618	1271	\$237,000	Improved	Yes	WARRANTY DEED	08/1999	03709	1123	\$184,000	Improved	Yes	WARRANTY DEED	02/1982	01376	1587	\$114,500	Improved	Yes	WARRANTY DEED	01/1973	01005	0604	\$14,900	Vacant	No	<p style="text-align: center;"><b>2005 VALUE SUMMARY</b></p> <p>2005 Tax Bill Amount: \$4,332</p> <p>2005 Taxable Value: \$264,390</p> <p style="text-align: center;">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>	
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																																														
WARRANTY DEED	04/2006	06290	1104	\$410,000	Improved	Yes																																														
CORRECTIVE DEED	12/2005	06053	1755	\$100	Improved	No																																														
WARRANTY DEED	09/2002	04618	1271	\$237,000	Improved	Yes																																														
WARRANTY DEED	08/1999	03709	1123	\$184,000	Improved	Yes																																														
WARRANTY DEED	02/1982	01376	1587	\$114,500	Improved	Yes																																														
WARRANTY DEED	01/1973	01005	0604	\$14,900	Vacant	No																																														
<p style="text-align: center;"><b>LAND</b></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>57,000.00</td> <td>\$57,000</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	57,000.00	\$57,000	<p style="text-align: center;"><b>LEGAL DESCRIPTION</b></p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LEG LOT 1 BLOCK A SWEETWATER OAKS SEC 6 PB 18 PG 61 TO 63</p>																																						
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																															
LOT	0	0	1.000	57,000.00	\$57,000																																															
<p style="text-align: center;"><b>BUILDING INFORMATION</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Bld Num</th> <th>Bld Type</th> <th>Year Bld</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>1975</td> <td>9</td> <td>2,683</td> <td>3,782</td> <td>2,683</td> <td>CB/STUCCO FINISH</td> <td>\$281,178</td> <td>\$324,124</td> </tr> <tr> <td colspan="3"></td> <td>Appendage / Sqft</td> <td colspan="6">OPEN PORCH FINISHED / 440</td> </tr> <tr> <td colspan="3"></td> <td>Appendage / Sqft</td> <td colspan="6">GARAGE FINISHED / 575</td> </tr> <tr> <td colspan="3"></td> <td>Appendage / Sqft</td> <td colspan="6">OPEN PORCH FINISHED / 84</td> </tr> </tbody> </table> <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 Bld	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New	1	SINGLE FAMILY	1975	9	2,683	3,782	2,683	CB/STUCCO FINISH	\$281,178	\$324,124				Appendage / Sqft	OPEN PORCH FINISHED / 440									Appendage / Sqft	GARAGE FINISHED / 575									Appendage / Sqft	OPEN PORCH FINISHED / 84						
Bld Num	Bld Type	Year Bld	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New																																											
1	SINGLE FAMILY	1975	9	2,683	3,782	2,683	CB/STUCCO FINISH	\$281,178	\$324,124																																											
			Appendage / Sqft	OPEN PORCH FINISHED / 440																																																
			Appendage / Sqft	GARAGE FINISHED / 575																																																
			Appendage / Sqft	OPEN PORCH FINISHED / 84																																																
<p style="text-align: center;"><b>EXTRA FEATURE</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Description</th> <th>Year Bld</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>COOL DECK PATIO</td> <td>1979</td> <td>330</td> <td>\$462</td> <td>\$1,155</td> </tr> <tr> <td>FIREPLACE</td> <td>1979</td> <td>1</td> <td>\$800</td> <td>\$2,000</td> </tr> <tr> <td>GAS HEATER</td> <td>1992</td> <td>1</td> <td>\$440</td> <td>\$1,100</td> </tr> <tr> <td>POOL GUNITE</td> <td>1979</td> <td>450</td> <td>\$3,600</td> <td>\$9,000</td> </tr> <tr> <td>COOL DECK PATIO</td> <td>1979</td> <td>850</td> <td>\$1,190</td> <td>\$2,975</td> </tr> <tr> <td>SCREEN ENCLOSURE</td> <td>1979</td> <td>2,000</td> <td>\$1,600</td> <td>\$4,000</td> </tr> </tbody> </table>		Description	Year Bld	Units	EXFT Value	Est. Cost New	COOL DECK PATIO	1979	330	\$462	\$1,155	FIREPLACE	1979	1	\$800	\$2,000	GAS HEATER	1992	1	\$440	\$1,100	POOL GUNITE	1979	450	\$3,600	\$9,000	COOL DECK PATIO	1979	850	\$1,190	\$2,975	SCREEN ENCLOSURE	1979	2,000	\$1,600	\$4,000																
Description	Year Bld	Units	EXFT Value	Est. Cost New																																																
COOL DECK PATIO	1979	330	\$462	\$1,155																																																
FIREPLACE	1979	1	\$800	\$2,000																																																
GAS HEATER	1992	1	\$440	\$1,100																																																
POOL GUNITE	1979	450	\$3,600	\$9,000																																																
COOL DECK PATIO	1979	850	\$1,190	\$2,975																																																
SCREEN ENCLOSURE	1979	2,000	\$1,600	\$4,000																																																

## 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:

LEG LOT 1 BLOCK A SWEETWATER OAKS SEC 6 PB 18 PG 61 TO 63

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

### FINDINGS OF FACT

**Property Owner:** Angie M. Lopez  
102 Hickory Dr.  
Longwood, FL 32779

**Project Name:** Hickory Drive (102)

**Requested Development Approval:**

Request for a side yard (south) setback variance from 10 feet to 9 feet for an existing shed in the 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 existing shed 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  
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: