

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

**SUBJECT:** 3310 Sterling Lake Circle – Jeffery Brown, applicant; Request for a side street (northeast) setback variance from 20 feet to 18 feet – 7 inches for a pool screen enclosure in PUD (Planned Unit Development District).

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

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

**Agenda Date** 1/22/07 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **APPROVE** the request for a side street (northeast) setback variance from 20 feet to 18 feet – 7 inches for a pool screen enclosure in PUD (Planned Unit Development District); or
2. **DENY** the request for a side street (northeast) setback variance from 20 feet to 18 feet – 7 inches for a pool screen enclosure in PUD (Planned Unit Development District); or
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Jeffery Brown Location: 3310 Sterling Lake Circle Zoning: PUD (Planned Unit Development District) Subdivision: Redbridge at Carillon
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct a pool screen enclosure over an existing pool that would encroach 1 foot – 3 inches into the required 20 foot side street setback.</li> <li>• The pool screen enclosure will be approximately 40 feet by 40 feet.</li> <li>• The applicant has submitted permit application for the screen enclosure (BP 06-13206).</li> <li>• There are currently no code enforcement or building violations for this property.</li> </ul>

	<ul style="list-style-type: none"><li>• On November 2, 2005 the Board of Adjustment granted a variance for a side street setback request from 20 feet to 13.5 feet for a fence (BV2005-140).</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 requested is not 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 pool screen enclosure 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>

**INDEX OF ATTACHMENTS**

*Items that are checked are included in the packet*

- PUD Commitment Card, *if applicable*
- Application**  
Authorization letter
- Applicant statement of request
- Proposed Development Order**
- Proposed Site Plan**  
Proposed elevation drawings, renderings, floor plans, etc
- Property Appraiser data sheet**
- Location map**

Support information:

- Aerials, *if warranted*
- Plat, *if warranted*
- Code Enforcement information
- Building Permit information
- Correspondence
- Supporting documentation
- Letters of support
- HOA approval letter
- Pictures provided by applicant
- Other miscellaneous documents

COMMISSION DISTRICT #:

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

<b>DEVELOPMENT:</b> Redbridge at Carillon (Carillon Tract 104-B)		<b>DEVELOPER:</b> Victoria Equities	
<b>LOCATION:</b> NW side of Lockwood Boulevard – 59 lots			
<b>FILE#:</b>		<b>BA:</b>	
<b>P&amp;Z:</b>		<b>SP:</b>	
<b>BCC:</b> 03-04-92			
<b>PB</b>	47	<b>PG</b>	21-23
<b>Lot</b>		<b>Blk</b>	
<b>Parcel</b>		<b>DBA</b>	
<b>Comm Dist</b>			
<b>DEVEL. ORDER #:</b> 88-314		<b>TAX PAR. I.D. #:</b>	
<b>SIDEWALKS:</b> 4' wide on both sides of the interior streets		<b>SETBACK REQUIREMENTS</b>	
		<b>FY:</b> 20'	<b>RY:</b> 20'
		<b>SIDE ST.:</b>	
<b>ROAD TYPE:</b> (CURB & GUTTER OR SWALE)		<b>MAIN STRUCTURE OTHER:</b>	
<b>COMMENTS OTHER:</b>		<b>ACCESSORY STRUCTURE SETBACKS:</b> (To include pool & enclosure)	
1) Dedicate all areas below the 100-year flood plain as a Conservation Easement.		<b>SY:</b> 5'	<b>RY:</b> 10'
2) No direct access to Carillon Boulevard.			
3) All roadways must be 20' wide and unobstructed.		<b>ACCESSORY STRUCTURE OTHER:</b> Minimum D/U: 1,000 sq. ft	
4) A waiver was granted to allow 16' lane width for divided entrances and divided interior street with a median.			

IMPACT FEES	
<b>SCREEN:</b>	
<b>TRAFFIC ZONE:</b>	
<b>LAND USE:</b>	
1. ROAD-CO. WIDE	Ord.
2. ROAD-COLL.	Ord.
3. LIBRARY	Ord.
4. FIRE	Ord.
5. PARK	
6. SCHOOL	Ord.
7. LAW	
8. DRAINAGE	
<b>TOTAL</b>	<b>\$2,550.00</b>
<b>REMARKS:</b> curb and gutter; sidewalks Not flood prone.	

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

Application # BV2506-226  
 Meeting Date 1-22-07

**COPY**



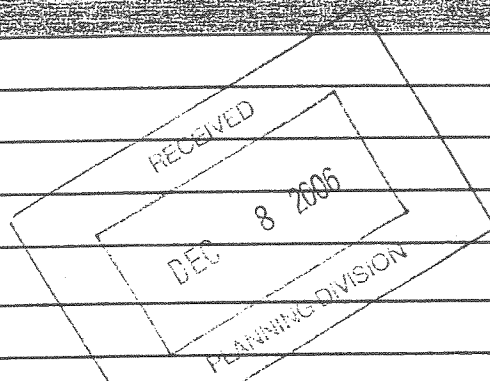
**VARIANCE APPLICATION**  
**SEMINOLE COUNTY PLANNING DIVISION**  
 1101 East First Street Sanford FL 32771 (407) 665-7444

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

Name: Jeffery D. Brown  
 Address: 3310 Sterling Lake Circle City: Orlando Zip code: 32765  
 Project Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip code: \_\_\_\_\_  
 Contact number(s): (407) 366-8347  
 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"/> Fence	Please describe:
<input type="checkbox"/> Pool	Please describe:
<input checked="" 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 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 type="checkbox"/> Side yard setback	Required setback:		Proposed setback:
<input checked="" type="checkbox"/> Side street setback	Required setback:	<u>20 ft.</u>	Proposed setback: <u>18' 7"</u>
<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:

Total number of variances requested 1

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: 12-9-06 Reviewed By: F Johnson  
 Tax parcel number: 35-21-31-616-0000-0040 Zoning/FLU PUD  
 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: \_\_\_\_\_  
 \_\_\_\_\_

**VARIANCE SUBMITTAL CHECKLIST**

*Please return this checklist with your application!*

<p>After the application is reviewed by staff for completeness, any items required that were not provided at the time of the application will be check marked below. These must be provided prior to scheduling of the Board of Adjustment hearing.</p>	
	1. Completed application.
	2. Owner's authorization letter (if needed). This form can be obtained at <a href="http://www.seminolecountyfl.gov/pd/planning/forms.asp">http://www.seminolecountyfl.gov/pd/planning/forms.asp</a>
	3. Provide a legible 8 ½ x 11 inch site plan with the following information <b>NOTE: Please use your property survey for your site plan, if available.</b> <b>See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan.</b>
	<input type="checkbox"/> Please start with a clean survey (ex: white out old approval stamps)
	<input type="checkbox"/> Size and dimension of the parcel
	<input type="checkbox"/> Location and name of all abutting streets
	<input type="checkbox"/> Location of driveways
	<input type="checkbox"/> Location, size and type of any septic systems, drainfield and wells
	<input type="checkbox"/> Location of all easements
	<input type="checkbox"/> Existing or proposed house <u>or</u> addition <i>(Label existing, label proposed, and include square footage and dimensions of each )</i>
	<input type="checkbox"/> Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
	<input type="checkbox"/> Building height
	<input type="checkbox"/> Setbacks from each building to the property lines
	<input type="checkbox"/> Location of proposed fence(s)
	<input type="checkbox"/> Identification of available utilities <i>(ex: water, sewer, well or septic)</i>
	4. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.

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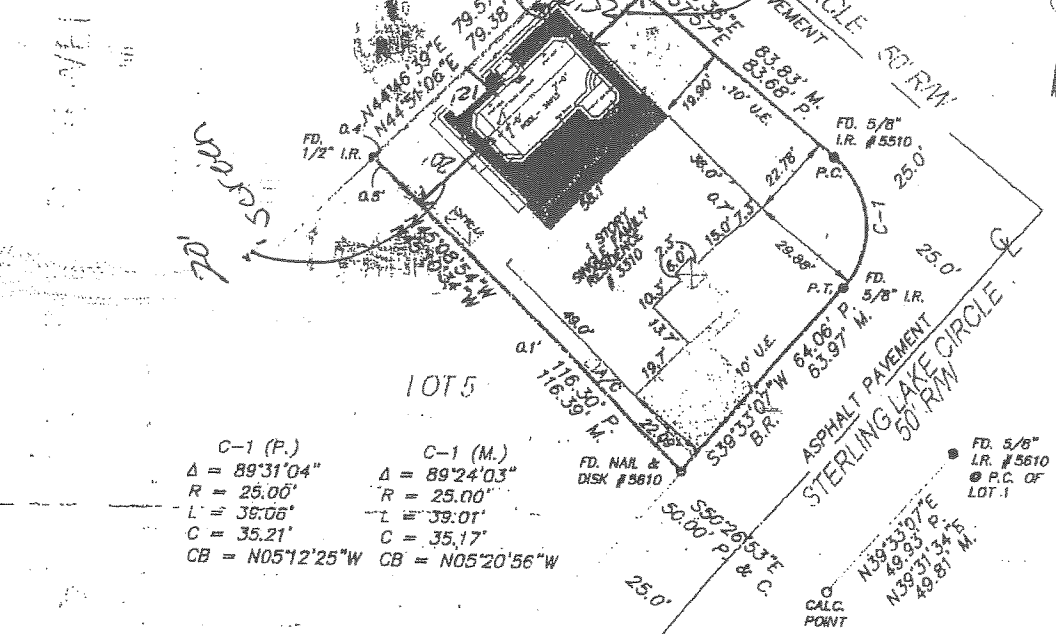
# SKETCH OF SURVEY

1/4" OF SURVEY: BOUNDARY



GRAPHIC SCALE (In Feet)  
1 inch = 40 ft.

NOTE: BEARINGS SHOWN ARE BASED UPON RECORD PLAT OR DEED DESCRIPTION



C-1 (P.)      C-1 (M.)  
 $\Delta = 89^{\circ}31'04''$        $\Delta = 89^{\circ}24'03''$   
 $R = 25.00'$        $R = 25.00'$   
 $L = 39.06'$        $L = 39.01'$   
 $C = 35.21'$        $C = 35.17'$   
 $CB = N05^{\circ}12'25''W$        $CB = N05^{\circ}20'56''W$

### Legal Description

Lot 4, REDBRIDGE AT CARILLON, according to the Plat thereof, as recorded in Plat Book 47, Pages 21-23, of the Public Records of Seminole County, Florida.

Community Number: 120289    Ran# 0235  
Suffix: E F.I.R.M. Date: 4/17/1995 Flood Zone: X  
Field Work: 7/12/2005 Completed: 7/13/2005

Certified To:  
Jeffrey Brown; Pamela Brown.

## REVIEWED

Property Address:  
3310 Sterling Lake Circle  
Oviedo, Florida 32765

NOV 30 2006

Survey Number: 0-150654

SEMINOLE COUNTY  
PLANS EXAMINER

### GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THIS PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 7) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 8) FENCE OWNERSHIP NOT DETERMINED.
- 9) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
- 10) BEARINGS REFERENCED TO LINE NOTED B.R.
- 11) THIS SURVEY DEPICTED HERE FORMS A CLOSED GEOMETRIC FIGURE.
- 12) NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN.
- 13) ALL TURNED ANGLES ON CURVES ARE SHOWN TO THE CHORD DISTANCE.
- 14) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- 15) NOTICE THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER.
- 16) NOTICE: THIS DRAWING PREPARED IN COLOR. SURVEY VOID IF NOT IN COLOR.
- 17) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- 18) FENCE CORNERS AND BUILDING CORNERS ARE WITNESS MONUMENTS TO CONSTRUCTED CORNERS. DIMENSIONS, AREA AS SHOWN.
- 19) SUBJECT TO ANY DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR EASEMENTS OF RECORD, NO EXAMINATION OF TITLE MADE BY SURVEYOR.
- 20) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 821.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.

THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY. EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF FIRST FINANCIAL SURVEYORS, INC.

NOTE: IN COMPLIANCE WITH FLORIDA STATUTES 8107.4(2)(3) (5) (E), IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

FOR REFERENCE ONLY  
NOT VALID UNLESS SEALED WITH EMBOSSED SEAL AND SIGNED IN RED INK UNLESS THE SURVEYOR'S ELECTRONIC SEAL IS AUTHORIZED

PHOTOCOPIING FORBIDDEN. COPYRIGHTED MATERIAL. ©

### LEGEND

—	CALCULATED CENTERLINE	FD.	FOUND		WOOD DECK
- - -	WOOD FENCE	H.R.	NON RADIAL OVERHEAD LINES		CONC. BLOCK WALL TYP.
—+—	WIRE FENCE	CHL	CHANGING LINES		COVERED AREA
●	PROPERTY CORNER	P.P.	POWER POLE		CONCRETE
○	SITE BENCH MARK	TX	TRANSFORMER		FIELD MEASURED
ENC	ENCROACHMENT	CAV	CABLE RISER		PLAT
£	CENTERLINE	WAL	WATER METER		RIGHT OF WAY
CM	CONCRETE MONUMENT	TEL	TELEPHONE FACILITIES		TYPICAL
IR	IRON ROD	B.R.	BEARING REFERENCE		LENGTH
LP	IRON PIPE	WEL	WELL		CENTRAL ANGLE/DELTA
N&D	NAIL & DISC	RAD	RADIAL TIE		RADIUS (RADIAL)
ME	MAINTENANCE EASEMENT	AC	AIR CONDITIONER		DESCRIPTION OR DEED
DE	DRAINAGE EASEMENT	T.O.B.	TOP OF BANK		CHORD
UE	UTILITY EASEMENT	W.C.	WITNESS CORNER		FINISHED FLOOR
PC	PAGE	E.Q.W.	EDGE OF WATER		FOUND CONCRETE MONUMENT
P.B.	PLAT BOOK	P.C.	POINT OF CURVATURE		POINT OF COMPOUND CURVATURE
P.O.L.	POINT ON LINE	P.R.C.	POINT OF REVERSE CURVE		PERMANENT CONTROL POINT
P.C.	POINT OF CURVATURE	T.T.	POINT OF TANGENCY		POINT OF INTERSECTION
P.T.	POINT OF TANGENCY	SW	SIDEWALK		TRUE CORNER NOT RECOVERED
CO	CORNER	N.T.S.	NOT TO SCALE		
D.R.B.	OFFICIAL RECORDS BOOK	F.P.K.	FOUND PARKER-KALON NAIL		
		P.R.M.	PERMANENT REFERENCE MONUMENT		

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

**CENTRAL FLORIDA**  
**First Financial Surveyors, Inc.**  
 850 S. WINTER PARK DRIVE  
 SUITE 230  
 CASSELBERRY, FL 32707  
 Phone: (321) 397-2221  
 Fax: (321) 397-2222  
 Nationwide: 1-800-787-8261  
 Nationwide Fax: 1-800-787-8260

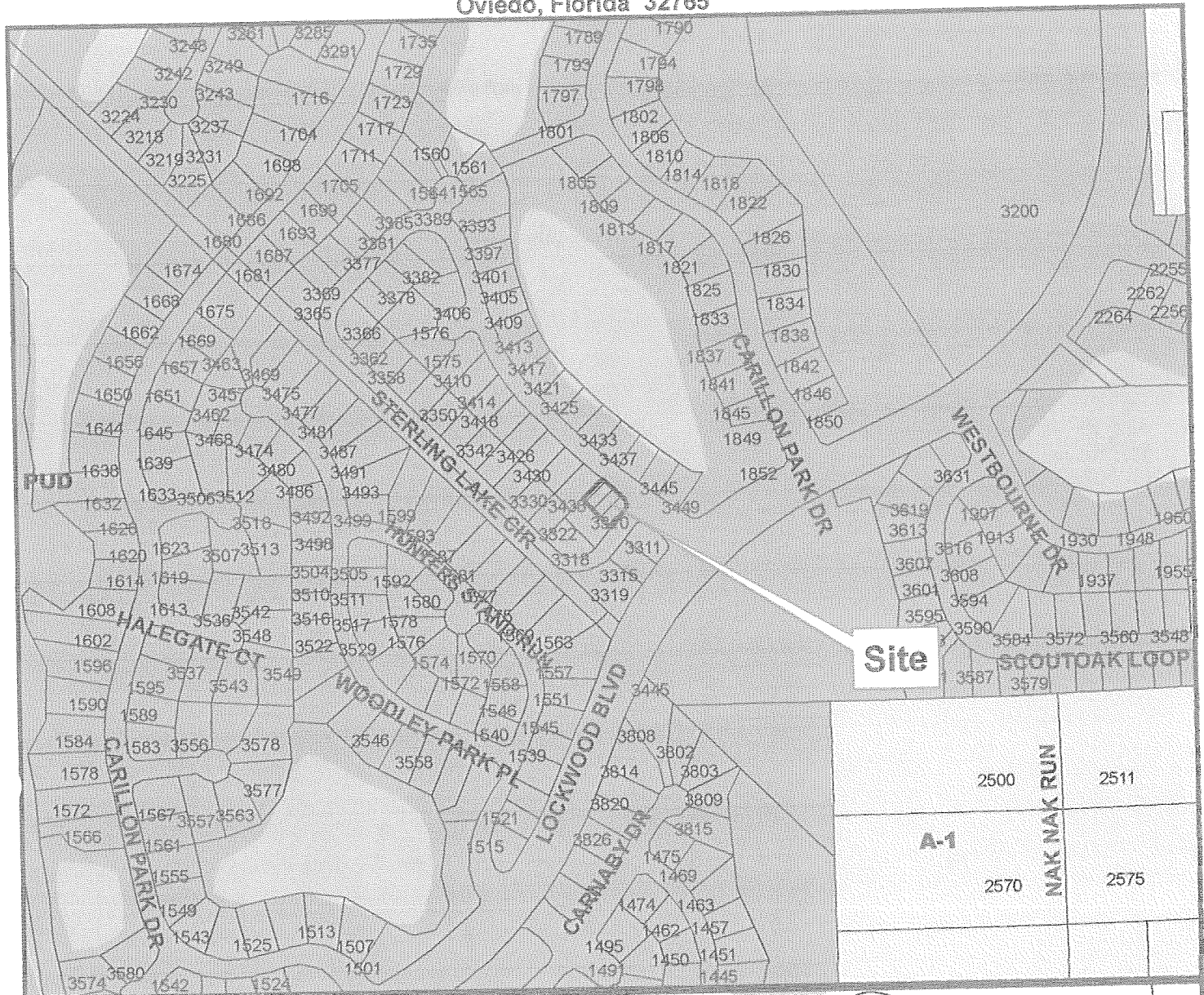
CARL MICHAEL SMITH  
 WILLIAM D. LUSING  
 LOUIS R. RAMIREZ

STATE OF FLORIDA  
 LAND SURVEYOR & MAPPER NO. 3762  
 LAND SURVEYOR & MAPPER NO. 6148  
 LAND SURVEYOR & MAPPER NO. 6304

and Projects 301505854dwg0150654.dwg, 07/15/2005 09:03:18 AM, MIKE D





NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE  
ELECTRONIC SEAL AND/OR THIS MAP

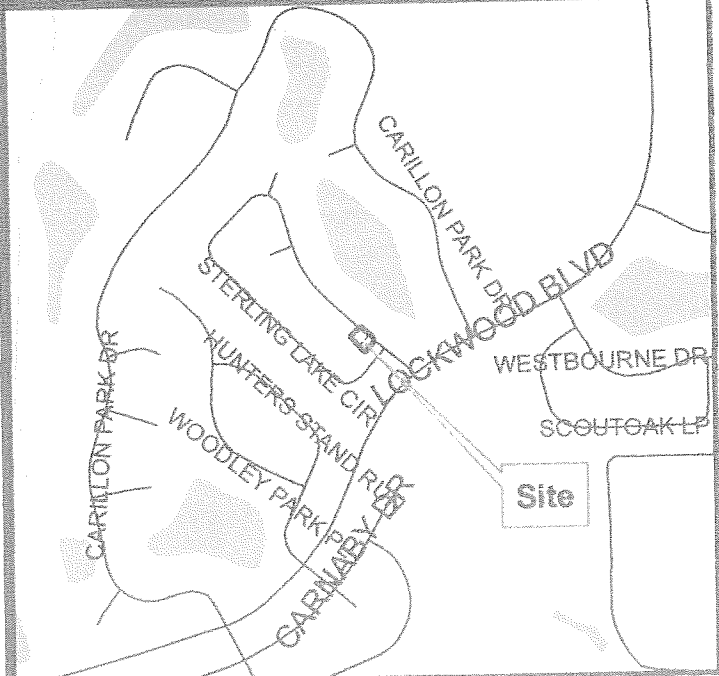
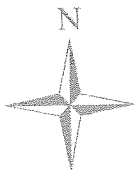
Pamela & Jeffery Brown  
 3310 Sterling Lake Circle  
 Oviedo, Florida 32765



Seminole County Board of Adjustment  
 January 22, 2007  
 Case: BV2006-226 (Map 3213, Grid C3)  
 Parcel No: 35-21-31-510-0000-0040

**Zoning**

-  BV2006-226
-  A-1
-  PUD
-  PLI





<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 align="center"><b>GENERAL</b></p> <p>Parcel Id: 35-21-31-510-0000-0040</p> <p>Owner: BROWN JEFFERY D &amp; PAMELA D</p> <p>Mailing Address: 3310 STERLING LAKE CIR</p> <p>City,State,ZipCode: OVIEDO FL 32765</p> <p>Property Address: 3310 STERLING LAKE CIR OVIEDO 32765</p> <p>Subdivision Name: REDBRIDGE AT CARILLON</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 00-HOMESTEAD (2000)</p> <p>Dor: 01-SINGLE FAMILY</p>		<p align="center"><b>2007 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$189,478</p> <p>Depreciated EXFT Value: \$16,380</p> <p>Land Value (Market): \$48,500</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$254,358</p> <p>Assessed Value (SOH): \$151,815</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$126,815</p> <p>Tax Estimator</p>																																			
<p 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>08/1999</td> <td>03703</td> <td>0843</td> <td>\$148,500</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>CORRECTIVE DEED</td> <td>09/1998</td> <td>03503</td> <td>0653</td> <td>\$138,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>07/1998</td> <td>03466</td> <td>0995</td> <td>\$138,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>02/1997</td> <td>03197</td> <td>0319</td> <td>\$140,400</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	08/1999	03703	0843	\$148,500	Improved	Yes	CORRECTIVE DEED	09/1998	03503	0653	\$138,000	Improved	No	WARRANTY DEED	07/1998	03466	0995	\$138,000	Improved	Yes	WARRANTY DEED	02/1997	03197	0319	\$140,400	Vacant	No	<p align="center"><b>2006 VALUE SUMMARY</b></p> <p>Tax Value(without SOH): \$3,451</p> <p>2006 Tax Bill Amount: \$1,726</p> <p>Save Our Homes (SOH) Savings: \$1,725</p> <p>2006 Taxable Value: \$107,126</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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<p align="center"><b>EXTRA FEATURE</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Description</th> <th>Year Blt</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>POOL GUNITE</td> <td>2006</td> <td>490</td> <td>\$9,555</td> <td>\$9,800</td> </tr> <tr> <td>CUSTOM PATIO/TILE/MARBLE ETC</td> <td>2006</td> <td>1,000</td> <td>\$6,825</td> <td>\$7,000</td> </tr> </tbody> </table>										Description	Year Blt	Units	EXFT Value	Est. Cost New	POOL GUNITE	2006	490	\$9,555	\$9,800	CUSTOM PATIO/TILE/MARBLE ETC	2006	1,000	\$6,825	\$7,000													
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<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																					

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 22, 2007 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 4 REDBRIDGE AT CARILLON PB 47 PGS 21 THRU 23

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

### FINDINGS OF FACT

**Property Owner:** Brown Jeffery D & Pamela D  
3310 Sterling Lake Cir  
Oviedo FL 32765

**Project Name:** Sterling Lake Circle (3310)

**Requested Development Approval:**

Request for a side street (northeast) setback variance from 20 feet to 18 feet – 7 inches for a pool screen enclosure 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 screen enclosure as depicted on the attached site plan.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: \_\_\_\_\_  
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 \_\_\_\_\_, 2007.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires: