

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

**SUBJECT:** Request for a rear yard setback variance from 25 feet to 17 feet for a proposed sunroom in PUD (Planned Unit Development District); (Florida Exteriors, applicant).

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

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

**Agenda Date** 12/4/06    **Regular**     **Consent**     **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **APPROVE** the request for a rear yard setback variance from 25 feet to 17 feet for a proposed sunroom in PUD (Planned Unit Development District); or
2. **DENY** the request for a rear yard setback variance from 25 feet to 17 feet for a proposed sunroom in PUD (Planned Unit Development District); or
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Florida Exteriors Owner: Anthony S Jr & Marcie C Ewasko Location: 613 Swallow Drive Zoning: PUD (Planned Unit Development District) Subdivision: Sterling Park Unit 1
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to replace an existing 20-foot by 12-foot screen room with a 20-foot by 12-foot (240 square foot) sunroom. The existing screen room was constructed about 1979.</li> <li>• A Building Permit (06-11152) is under review for this addition.</li> <li>• There are currently no code enforcement or building violations for this property.</li> <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 variance granted is the minimum variance that will make possible reasonable use of the land, building or structure.</li><li>• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.</li><li>• The grant of the variance would not be in harmony with the general intent of Chapter 30.</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 sunroom 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>

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

Application # BN 2006-185  
Meeting Date 12-4-06

**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: Anthony + Marcie Swasko Florida Exteriors Eleanor Ellison  
Address: 613 Swallow Dr City: Casselberry Zip code: 32707  
Project Address: 613 Swallow Dr City: " Zip code: "  
Contact number(s): 407-322-3545 (407) 322-3545  
Email address: \_\_\_\_\_

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 type="checkbox"/> Pool	Please describe:
<input type="checkbox"/> Pool screen enclosure	Please describe: 10-11-0611
<input type="checkbox"/> Addition	Please describe:
<input type="checkbox"/> New Single Family Home	Please describe:
<input checked="" type="checkbox"/> Other	Please describe: sunroom 20 x 12
<input 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 checked="" type="checkbox"/> Rear yard setback	Required setback:	25	Proposed setback: 17
<input type="checkbox"/> Side yard setback	Required setback:		Proposed setback:
<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:
<b>[ ] Total number of variances requested</b> _____			

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: Eleanor Ellison

**FOR OFFICE USE ONLY**

Date Submitted: 10-11-06 Reviewed By: K.F.  
Tax parcel number: 19-21-30-501-0B00-0070 Zoning/FLU PUD/PD

- 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10/4/06

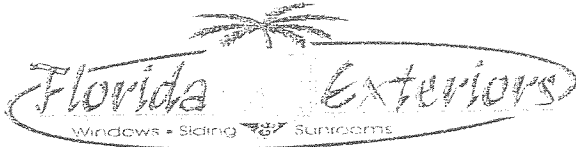
To Whom It May Concern:

I, Tony Ewasko, give permission to Eleanor Ellison of Florida Exteriors to act on my behalf while filing this variance.

Sincerely,

A handwritten signature in black ink that reads "Tony Ewasko". The signature is written in a cursive style with a large, stylized initial "T".

Tony Ewasko



2565 Park Drive, Sanford, FL 32773  
Tel: (407) 322 3545 Fax: (407) 330 4819

October 4, 2006

Seminole County  
Building Department  
1101 East First St.  
Sanford, FL 32771

Re: Application for Variance  
613 Swallow Dr.  
Casselberry, FL 32707

Florida Exteriors, Inc. have contracted with the homeowner, Tony Ewasko, to install a sunroom on their property shown above. It has been established we need to apply for a Variance on the property and are therefore requesting the rear Setback Distance be changed to allow this construction to go ahead. The information requested by the Building Division is as follows:

The distance requested is <sup>17</sup> from the original <sup>25</sup>  
The square footage of the proposed sunroom is <sup>240</sup>  
The height at the highest point is <sup>8</sup>  
Construction Material - Glass

Also enclosed in this package are copies of the sealed drawings, survey showing proposed site of sunroom, TEMO Sunroom brochure and sample colored material,

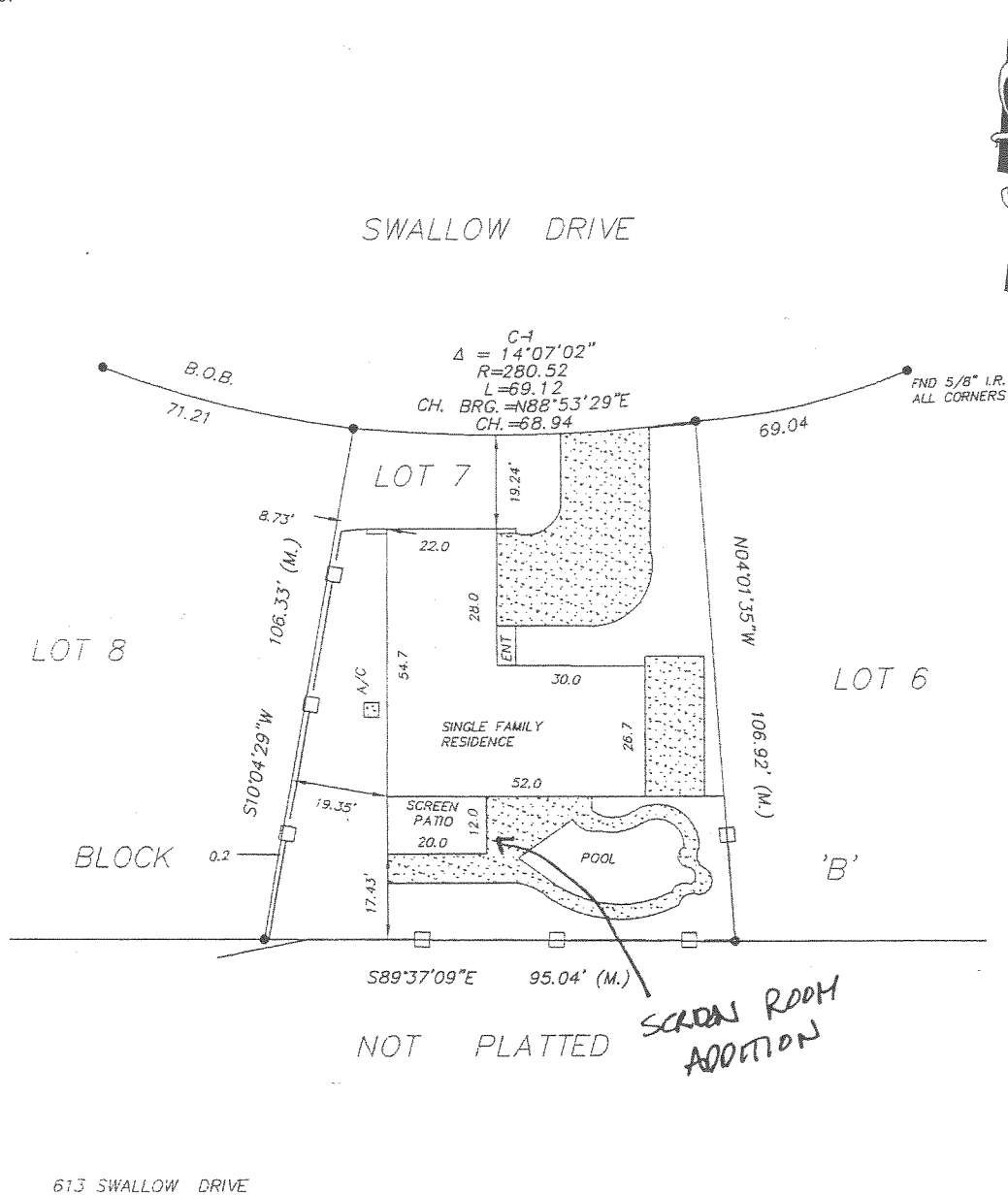
Yours sincerely,

Amanda Dies  
Permit Technician  
Florida Exteriors, Inc.

# BOUNDARY SURVEY

LEGAL DESCRIPTION: LOT 7, BLOCK "B", STERLING PARK, UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 93, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

THE ABOVE REFERENCED PROPERTY IS LOCATED IN ZONE 'X', AREA OF MINIMAL FLOODING, AS PER F.I.R.M. COMMUNITY PANEL NO. 12117C0145 E, SEMINOLE COUNTY, FLORIDA. MAP DATED APRIL 17, 1995.



### LEGEND

■ FOUND CONCRETE MONUMENT	E EAST
● FOUND PROPERTY CORNER	ENT. ENTRANCE
○ SET PROPERTY CORNER	ENCL. ENCLOSURE
○ PERMANENT CONTROL POINT	ESAT. EASEMENT
△ DELTA	FND. FOUND
A/C AIR CONDITIONER	I.P. IRON PIPE
BLK. BLOCK	I.R. IRON ROOF
B.O.B. BASIS OF BEARING	L. LENGTH
BRG. BEARING	M. MEASURED
CATV CABLE TELEVISION BOX	N. NORTH
CHD. CHORD	N/D. NAIL & DISC
C.L.F. CHAIN LINK FENCE	P.C. POINT OF CURVATURE
C.J. CONCRETE MONUMENT	P.C.P. PERMANENT CONTROL POINT
C. CONCRETE	P.T. POINT OF TANGENCY
CR. CURB	P.O.B. POINT OF BEGINNING
CDV. COVERED	P.O.C. POINT OF COMMENCEMENT
D. DESCRIBED	P.O.L. POINT ON LINE
D.E. DRAINAGE EASEMENT	P. PLAT

### NOTES

1. BEARINGS ARE BASED ON RECORD PLAT.
2. THE SURVEY SHOWN HEREON WAS SURVEYED BY THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
3. ROOF OVERHANGS AND FOOTERS HAVE NOT BEEN LOCATED.
4. NO IMPROVEMENTS OR UNDERGROUND UTILITIES HAVE BEEN LOCATED EXCEPT AS SHOWN.
5. THIS SURVEY IS NOT VALID WITHOUT EMBOSSED SEAL.
6. THIS SURVEY IS NOT VALID FOR ANY REAL ESTATE TRANSACTIONS 90 DAYS BEYOND THE FINAL SURVEY DATE SHOWN.
7. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS HEREON FOR EASEMENTS OR RIGHT-OF-WAY OF RECORD.
8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9. ALL BEARINGS / ANGLES AND DISTANCES ARE PLAT AND MEASURED UNLESS NOTED OTHERWISE.

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 51617, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 427.023, FLORIDA STATUTES.

PREPARED FOR: **TONY & MARCIE EWASKO**

PREPARED BY: **CHARLES ROB DEFOOR & ASSOCIATES, INC.**

LOT SURVEY DATE: \_\_\_\_\_

FOUNDATION DATE: \_\_\_\_\_

FINAL SURVEY DATE: 8-5-06

DRAWN DATE: 8-5-06

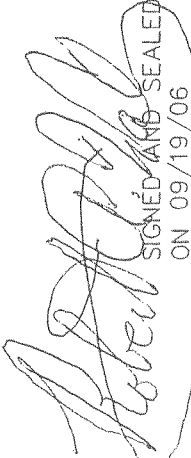
SCALE: 1" = 30'

PAGE 1 OF 1

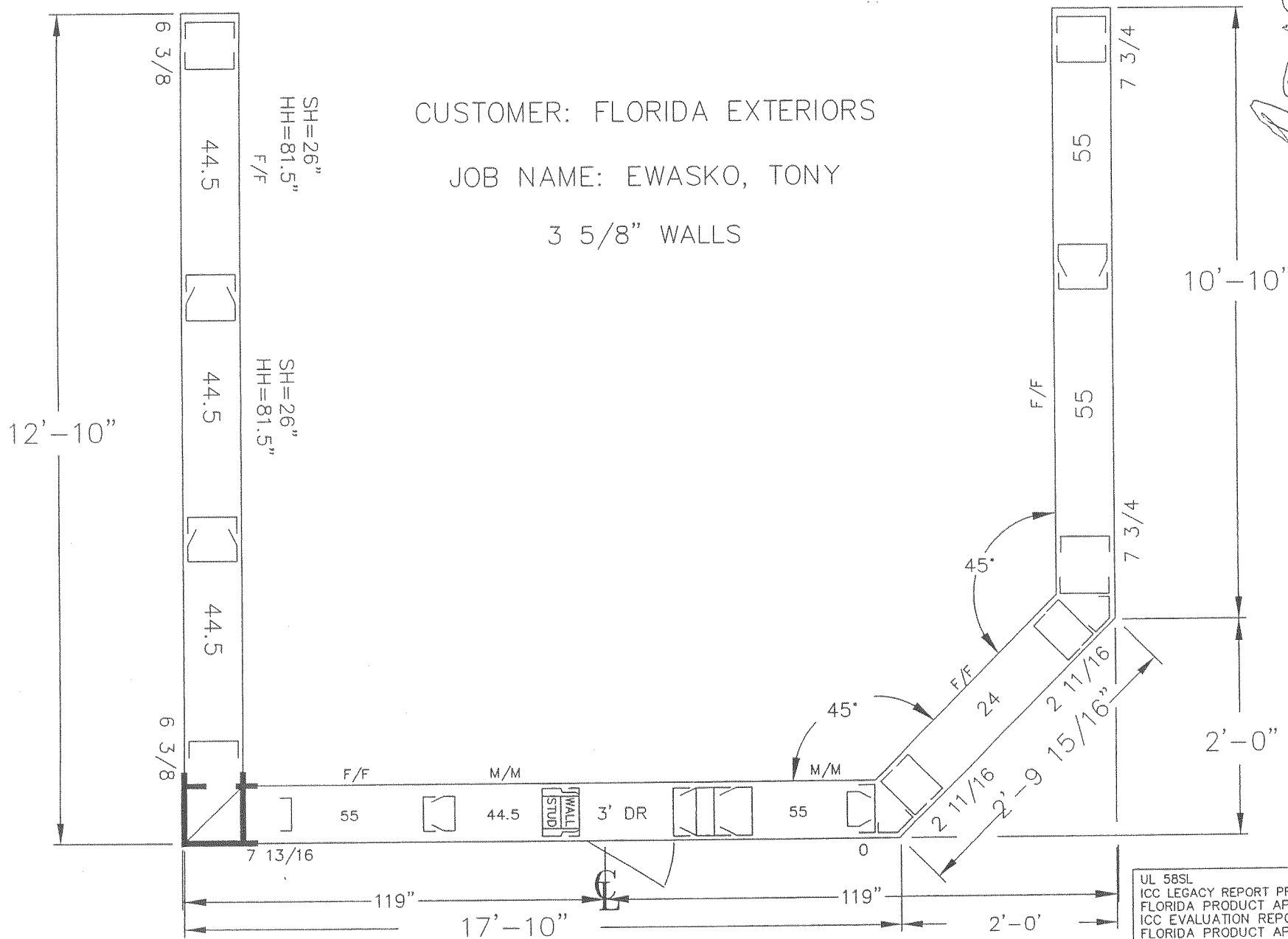
PARTS LEGEND	
[ FEMALE	VERTICAL CHANNEL
[ MALE	CORNER

# INSTALLERS LAYOUT SKETCH

VERIFY ALL FILL MEASUREMENTS BEFORE CUTTING

SIGNED AND SEALED  
 ON 09/19/06  


CUSTOMER: FLORIDA EXTERIORS  
 JOB NAME: EWASKO, TONY  
 3 5/8" WALLS



06W13378 09/12/06 FLOR-EXT KELLIE PARKS

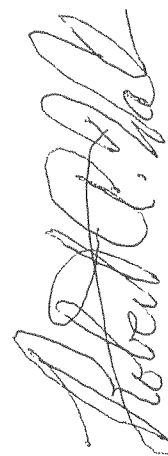
UL 58SL  
 ICC LEGACY REPORT PFC-5176  
 FLORIDA PRODUCT APPROVAL 5505  
 ICC EVALUATION REPORT ESR-1403  
 FLORIDA PRODUCT APPROVAL 6391  
 FLORIDA PROD' APPROVAL 3857-R1



# DESIGN CRITERIA FOR \*EWASKO, TONY\* SUNROOM

- 1) BASIC WIND SPEED: 130 MPH
- 2) WIND IMPORTANCE FACTOR: 1
- 3) WIND EXPOSURE CATEGORY: B
- 4) EXPOSURE CLASS: PARTIALLY ENCLOSED
- 5) INTERNAL PRESSURE COEFFICIENT: 0.55
- 6) COMPONENTS AND CLADDING PRESSURES:

ROOF ZONE: 1:	+10.6 PSF, -28.6 PSF
ROOF ZONE: 2:	+10.6 PSF, -38.4 PSF
ROOF ZONE: 3:	+10.6 PSF, -46.2 PSF
WALL ZONE: 4:	+55.0 PSF, -55.0 PSF
WALL ZONE: 5:	+55.0 PSF, -55.0 PSF



SIGNED AND SEALED  
ON 09/19/06

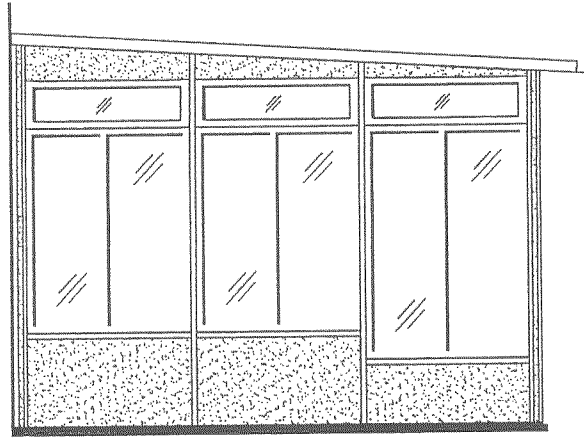
ROBERT A. WALZ, PE  
20400 HALL RD  
CLINTON TWP, MI 48038  
(877) 218-8366 x287  
LIC # PE-0040456

TEMO SUNROOMS, INC.  
20400 HALL RD  
CLINTON TWP, MI 48038  
PHONE: (586) 286-0410  
FAX: (586) 286-5409

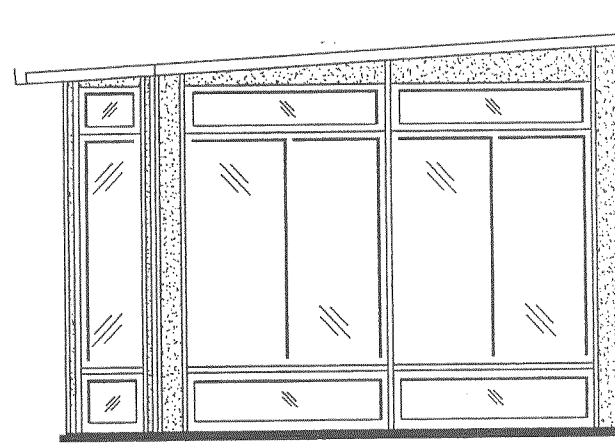
DEALER: FLOR-EXT 06W13378	PH. ( . )
EWASKO, TONY 613 SWALLOW DRIVE CASSELBERRY, FL 32707	
DRAWN BY: KELLIE PARKS	DATE: 09/19/06
	SCALE: .

ELEVATIONS

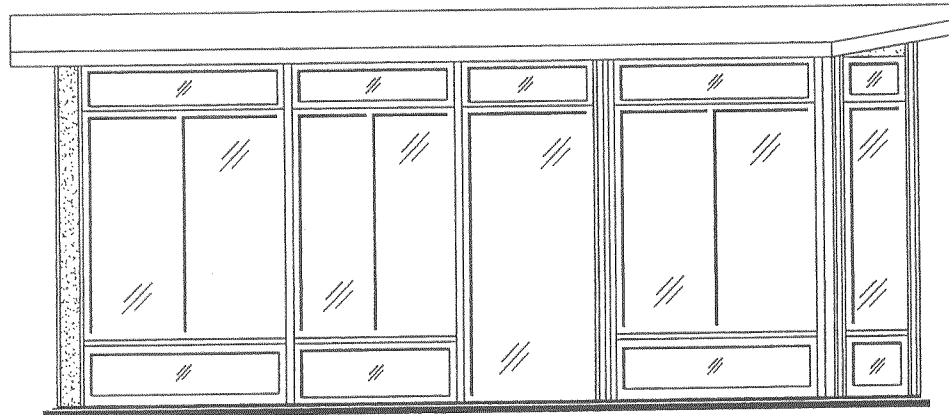
SHOWN WITH FACTORY GLASS TRANSOMS



1



3



2

TOTAL WEIGHT OF TEMO PRODUCT: 1667.93 lbs.

*Robert A. Walz*  
 SIGNED AND SEALED  
 ON 09/19/06

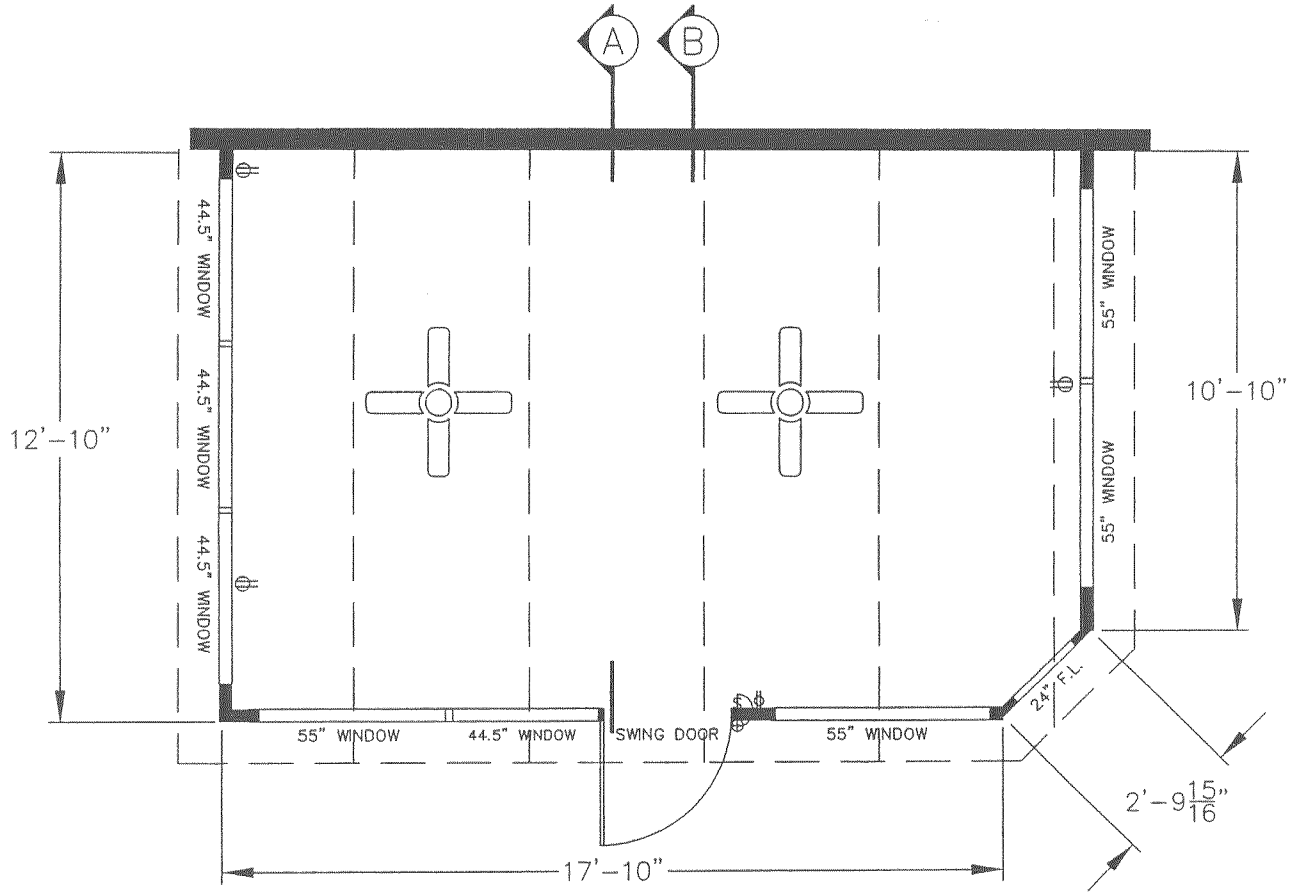
DEALER: FLOR-EXT 06W13378 PH. ( . ) . EWASKO, TONY 613 SWALLOW DRIVE CASSELBERRY, FL 32707 DRAWN BY: KELLIE PARKS DATE: 09/19/06 SCALE:		TEMO SUNROOMS, INC. 20400 HALL RD CLINTON TWP, MI 48038 PHONE: (586) 286-0410 FAX: (586) 286-5409	ROBERT A. WALZ, PE 20400 HALL RD CLINTON TWP, MI 48038 (877) 218-8366 x287 LIC # PE-0040456
-----------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------

ALL TEMO STRUCTURES ARE DESIGNED IN ACCORDANCE WITH CHAPTERS 16 AND 20 OF THE 2004 FLORIDA BUILDING CODE, FBCR R301.2.1.1 OF THE 2004 FLORIDA BUILDING CODE AND CHAPTER 3 OF THE 2004 FLORIDA RESIDENTIAL BUILDING CODE.  
 NOTE: ALL OPERATING GLAZING PRODUCTS SUPPLIED BY TEMO SUNROOMS INCLUDE TEMPERED HPG-2000 GLASS THAT CONFORMS WITH CHAPTER 24 OF THE CODE

# FLOOR PLAN

**LEGEND:**

- ⌘ LIGHT SWITCH
- ⊕ LIGHT
- ⊕ RECEPTACLE
- ⊕ FAN



FRAME COLOR: SANDSTONE  
 FACIA/TRIM: SANDSTONE  
 INTERIOR KP: SANDSTONE  
 EXTERIOR KP: SANDSTONE  
 SK' PE: TEMKOR

**NOTE:** ENCLOSURE NOT TO BE USED  
 AS A PERMANENT LIVING AREA

**NOTE:**  
 THE SIDE WALL ATTACHMENT  
 TO HOUSE IS A NON-LOAD  
 BEARING CONNECTION.  
 PROPERLY CAULK BOTH SIDES  
 OF ALUMINUM EXTRUSION  
 AT THIS CONNECTION.

*Robert A. Walz*  
 SIGNED AND SEALED  
 ON 09/19/06

**TEMO SUNROOMS, INC.**

20400 HALL RD  
 CLINTON TWP, MI 48038  
 PHONE: (586) 286-0410  
 FAX: (586) 286-5409

DEALER: FLOR-EXT 06W13378 PH. ( . )

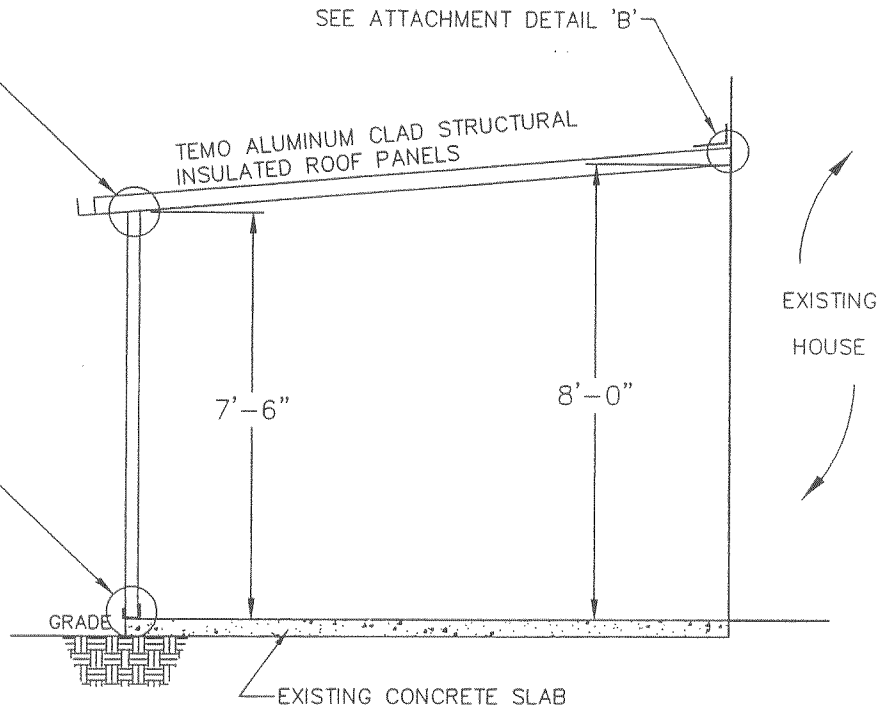
EWASKO, TONY  
 613 SWALLOW DRIVE  
 CASSELBERRY, FL 32707

DRAWN BY: KELLIE PARKS DATE: 09/19/06 SCALE: .

ROBERT A. WALZ, PE  
 20400 HALL RD  
 CLINTON TWP, MI 48038  
 (877) 218-8366 x287  
 LIC # PE-0040456

2TES4  
DET. I

4TEM04  
FIG. J



# SECTION 'A'

USE STAINLESS STEEL or TRIPLE DIPPED GALVANIZED FASTENERS INTO ACQ LUMBER  
 ROOF PANELS: 3", 0.032, 2#, ROOF LOAD: 10 P.S.F.

*Robert A. Walz*  
 SIGNED AND SEALED  
 ON 09/19/06

ROBERT A. WALZ, PE  
 20400 HALL RD  
 CLINTON TWP, MI 48038  
 (877) 218-8366 x287  
 LIC # PE-0040456

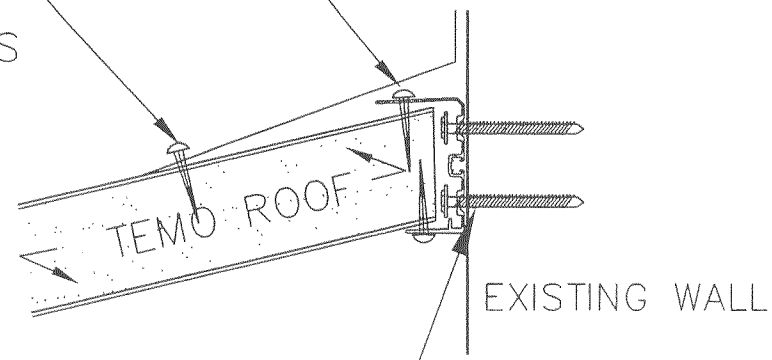
**TEMO SUNROOMS, INC.**  
 20400 HALL RD  
 CLINTON TWP, MI 48038  
 PHONE: (586) 286-0410  
 FAX: (586) 286-5409

DEALER: FLOR-EXT 06W13378 PH. ( . . )  
 EWASKO, TONY  
 613 SWALLOW DRIVE  
 CASSELBERRY, FL 32707  
 DRAWN BY: KELLIE PARKS DATE: 09/19/06 SCALE:

FASTEN ROOF PANEL TO  
ALUMINUM CHANNEL WITH #8  
1/2" SCREWS AT 12" ON CENTER  
TOP AND BOTTOM

METAL PREFLASH AND  
CAULK TOP & BOTTOM  
MOUNT W/ #8 X 1/2" SCREWS  
@ 6" O.C.

HANGING RAIL MOUNTED  
WITH 1/4" X 3-1/2" SCREWS  
INTO EACH WALL STUD  
STAGGERED TOP & BOTTOM



# DETAIL 'B'

USE STAINLESS STEEL or TRIPLE DIPPED  
GALVANIZED FASTENERS INTO ACQ LUMBER

*Robert A. Walz*  
SIGNED AND SEALED  
ON 09/19/06

ROBERT A. WALZ, PE  
20400 HALL RD  
CLINTON TWP, MI 48038  
(877) 218-8366 x287  
LIC # PE-0040456

TEMO SUNROOMS, INC.  
20400 HALL RD  
CLINTON TWP, MI 48038  
PHONE: (586) 286-0410  
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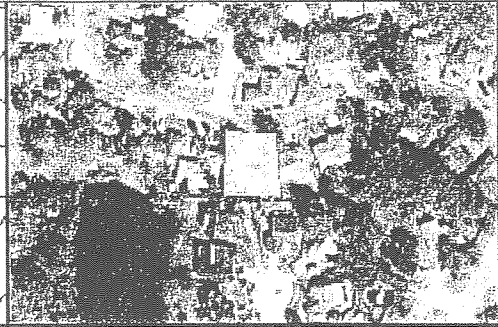
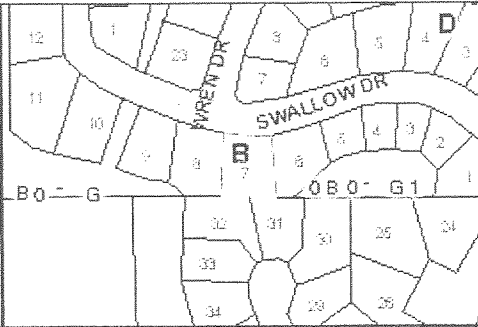
DEALER: FLOR-EXT 06W13378 PH. ( . . )  
EWASKO, TONY  
613 SWALLOW DRIVE  
CASSELBERRY, FL 32707  
DRAWN BY: KTHIF PARKS DATE: 09/19/06 SCALE:

DAVID JOHNSON, CFA, ASA

**PROPERTY APPRAISER**

SEMINOLE COUNTY FL.

1101 E. FIRST ST  
SANFORD, FL 32771-1468  
407-665-7506



**GENERAL**

Parcel Id: 15-21-30-501-0B00-0070

Owner: EWASKO ANTHONY S JR & MARCIE C

Mailing Address: 613 SWALLOW DR

City,State,ZipCode: CASSELBERRY FL 32707

Property Address: 613 SWALLOW DR CASSELBERRY 32707

Subdivision Name: STERLING PARK UNIT 01

Tax District: 01-COUNTY-TX DIST 1

Exemptions: 00-HOMESTEAD

Dor: 01-SINGLE FAMILY

**2006 WORKING VALUE SUMMARY**

Value Method:	Market
Number of Buildings:	1
Depreciated Bldg Value:	\$115,943
Depreciated EXFT Value:	\$5,352
Land Value (Market):	\$35,000
Land Value Ag:	\$0
Just/Market Value:	\$156,295
Assessed Value (SOH):	\$84,061
Exempt Value:	\$25,000
Taxable Value:	\$59,061
Tax Estimator	

**SALES**

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	10/1990	02233	0156	\$89,900	Improved	Yes
WARRANTY DEED	12/1985	01693	0077	\$72,900	Improved	Yes
WARRANTY DEED	12/1980	01308	1672	\$65,000	Improved	Yes
WARRANTY DEED	01/1977	01119	1466	\$32,700	Improved	Yes

Find Comparable Sales within this Subdivision.

**2005 VALUE SUMMARY**

Tax Value(without SOH):	\$1,622
2005 Tax Bill Amount:	\$928
Save Our Homes (SOH) Savings:	\$694
2005 Taxable Value:	\$56,613
DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS	

**LAND**

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	35,000.00	\$35,000

**LEGAL DESCRIPTION**

PLATS:

LEG LOT 7 BLK B STERLING PARK UNIT 1  
PB 16 PG 93

**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	1972	6	1,473	1,965	1,473	CONC BLOCK	\$115,943	\$137,211

Appendage / Sqft GARAGE FINISHED / 492

NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

Permits

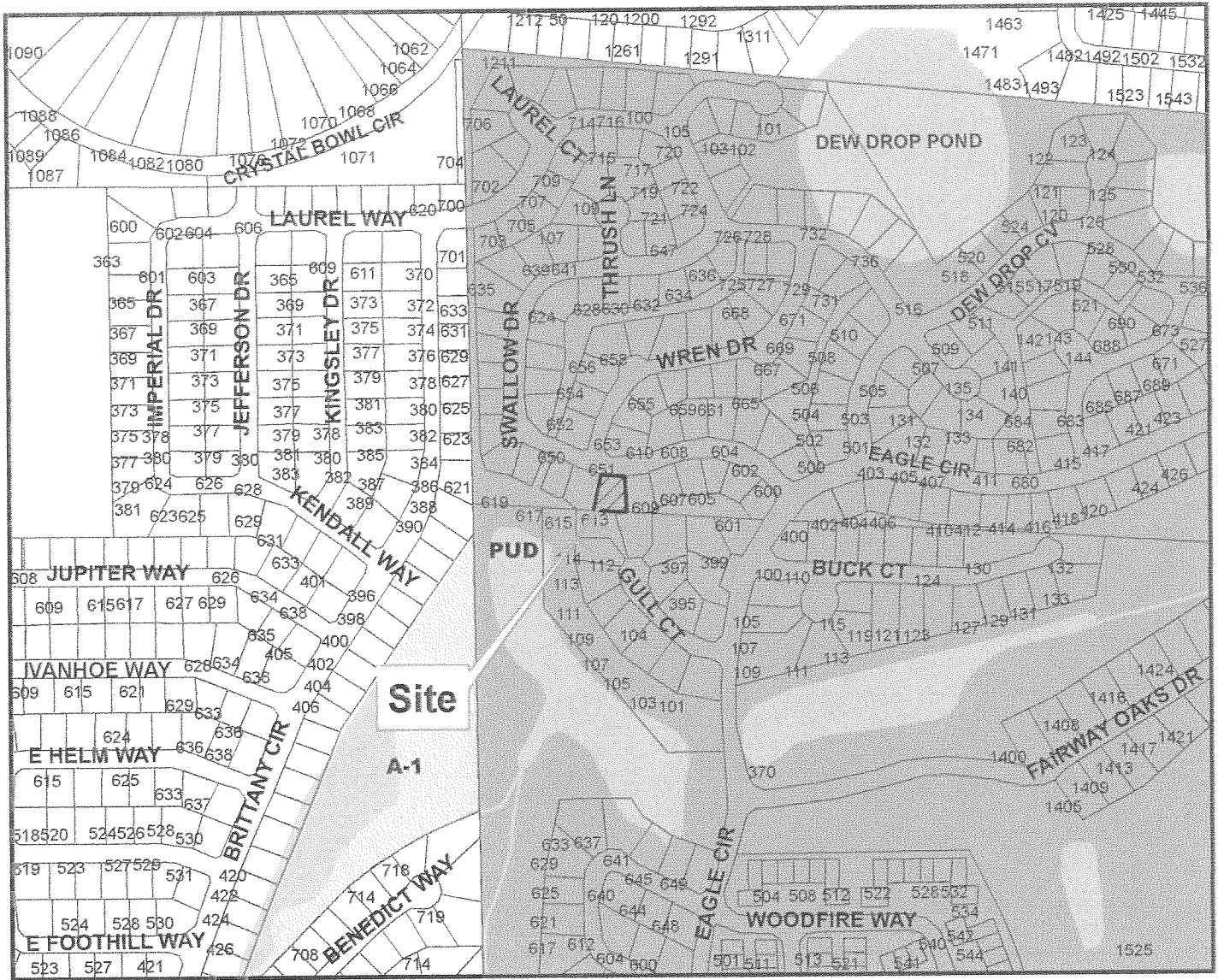
**EXTRA FEATURE**

Description	Year Blt	Units	EXFT Value	Est. Cost New
★ ALUM SCREEN PORCH W/CONC FL	1979	240	\$816	\$2,040
COOL DECK PATIO	1979	240	\$336	\$840
POOL GUNITE	1979	525	\$4,200	\$10,500




NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

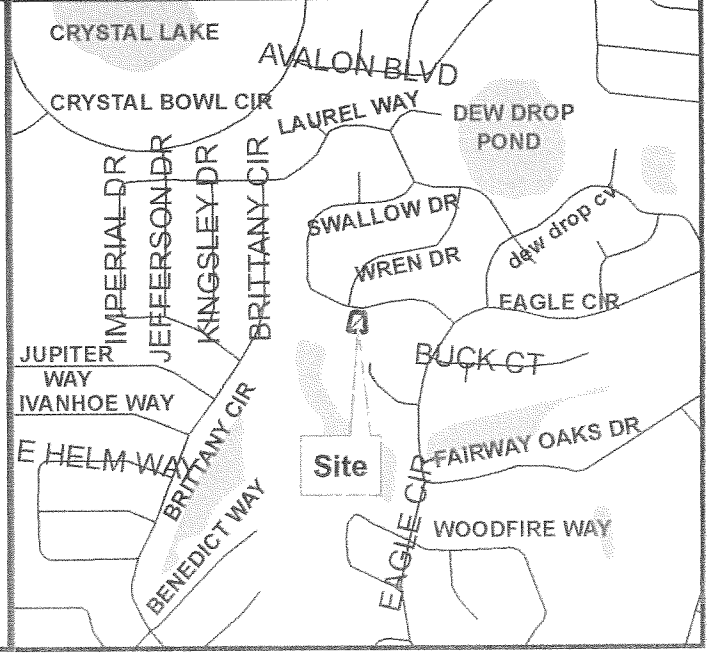
\*\*\* If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

**Florida Exteriors/Eleanor Ellison**  
**613 Swallow Drive**  
**Casselberry, FL 32707**



**Seminole County Board of Adjustment**  
**December 4, 2006**  
**Case: BV2006-185 (Map 3157, Grid C7)**  
**Parcel No: 15-21-30-501-0B00-0070**

- Zoning**
-  BV2006-185
  -  A-1
  -  PUD



**Sterling Park Housing Assn**  
160 West Evergreen Avenue  
Suite 271  
Longwood FL 32750-5271  
407-767-0609

### NOTICE OF APPROVAL

September 14, 2006

Anthony & Marcie Ewasko  
613 Swallow Drive  
Casselberry FL 32707

RE: 613 Swallow Drive

Dear Anthony & Marcie Ewasko:

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

**application for sunroom enclosure is approved as submitted**

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 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,



Mindy Maguire, LCAM  
Community Association Manager  
Sterling Park Housing Assn



## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On December 4, 2006 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 7 BLK B STERLING PARK UNIT 1 PB 16 PG 93

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

### FINDINGS OF FACT

**Property Owner:** Anthony S Jr & Marcie C Ewasko  
613 Swallow Drive  
Casselberry FL 32707

**Project Name:** Swallow Drive (613)

**Requested Development Approval:**

Request for a rear yard setback variance from 25 feet to 17 feet for a proposed sunroom 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 sunroom 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: