

A placard was not posted for item #11 therefore it must be continued to another public hearing.

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

**SUBJECT:** 1420 Oberlin Terrace – Albert Ford, applicant; Request for a rear yard setback variance from 10 feet to 5 feet for a proposed pool in PUD (Planned Unit Development District).

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

**AUTHORIZED BY:** Kathy Fall      **CONTACT:** Joy Williams      **EXT.** 7399

**Agenda Date** 7-23-07    **Regular**     **Consent**     **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **DENY** the request for a rear yard setback variance from 10 feet to 5 feet for a proposed pool in PUD (Planned Unit Development District); or
2. **APPROVE** the request for a rear yard setback variance from 10 feet to 5 feet for a proposed pool in PUD (Planned Unit Development District); or
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Albert Ford Location: 1420 Oberlin Terrace Zoning: PUD (Planned Unit Development District) Subdivision: Hampton Park
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct a pool that would encroach 5 feet into the required 10-foot rear yard setback.</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>	The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that: <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,</li> </ul>

	<p>structures or building in the same zoning district.</p> <ul style="list-style-type: none"><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>
<p><b>STAFF RECOMMENDATION</b></p>	<p>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:</p> <ul style="list-style-type: none"><li>• Any variance granted shall apply only to the pool 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>

**INDEX OF ATTACHMENTS**

*Items that are checked are included in the packet*

- Staff Report
- Application
- Applicant statement of request
- Proposed Site Plan
- Location map
- Property Appraiser data sheet
- PUD Commitment Card, *if applicable*

Support information:

- Proposed elevation drawings, renderings, floor plans, etc
- Aerials, *if warranted*
- Plat, *if warranted*
- Code Enforcement information
- Building Permit information
- Correspondence
- Authorization letter
- Supporting documentation
- Letters of support
- HOA approval letter
- Pictures provided by applicant
- Other miscellaneous documents
  
- Proposed Development Order

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

Application # BV 2007-44  
Meeting Date 6-25-07



**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: Albert E. Ford  
Address: 1420 Oberlin Terr. City: Lake Mary Zip code: 32746  
Project Address: 1420 Oberlin Terr. City: Lake Mary Zip code: 32746  
Contact number(s): 407-443-0092 (C) 407-268-3446 (O) 407-330-4321 (H)  
Email address: ae@orlandolawfirm.net

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 checked="" type="checkbox"/> Pool	Please describe: <u>12' (width) x 24' (Length) Kidney Shape</u>
<input type="checkbox"/> Pool screen enclosure	Please describe:
<input type="checkbox"/> Addition	Please describe:
<input type="checkbox"/> New Single Family Home	Please describe: <u>RECEIVED APR 11 2007</u>
<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 checked="" type="checkbox"/> Rear yard setback	Required setback:	<u>10</u>	Proposed setback:	<u>5</u>
<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:	
<input type="checkbox"/> Total number of variances requested <u>1</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: 4-11-07 Reviewed By: K. Fall  
 Tax parcel number: 21-20-30-512-0000-0060 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: \_\_\_\_\_  
 \_\_\_\_\_

**VARIANCE SUBMITTAL CHECKLIST**

*Please return this checklist with your application!*

*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.*

✓	1. Completed application.
	2. Owner's authorization letter (if needed). <i>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></i>
	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>
	o Please start with a clean survey (ex: white out old approval stamps)
✓	o Size and dimension of the parcel
	o Location and name of all abutting streets
✓	o Location of driveways
✓	o Location, size and type of any septic systems, drainfield and wells
✓	o Location of all easements
X	o Existing or proposed house <u>or</u> addition <i>(Label existing, label proposed, and include square footage and dimensions of each)</i>
✓	o Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
X	o Building height
✓	o Setbacks from each building to the property lines
✓	o Location of proposed fence(s)
X	o 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.

TRACT "A"

Pool Dimensions 12' x 24'  
Kidney  
Pool Depth 3'-5'

25' LANDSCAPE BUFFER

25.00'

FD. 1/2" shap  
I.R. # 3182

S89°53'51"E 3' 62.38' M.  
S89°46'08"E 63.00' P.

FD. 1/2"  
I.R. NO #

LOT 5

89.97' M.  
90.00' P.

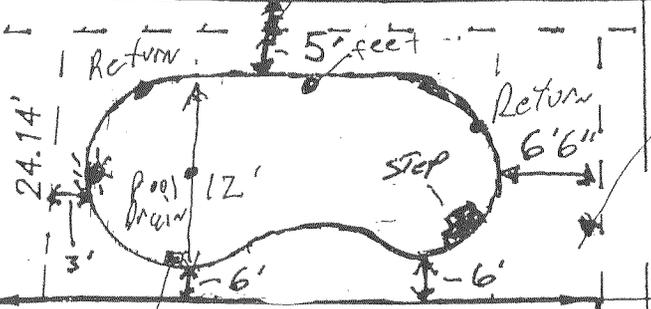
Filter  
CONC. WALL

N00°28'43"E  
N00°13'52"E

6.27'

62.96' M.  
3.00' P

FD. 5/8"



LOT 6

1 STORY  
SINGLE FAMILY  
RESIDENCE  
#1420

48.00' 24'

44.00'

20.00'

CONC. DRIVE

10' U.E.

Pool Length

20.58'

Concrete Deck

90.00' P.  
90.18' M.

8.74'

S00°13'52"W  
S00°13'32"W

5.73'

FD. 1/2"  
I.R. # 5958



PER PLAT

1"=30'

610.48 M.  
609.90 P.

Legal Description

Lot 6, HAMPTON PARK, according to the Plat thereof, as recorded in Plat Book 38, Pages 58-60, of the Public Records of Seminole County, Florida

Community Number: 120289 Panel: 0130  
 Suffix: E F.I.R.M. Date: 4/17/1995 Flood Zone: X  
 Field Work: 7/23/2003 Completed: 7/29/2003

Certified To:  
 Albert E. Ford III, American Pioneer Title Insurance Company; GreenPoint Mortgage, its successors and/or assigns.

Property Address:  
 1420 Oberlin Terrace  
 Lake Mary, Florida 32746

Survey Number: C-10244

Notes:

Accepted By:



BOUNDARY SURVEY

LESSOR	WOOD FENCE	Δ	CENTRAL ANGLE/DETA
	WIRE FENCE	□	DEED BOOK
FW	WELL	○	DESCRIPTION ON DEED
PC	PROPERTY CORNER	D/H	DRILL HOLE
SM	SITE BENCH MARK	DN	DRAINWAY
M	FIELD MEASURED	ESMT	EASEMENT
C	CALCULATED	L.M.E	LANDSCAPE MAINTENANCE EASEMENT
ELEV	ELEVATION	L.F.	LANDSCAPE FLOOR
ENCR	ENCROACHMENT	F.C.M.	FOUND CONCRETE MONUMENT
CONCR	CONCRETE	F.P.M.	FOUND PAVEMENT/PAVING WALL
PL	PROPERTY LINE	L.A.E.	LIMITED ACCESS EASEMENT
CONCR	CONCRETE MONUMENT	AW	AWKWARD
F.R.	FOUND IRON ROD	A.T.S.	NOT TO SCALE
F.P.P.	FOUND IRON PIPE	O.R.S.	OFFICIAL RECORDS
IRV	RIGHT OF WAY	O.R.B.	OFFICIAL RECORDED BODY
MAD	MAL 4 DUCT	P.C.P.	PERMANENT CONTROL POINT
DE	DRAINAGE EASEMENT	P.R.L.	PERMANENT REFERENCE MONUMENT
U.E.	UTILITY EASEMENT	PC	PAGE
FD	FOUND	POINT	POINT
P	PLAT	P.B.	PLAT BOOK
ASPH	ASPHALT	P.B.R.	POINT OF BEGINNING
OV	OVERHEAD LINES	P.O.C.	POINT OF COMMENCEMENT
PP	POWER POLE	P.O.L.	POINT ON LINE
TC	TANK CORNER	P.C.	POINT OF CURVATURE
GRV	GRASS RISER	P.C.C.	POINT OF COMPOUND CURVATURE
WM	WATER METER	P.N.C.	POINT OF NEAREST CURVE
TEL	TELEPHONE FACILITIES	PT	POINT OF TANGENCY
COV	COVERED AREA	R	RADIUS (RADIAL)
BR	BOUNDARY REFERENCE	ROLE	ROOF OVERHANG EASEMENT
CONC	CONCRETE	SJA	SET IRON ROD & CAP
RAD	RADIAL TO	SW	SWERDLY
MR	MOVING MARK	S.M.	TEMPORARY BENCH MARK
AC	ARCH CORNER	T.B.	TYPICAL
EM	EDGE OF MOWER	T.B.	TYPICAL
CB	CATCH BASIN	W.C.	WITNESS CORNER
CL	CALCULATED	E.O.W.	EDGE OF WATER
W	WELL	W.D.	WOOD DECK
CE	CONC BLOCK WALL TYP	10.50	EXISTING ELEVATION

GENERAL NOTES

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RELEVANT ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOUNDINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- NOT VALID WITHOUT THE SIGNATURE & ORIGINAL HANDED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED OTHERWISE SHOWN AND MEASURED UNLESS OTHERWISE NOTED.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.E. UNLESS OTHERWISE NOTED.
- BEARINGS REFERENCED TO LINE NOTED AS B.R.
- THIS SURVEY DEPICTED HERE FOR AS A CLOSED GEOMETRIC FIGURE.
- NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN.

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

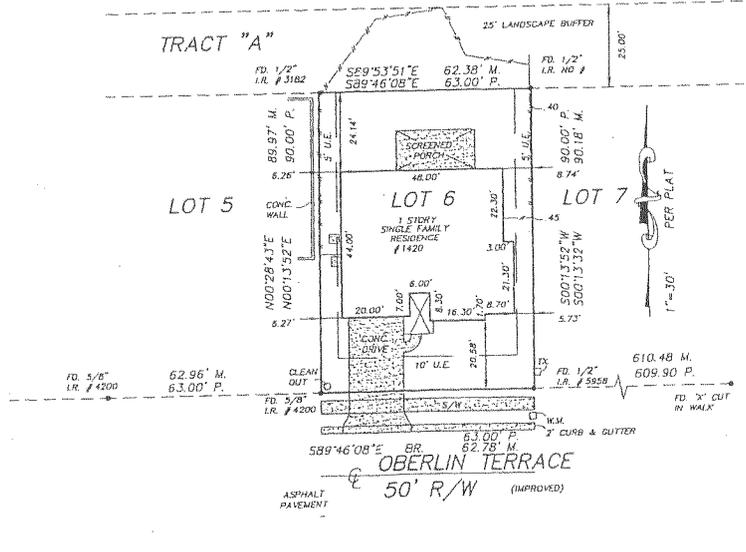
SIGNED: *R. L. Roberts* STATE OF FLORIDA  
 LAND SURVEYOR & MAPPER NO. 3144

SIGNED: *Carol Michael Smith* STATE OF FLORIDA  
 LAND SURVEYOR & MAPPER NO. 3787

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

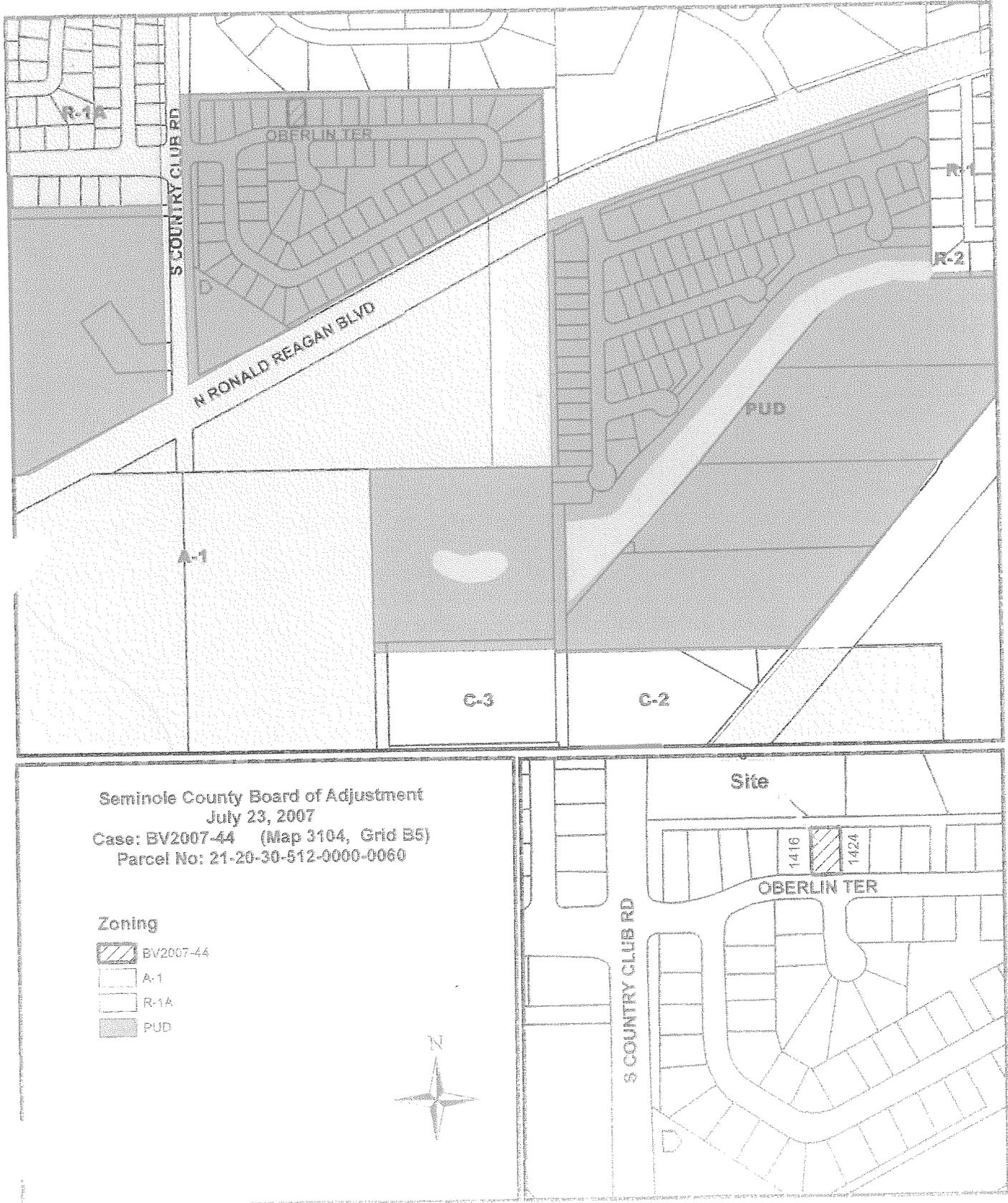
185 South Weber Park Drive  
 Suite 200  
 Gainesville, Florida 32607  
 (352) 377-3210 Fax (352) 977-1001

AND AFFILIATED COMPANIES  
 L.B. 5387



JOB NUMBER C10244

Albert Ford  
1420 Oberlin Terrace  
Lake Mary, Florida 32746



Seminole County Board of Adjustment  
July 23, 2007  
Case: BV2007-44 (Map 3104, Grid B5)  
Parcel No: 21-20-30-512-0000-0060

<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 407-665-7508</p>																																												
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 21-20-30-512-0000-0060</p> <p>Owner: FORD ALBERT E</p> <p>Mailing Address: 1420 OBERLIN TER</p> <p>City,State,ZipCode: LAKE MARY FL 32746</p> <p>Property Address: 1420 OBERLIN TER LAKE MARY 32746</p> <p>Subdivision Name: HAMPTON PARK</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 00-HOMESTEAD (2004)</p> <p>Dor: 01-SINGLE FAMILY</p>		<p style="text-align: center;"><b>2007 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$164,672</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$45,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$209,672</p> <p>Assessed Value (SOH): \$150,967</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$125,967</p> <p>Tax Estimator</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>08/2003</td> <td>04989</td> <td>1712</td> <td>\$173,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>07/1998</td> <td>03481</td> <td>1497</td> <td>\$122,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>06/1991</td> <td>02306</td> <td>1133</td> <td>\$25,000</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/1990</td> <td>02217</td> <td>1400</td> <td>\$468,000</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/1989</td> <td>02108</td> <td>0937</td> <td>\$116,900</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	08/2003	04989	1712	\$173,000	Improved	Yes	WARRANTY DEED	07/1998	03481	1497	\$122,000	Improved	Yes	WARRANTY DEED	06/1991	02306	1133	\$25,000	Vacant	Yes	WARRANTY DEED	08/1990	02217	1400	\$468,000	Vacant	No	WARRANTY DEED	08/1989	02108	0937	\$116,900	Vacant	No	<p style="text-align: center;"><b>2006 VALUE SUMMARY</b></p> <p>Tax Amount(without SOH): \$2,739</p> <p>2006 Tax Bill Amount: \$1,971</p> <p>Save Our Homes (SOH) Savings: \$768</p> <p>2006 Taxable Value: \$122,285</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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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>																																												

COMMISSION DISTRICT #:

GUI ZONED: PUD SEC: 21 TWP: 20 RNG: 30  
 PROJ. #

DEVELOPMENT: Hampton Park		DEVELOPER: A Wayne Rich	
LOCATION: NE corner of Country Club Road and C427		72 lots	
FILE#:	BA:	SP:	BCC: 3/24/87
P&Z:			
PB . 38	PG 58-60	Lot	Bik . Parcel DBA Comm Dist

DEVEL. ORDER #:	TAX PAR. I.D. #:
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<p><b>SIDEWALKS:</b> Construct a 5' sidewalk prior to Certificate of Occupancy of any units on C-15 and C-427</p> <p><b>ROAD TYPE:</b> (CURB &amp; GUTTER OR SWALE)</p> <p><b>COMMENTS OTHER:</b>                  *Intersection Improvements: Left and right turn lanes required at entrance.                  1) Pool and lighted tennis court is required prior to occupancy of the 6<sup>th</sup> unit. Please notify the Commitment Inspector when the 60<sup>th</sup> permit is issued.                  2) A brick wall is required along the south, east and west boundaries, east is to be a 6' brick wall, west and south are to be a 4' brick wall.                   Not flood prone.</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="4" style="text-align: center;">SETBACK REQUIREMENTS</th> </tr> <tr> <td>FY:</td> <td>20'</td> <td>SIDE ST.:</td> <td></td> </tr> <tr> <td>SY:</td> <td>6'</td> <td>RY:</td> <td>15'</td> </tr> <tr> <td colspan="4">MAIN STRUCTURE OTHER:</td> </tr> <tr> <td colspan="4" style="text-align: center;">ACCESSORY STRUCTURE SETBACKS:</td> </tr> <tr> <td>SY:</td> <td>6'</td> <td>RY:</td> <td>10'</td> </tr> <tr> <td colspan="4">ACCESSORY STRUCTURE OTHER:</td> </tr> </table>	SETBACK REQUIREMENTS				FY:	20'	SIDE ST.:		SY:	6'	RY:	15'	MAIN STRUCTURE OTHER:				ACCESSORY STRUCTURE SETBACKS:				SY:	6'	RY:	10'	ACCESSORY STRUCTURE OTHER:			
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	IMPACT FEES	
	SCREEN:	
	TRAFFIC ZONE:	14
	LAND USE:	3
	1. ROAD-CO. WIDE	V-0
	2. ROAD-COLL.	V-0
	3. LIBRARY	V-\$25.00
	4. FIRE	V-\$50.00
	5. PARK	C-\$25.00
	6. SCHOOL	C-\$300.00
	7. LAW	C-\$50.00
	8. DRAINAGE	
	TOTAL	
	REMARKS: Curb and gutter; sidewalks	

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 23, 2007 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 6  
HAMPTON PARK PB 38 PGS 58 - 60

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

### FINDINGS OF FACT

**Property Owner:** Albert Ford  
1420 Oberlin Ter  
Lake Mary, FL 32746

**Project Name:** Oberlin Terrace (1420)

#### **Requested Development Approval:**

Request for a rear yard setback variance from 10 feet to 5 feet for a proposed 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: Joy Williams, 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: \_\_\_\_\_  
Dori L. DeBord  
Planning & Development Director

**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: