

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

SUBJECT: 110 Nova Road – Christina & Terry Gentry, applicant; Request for 1) a minimum lot size variance from 43,560 square feet to 18,114 square feet & 2) lot width at the building line from 150 feet to 134 for a proposed single family home in A-1 (Agriculture District).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7433

Agenda Date 8/27/07 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **DENY** the request for 1) a minimum lot size variance from 43,560 square feet to 18,114 square feet & 2) lot width at the building line from 150 feet to 134 for a proposed single family home in A-1 (Agriculture District); or
2. **APPROVE** the request for 1) a minimum lot size variance from 43,560 square feet to 18,114 square feet & 2) lot width at the building line from 150 feet to 134 for a proposed single family home in A-1 (Agriculture District); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Location: Zoning: Subdivision:	Christina & Terry Gentry 110 Nova Road A-1 Wekiva Highlands
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant is requesting a variance on a lot that is deficient 25,446 square feet in size and 16 feet in width at the building line in the A-1 zoning district which requires a minimum lot size of 8,400 square feet. • There are currently no code enforcement or building violations for this property. • There was a lot size variance and lot width at the building line variance granted in 1985. The variances were not sufficient to deem the lot buildable. 	

STAFF FINDINGS	<p>The applicant has satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none">• 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. <i>The parcel is part of an unrecorded plat, Wekiva Highland which was created before subdivision regulations.</i>• Special conditions and circumstances did not result from the actions of the applicant. <i>The creation of the lot is not the result from an action taken by the applicant.</i>• The granting of the variances requested would not confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district. <i>Without the granting of the variance the applicant would be denied reasonable use of his property which has been established by other properties in the area which have the same lot size.</i>• The literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification. <i>Without the requested variances the lot could not be developed with a single family home which would deny the applicant rights that are enjoyed by other properties in the area.</i>• The variances requested are the minimum variances that will make possible reasonable use of the land, building or structure. <i>Reasonable use has been established by the development of vacant land in the surrounding area with single family homes. Without the requested variances the applicant could not develop the property with a single family home.</i>• The grant of the variances would be in harmony with the general intent of Chapter 30. <i>The requested variances would be in harmony with the character of the surrounding area in that the surrounding area is characterized by the existence of single family homes.</i>
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STAFF RECOMMENDATION	Based on the stated findings, staff recommends approval of the request based upon the following conditions of approval: <ul style="list-style-type: none">• Any variance granted shall apply only to the lot as depicted on the attached site plan; and• Any additional condition(s) deemed appropriate by the Board, based on information presented at the public hearing.
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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 # BU2007-93
Meeting Date 8-27-07



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: Christina & Terry Gentry
Address: 673 Eldron Ave City: Deltora Zip code: 32788
Project Address: 110 Nova Drive City: Sanford Zip code: 32771
Contact number(s): 407-592-8042 386-575-0704
Email address: Christinagg@juno.com

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

What type of structure is this request for?	
<input type="checkbox"/> Shed	Please describe:
<input type="checkbox"/> Fence	Please describe:
<input type="checkbox"/> Pool	Please describe:
<input type="checkbox"/> Pool screen enclosure	Please describe:
<input type="checkbox"/> Covered screen room	Please describe:
<input type="checkbox"/> Addition	Please describe:
<input checked="" type="checkbox"/> New Single Family Home	Please describe: <u>2 story, 2,198 sf living area</u>
<input type="checkbox"/> Other	Please describe:
<input type="checkbox"/> This request is for a structure that has already been built.	

RECEIVED JUL 02 2007

What type of variance is this request?				
<input checked="" type="checkbox"/> Minimum lot size	Required lot size:	<u>43,560</u>	Actual lot size:	<u>18,114</u>
<input checked="" type="checkbox"/> Width at the building line	Required lot width:	<u>150</u>	Actual lot width:	<u>134</u>
<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 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:	

Total number of variances requested 2

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: 7-2-07 Reviewed By: D. Gibbs
 Tax parcel number: 21-19-29-54M-0000-0080 Zoning/FLU A-1/SE
 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 http://www.seminolecountyfl.gov/pd/planning/forms.asp
	3. Provide a legible 8 1/2 x 11 inch site plan with the following information NOTE: Please use your property survey for your site plan, if available. See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan.
	<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 or 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.

PROPERTY AREA: 18,114.89 SF

120.50'

NOVA DRIVE
(DIRT ROAD)

DRAINAGE DITCH

DRAINAGE DITCH

125.70'

DRIVEWAY

REAR YARD
SETBACK

FRONT YARD
SETBACK

AIR CONDITION
CONDENSER WITH
4 FOOT HIGH
SCREEN WALL

ENTRANCE
SIDEWALK

PROPOSED 2
STORY HOUSE
2,198 SF
LIVING
AREA

40'-8"

12'-0"

8'-6"

60'-0"

37'-4"

8'-6"

28'-8"

31'-4"

EXTERIOR COVERED PORCH

FRONT YARD
SETBACK

SIDE YARD
SETBACK

10'-0"

45'-8"

PROPERTY LINE

148.69'

134.61'



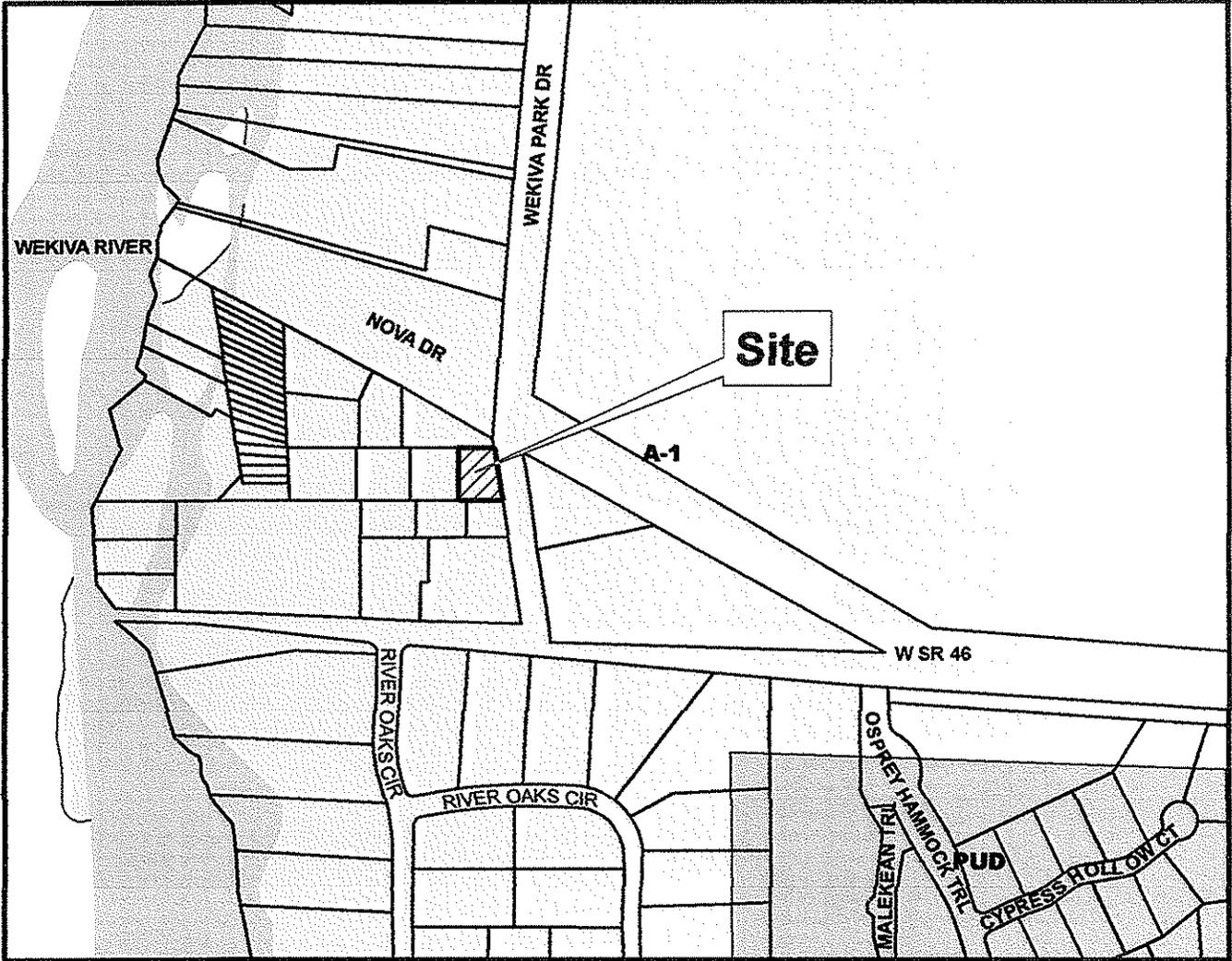
SITE PLAN

SCALE: 1" = 20'-0"

GENTRY RESIDENCE

110 NOVA DRIVE
SANFORD, FL. 32771

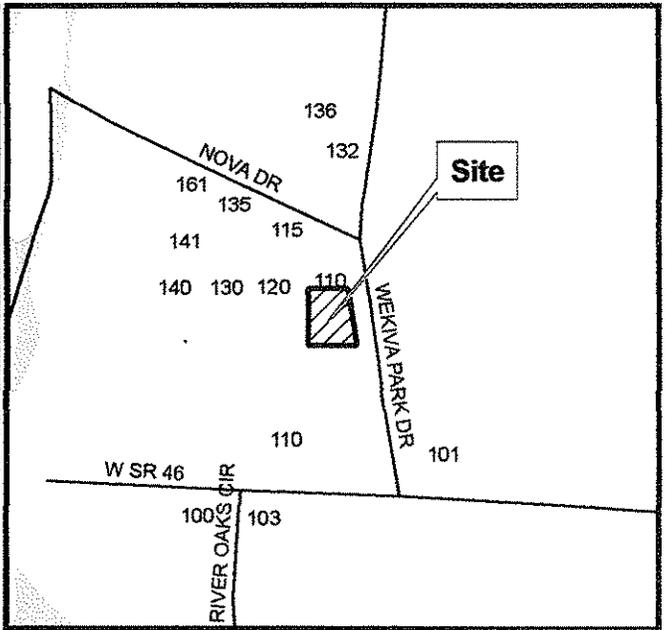
Christina & Terry Gentry
110 Nova Drive
Sanford, Florida 32771



Seminole County Board of Adjustment
August 27, 2007
Case: BV2007-83 (Map 2997, Grid E7)
Parcel No: 21-19-29-5UM-0000-0080

Zoning

-  BV2007-83
-  A-1
-  PUD



<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL.</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p>																																																			
<p align="center">GENERAL</p> <p>Parcel Id: 21-19-29-5UM-0000-0080</p> <p>Owner: GENTRY CHRISTINA & TERRY</p> <p>Mailing Address: 673 ELDRON AVE</p> <p>City,State,ZipCode: DELTONA FL 32738</p> <p>Property Address: 110 NOVA DR SANFORD 32771</p> <p>Subdivision Name: WEKIVA HIGHLANDS</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p>Dor: 07-MISCELLANEOUS RESIDE</p>		<p>2007 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 0</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$192</p> <p>Land Value (Market): \$60,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$60,192</p> <p>Assessed Value (SOH): \$60,192</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$60,192</p> <p>Tax Estimator</p>																																																	
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DR012 02 DEVELOPMENT HISTORY DISPLAY 6/28/07 13:33:29

FILE #: BA(8-19-85)-80V APPL: MCKENDRICK, NORMA J.

SEC: 21 TWP: 19 RNG: 29 SUF: PL BK: PB PG: BLOCK #:

DEVELOPMENT NAME: VARIANCE - NORMA J. MCKENDRICK

: W SIDE OF WEKIVA PARK DRIVE, N OF SR-46.

PARC #1: 8 #2: #3: #4: #5: #6: #7:

PARC #1: #2: #3: #4: #5: #6: #7:

REQUEST DESCRIPTION:

LOT SIZE VARIANCE FROM 43,560 SQ FT TO 18,883 SQ FT AND LOT WIDTH

VARIANCE FROM 150 FT TO 148.51 SQ FT IN AN A-1

ACTION: APPROVED

DATE: 081985

REMARKS:

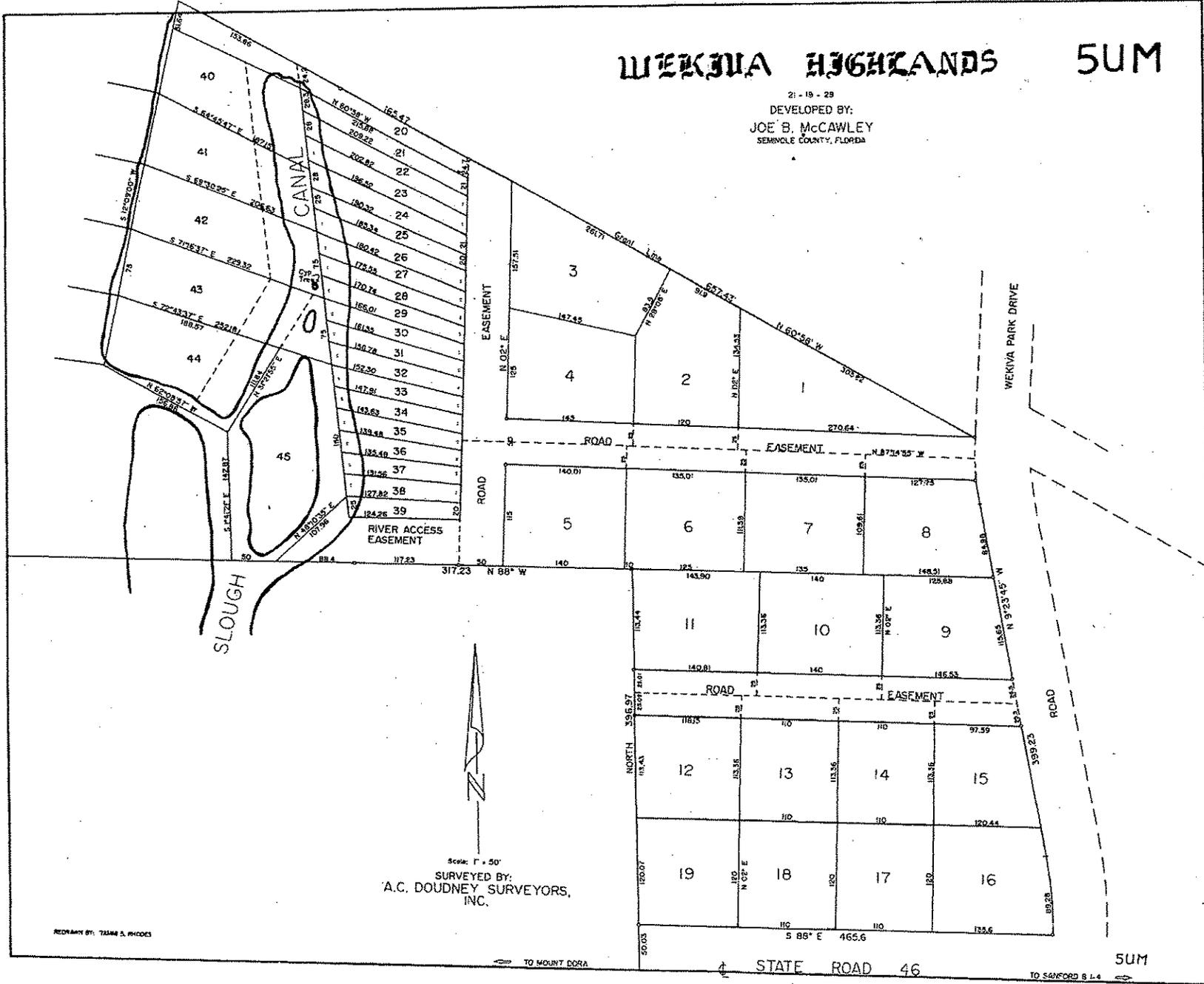
UNRECORDED PLAT OF WEKIVA HIGHLANDS

CMD 1 - End Job CMD 2 - Go to Search Prompt HELP - SCREEN AID

WEEKIVA HIGHLANDS

SUM

21 - 19 - 29
DEVELOPED BY:
JOE B. McCAWLEY
SEMINOLE COUNTY, FLORIDA



Scale: 1" = 50'
SURVEYED BY:
A.C. DOUDNEY SURVEYORS,
INC.

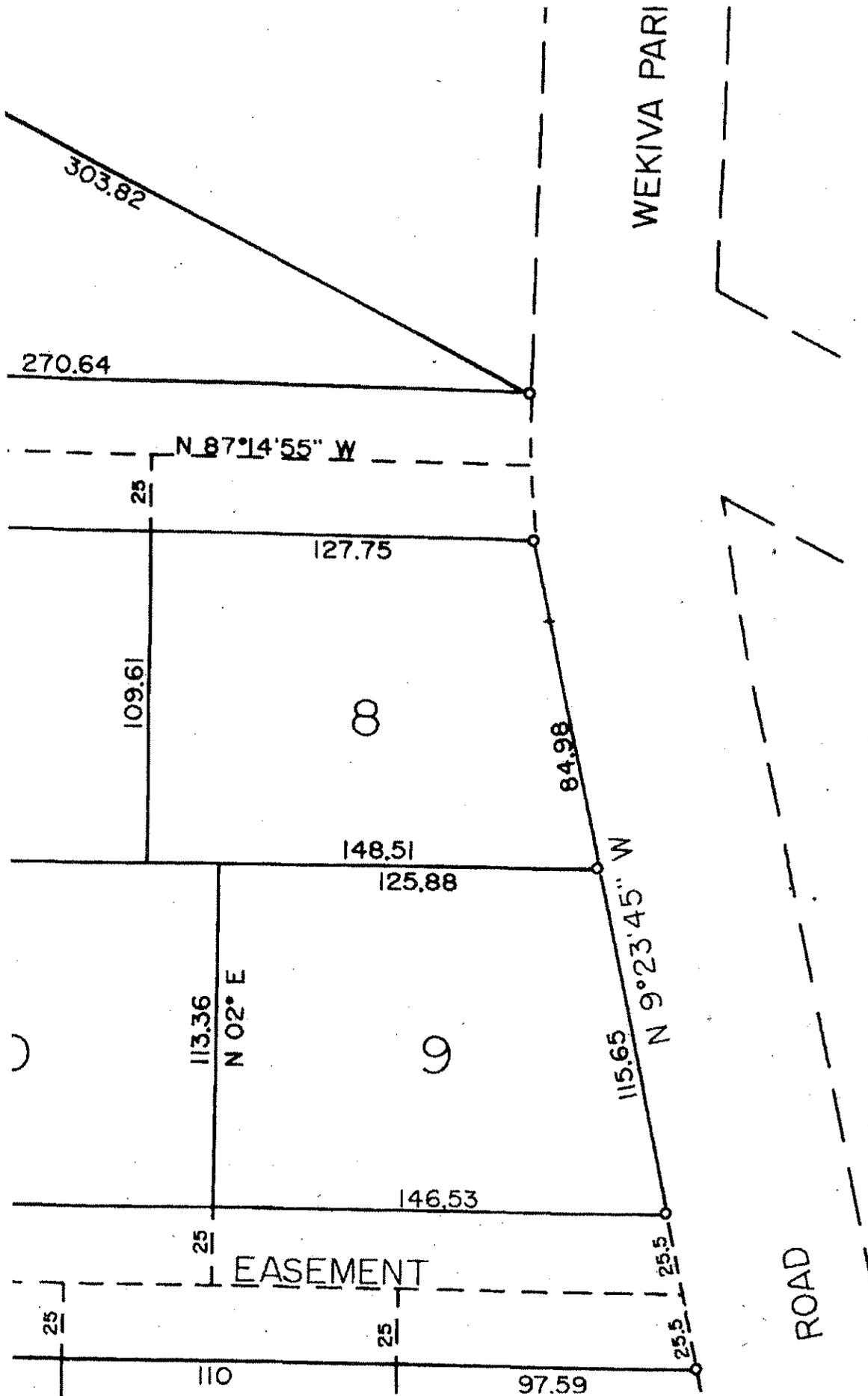
REDRAWN BY: TAMM A. PHOENIX

TO MOUNT DORA

STATE ROAD 46

TO SANFORD B.L.4

SUM



55
56
57
58
59
60

ORLANDO FLA 32805	UNRECORDED PLAT OF WEKIVA HIGHLANDS			WEX NEX TOT	1000 1000			
HIMPHREY CURTIS + SUSIE J 4708 W. Concord Ave. Orlando, Fla. 32804	21 19 29 5UM 0000 0060 LOT 6 UNRECORDED PLAT OF WEKIVA HIGHLANDS			W/D WEX NEX TOT	1160 1160	01	07	80
MC CUY RICHARD W + EUELLA 20161 NW 15TH AVE MIAMI FLA	21 19 29 5UM 0000 0070 LOT 7 UNRECORDED PLAT OF WEKIVA HIGHLANDS			W/D WEX NEX TOT	1200 1200	01	07	81
MC CUY RICHARD W & EUELLA	21 19 29 5UM 0000 0080 LOT 8 UNRECORDED PLAT OF WEKIVA HIGHLANDS			W/D WEX NEX TOT	970 970	01	07	82
SHIELDS CHARLES H + JOYCE R	21 19 29 5UM 0000 0090 LOTS 9 + 10 UNRECORDED PLAT OF WEKIVA HIGHLANDS			W/D WEX NEX TOT	2380 2000 6500	01	07	83
SHIELDS CHARLES H + JOYCE R	21 19 29 5UM 0000 0110 LOT 11 UNRECORDED PLAT OF WEKIVA HIGHLANDS			W/D WEX NEX TOT	1250 1250	01	07	84
REYNOLDS CARL + ELIZABETH RT 1 BOX 162E SANFORD FLA	21 19 29 5UM 0000 0120 LOTS 12 13 + 19 UNRECORDED PLAT OF WEKIVA HIGHLANDS	HX P*		W/D WEX NEX TOT	4400 4000 400 3000	01	07	85

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1488 407-665-7506</p>																																												
<p align="center">GENERAL</p> <p>Parcel Id: 21-19-29-5UM-0000-0070</p> <p>Owner: WENGER SCOTT L &</p> <p>Own/Addr: CORTEZ SHANLEY R</p> <p>Mailing Address: 135 SUNBELT CIR</p> <p>City,State,ZipCode: SANFORD FL 32771</p> <p>Property Address: 120 NOVA DR SANFORD 32771</p> <p>Subdivision Name: WEKIVA HIGHLANDS</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p>Dor: 00-VACANT RESIDENTIAL</p>		<p align="center">2007 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 0</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$60,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$60,000</p> <p>Assessed Value (SOH): \$60,000</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$60,000</p> <p align="right">Tax Estimator</p>																																										
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<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-865-7506</p>																																																										
<p align="center">GENERAL</p> <p>Parcel Id: 21-19-29-5UM-0000-0060 Owner: CARSWELL MARTHA Mailing Address: 130 NOVA DR City,State,ZipCode: SANFORD FL 32771 Property Address: 130 NOVA DR SANFORD 32771 Subdivision Name: WEKIVA HIGHLANDS Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD (2000) Dor: 01-SINGLE FAMILY</p>		<p>2007 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$174,357 Depreciated EXFT Value: \$1,600 Land Value (Market): \$60,000 Land Value Ag: \$0 Just/Market Value: \$235,957 Assessed Value (SOH): \$109,372 Exempt Value: \$25,000 Taxable Value: \$84,372</p> <p align="center">Tax Estimator Tax Reform Analysis</p>																																																								
<p align="center">SALES</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>06/1997</td> <td>03259</td> <td>0498</td> <td>\$23,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1994</td> <td>02863</td> <td>1337</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1994</td> <td>02863</td> <td>1335</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1994</td> <td>02863</td> <td>1333</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1994</td> <td>02863</td> <td>1331</td> <td>\$16,500</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>PROBATE RECORDS</td> <td>11/1990</td> <td>02240</td> <td>0934</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>01/1974</td> <td>01018</td> <td>1772</td> <td>\$100</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	06/1997	03259	0498	\$23,000	Improved	No	WARRANTY DEED	12/1994	02863	1337	\$100	Vacant	No	WARRANTY DEED	12/1994	02863	1335	\$100	Vacant	No	WARRANTY DEED	12/1994	02863	1333	\$100	Vacant	No	WARRANTY DEED	12/1994	02863	1331	\$16,500	Vacant	No	PROBATE RECORDS	11/1990	02240	0934	\$100	Vacant	No	QUIT CLAIM DEED	01/1974	01018	1772	\$100	Vacant	No	<p align="center">2006 VALUE SUMMARY</p> <p>Tax Amount(without SOH): \$2,985 2006 Tax Bill Amount: \$1,317 Save Our Homes (SOH) Savings: \$1,668 2006 Taxable Value: \$81,704</p> <p align="center">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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LOT RESEARCH REQUEST

Building & Fire Inspection Division; Seminole County's Planning & Development Department 1101 E. First Street, Sanford, FL 32771 Phone: (407)665-7050 Fax: (407)665-7047		Permit # Application	05-19573
APPLICANT NAME:	Marcus and Dawn Goss	Date:	11/14/05
Billing Address:	1057 Blackwood St., Altamonte Springs, FL 32701	Phone:	407.767.5677
		Fax:	407.831.7243

Parcel ID:	21 19 29 5UM 0000 0090	Email:	dawngoss@msn.com
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NOTE: There is a **\$50.00 fee** for platted lot research. There is a **\$110.00 fee** for unplatted lot research. Please complete the above information, and submit a check or money order payable to Seminole County.

DO NOT FILL OUT ANY FURTHER - BELOW FOR OFFICE USE ONLY

Platted: PB	PG	Plat Name:	
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5-acre parcel or Unrecorded Plat Name:	WEKIVA HIGHLANDS
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ZONING REVIEW	Date sent:	11/14/05
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Zoning District:	A-1	Is parcel a parcel/lot of record prior to 7/28/70?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Minimum lot size:	1 ACRE	Does the parcel/lot meet the minimum lot size and width requirements for the zoning district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Minimum width at building line:	150'	If less than 5 acres in size, does the parcel/lot have frontage on a public road Right-of-Way?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Are there existing structures on the property	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Comments: Lot does not meet the minimum lot size requirement of 1 acre. It is approximately 14,200 sq ft. This parcel was combined with lot 10 on the 1971 Tax Roll. See Development Review's Review.

Reviewed by: Diane Vasquez	Date:	12/05/05
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DEVELOPMENT REVIEW DEPARTMENT REVIEW	Date sent:	
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Property appears to meet the basic requirements to be officialized via:	Lot Split <input type="checkbox"/>	Minor Plat <input type="checkbox"/>	This parcel is an illegal lot split.	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Was property subdivided via Plat Waiver or Lot Split process?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Comments: When lot 10 was sold in 1993, it did not meet the zoning regulations at that time. All three lots, 9, 10, & 11 do not meet current zoning regulations. The lot was not legally split. dv per dg.

Reviewed by:	Date:	12/06/05
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FLOOD PRONE REVIEW	Date sent:	
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Is the property flood prone?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Flood Zone:	BFE:	Community #	120289	Panel #:	
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Comments:

Reviewed by:	Date:	
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WETLAND REVIEW	Date sent:	12/05/05
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Any wetlands or protection areas on the property?	<input type="checkbox"/> Yes <input type="checkbox"/> No	In WRPA?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Comments: According to the County's wetland maps, wetlands are possibly located in the property. Prior to a building permit being issued, a wetland determination may be required to be identified, and then verified by the Florida Department of Environmental Protection (FDEP). Any wetland impacts will require a state permit. Contact Jim Carr and/or Jim Lee of FDEP at (407) 893-3311 concerning state permit requirements. It is the county's requirement to minimize impacts to wetlands which can be demonstrated in the placement of proposed permanent structures, such as a house and driveway. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make a jurisdictional wetlands determination.*** The county wetland maps can be viewed at: http://gis_arc.co.seminole.fl.us/website/info/viewer.htm

NOTE: Listed species are plant or animal species that are protected by Federal and/or State laws. These include Endangered, Threatened, and Species of Special Concern. When impacts to listed species are unavoidable, permits are required from the Florida Fish and Wildlife Conservation Commission prior to issuance of County permits. You may contact the FFWCC Listed Species Permitting office at (352)732-1225 concerning state permit requirements.

Reviewed by: Wendy Meyer	Date:	12/6/05
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WATER AND SEWER REVIEW	Date sent:	12/05/05
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Is property on County/City water?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Is property on County/City sewer?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Is property on well/septic?*	<input checked="" type="checkbox"/> Yes*
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*If on well/septic, lot must meet minimum lot required by the Seminole County Health Dept.					
*Please call (407)665-3600 for further information.					
Comments:					
Reviewed by: Alan Willis				Date: 12/08/05	
Applicant has been notified by:					
	<input type="checkbox"/> Phone	<input type="checkbox"/> Fax	<input checked="" type="checkbox"/> Mail	<input checked="" type="checkbox"/> Email	Date: 12/13/05
NOTE: This research is based on the best available data and does not guarantee that a permit will be issued; therefore, does not create a liability on the part of the County, or any officer or employee thereof, for any damage that results from reliance on this determination. In addition to above references, property shall comply with all applicable federal, state and local rules and regulations.					

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On August 27, 2007 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 21 TWP 19S RGE 29E LOT 8 UNRECORDED PLAT OF WEKIVA HIGHLANDS

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

FINDINGS OF FACT

Property Owner: Christina & Terry Gentry
673 Eldron Avenue
Deltona, Fl. 32738

Project Name: 110 Nova Road

Requested Development Approval:

Request the request for 1) a minimum lot size variance from 43,560 square feet to 18,114 square feet & 2) lot width at the building line from 150 feet to 134 for a proposed single family home in A-1 (Agriculture 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: Kathy Fall, Principal 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 lot 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: