

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

SUBJECT: 169 Clyde Avenue – George & Angela Toole, applicants; Request for a side street setback variance from 25 feet to 12-feet-8-inches for an existing wood privacy fence in R-1A (Single Family Dwelling District).

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

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

Agenda Date 9/24/07 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **DENY** the request for a side street setback variance from 25 feet to 12-feet-8-inches for an existing wood privacy fence in R-1A (Single Family Dwelling District); or
2. **APPROVE** the request for a side street setback variance from 25 feet to 12-feet-8-inches for an existing wood privacy fence in R-1A (Single Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

| | |
|-----------------------------|--|
| GENERAL INFORMATION | Applicant: George & Angela Toole Location: 169 Clyde Avenue Zoning: R-1A (Single Family Dwelling District) Subdivision: Country Club Heights Unit 1 |
| BACKGROUND / REQUEST | <ul style="list-style-type: none"> • The applicant is requesting a variance for an existing wood privacy fence that is encroaching 12-feet-4-inches into the required 25-foot side yard setback. • In June of 2007, while repairing the existing fence, the applicants received a notice of violation for the unpermitted construction of the fence. • There is no record of prior variances for this property. |
| STAFF FINDINGS | The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that: <ul style="list-style-type: none"> • No special conditions or circumstances exist, which |

| | |
|--|---|
| | <p>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.</p> <ul style="list-style-type: none">• Special conditions and circumstances result from the actions of the applicant.• 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.• 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.• The variance requested is not the minimum variance that will make possible reasonable use of the land, building or structure.• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance. <p><i>The applicant could reposition the fence to comply with the required setback.</i></p> <ul style="list-style-type: none">• The grant of the variance would not be in harmony with the general intent of Chapter 30. |
| <p>STAFF RECOMMENDATION</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">• Any variance granted shall apply only to the fence 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. |

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

F.A.

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

COPY

Application # BV2007-103
Meeting Date 9-24-07



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: George Toole JR + Angela M. Toole
Address: 169 Clyde Ave City: Longwood Zip code: 32750
Project Address: 169 Clyde Ave City: Longwood Zip code: 32750
Contact number(s): 407-383-2555 (cell) 407-321-5117 (home)
Email address: a.toole@cfl.rr.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 checked="" type="checkbox"/> Fence | Please describe: <u>Wood</u> |
| <input type="checkbox"/> Pool | Please describe: |
| <input type="checkbox"/> Pool screen enclosure | Please describe: |
| <input type="checkbox"/> Addition | Please describe: |
| <input type="checkbox"/> New Single Family Home | Please describe: |
| <input type="checkbox"/> Other | Please describe: |
| <input checked="" type="checkbox"/> This request is for a structure that has already been built. <u>1981</u> | |

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| 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>25'</u> | Proposed setback: <u>12ft. 8inches</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 <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: George Toole Angela M. Toole

FOR OFFICE USE ONLY

Date Submitted: 8-1-07

Reviewed By: P. Johnson

Tax parcel number: 21-20-30-601-0000-0350 Zoning/FLU R-1A/MOR

- 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: _____

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Seminole County Planning Division

Variance Application – Fence - Side Street Setback

Code Violation (Case # 07-317)

To Whom It May Concern

Project Address: 169 Clyde Avenue
 Longwood, Florida
 Country Club Heights Subdivision

We received a code violation when we were making repairs to our shed because we did not have a permit. Upon trying to obtain a permit we were advised to remove our shed by the building department because of its location. We have subsequently taken the shed down.

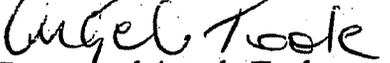
We were also given a code violation because the inspector said that we were installing a fence. Our fence has been up since 1981. We have made repairs to the fence due to hurricane damage but we have not installed a fence since the fence was put up in 1981.

I was told by the building department to speak with the traffic department to see if there was a sight obstruction. I spoke with Mr. Mark Bevis, of the Seminole County Traffic Engineering and per his review of the attached photo; our fence does not create a sight obstruction for vehicular traffic at this intersection. He advised that he could be reached at 407-665-5685 if you had any questions or needed any additional information.

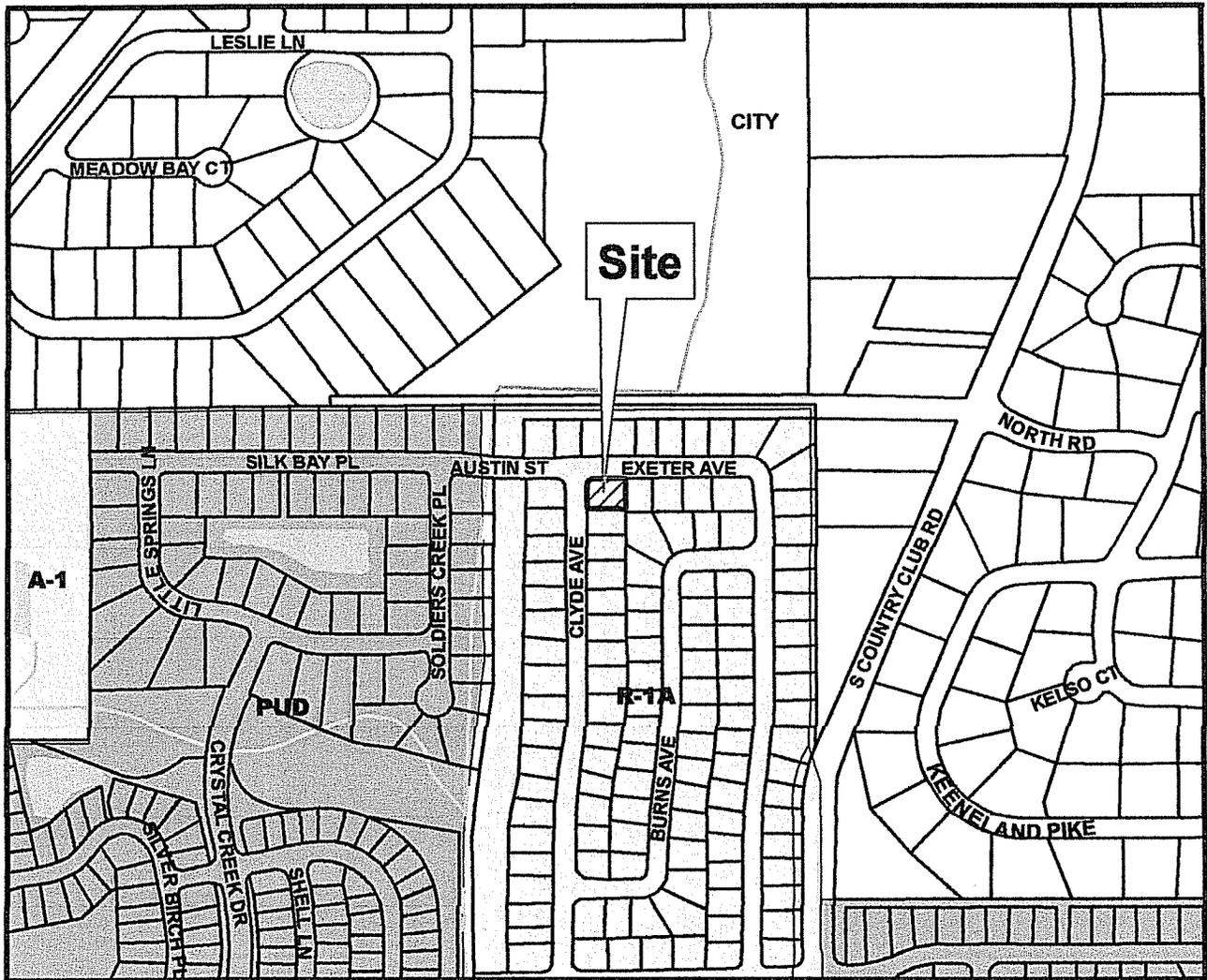
We have also enclosed photos of several other homes in our neighborhood whose fences sit in the same position as ours if not further out. We are curious as to why these fences are legal and ours is not.

We are respectfully requesting a variance so that we do not have to move our fence.

Regards,



George and Angela Toole

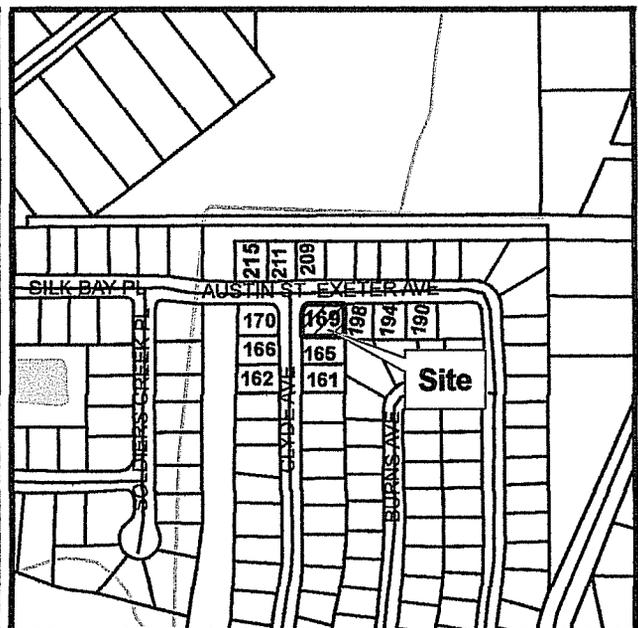
George & Angela Toole
169 Clyde Avenue
Longwood, Florida 32750



Seminole County Board of Adjustment
September 24, 2007
Case: BV2007-103 (Map 3104, Grid A4)
Parcel No: 21-20-30-501-0C00-0350

Zoning

-  BV207-103
-  A-1
-  R-1A
-  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 407-665-7506</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---------------|---|------------------|--------------------------|------------|------------|------------------|--------------------|---------------|-------------|----------|----------|------------|--|-----------|---------------|----------|-----------|---------------|-----------|---------------|------|--|-------|-------|-------|------------------|-----------|-----------|--|--|--|------------------|--------------------------|--|--|--|--|--|--|--|--|------------------|--------------------------|--|--|--|--|--|--|--|--|------------------|-----------------------|--|--|--|--|--|--|--|--|------------------|--------------------------|--|--|--|--|--|
| <p style="text-align: center;">GENERAL</p> <p>Parcel Id: 21-20-30-501-0C00-0350</p> <p>Owner: TOOLE GEORGE JR P ANGELA</p> <p>Mailing Address: 169 CLYDE AVE</p> <p>City,State,ZipCode: LONGWOOD FL 32750</p> <p>Property Address: 169 CLYDE AVE N LONGWOOD 32750</p> <p>Subdivision Name: COUNTRY CLUB HEIGHTS UNIT 1</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 00-HOMESTEAD (1994)</p> <p>Dor: 01-SINGLE FAMILY</p> | | <p>2007 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$192,594</p> <p>Depreciated EXFT Value: \$600</p> <p>Land Value (Market): \$27,880</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$221,074</p> <p>Assessed Value (SOH): \$80,416</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$55,416</p> <p>Tax Estimator</p> <p>Tax Reform Analysis</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p style="text-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>12/1980</td> <td>01310</td> <td>0405</td> <td>\$53,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>07/1979</td> <td>01237</td> <td>1530</td> <td>\$100,000</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Find Comparable Sales within this Subdivision</u></p> | | Deed | Date | Book | Page | Amount | Vac/Imp | Qualified | WARRANTY DEED | 12/1980 | 01310 | 0405 | \$53,000 | Improved | No | WARRANTY DEED | 07/1979 | 01237 | 1530 | \$100,000 | Vacant | No | <p>2006 VALUE SUMMARY</p> <p>Tax Amount(without SOH): \$2,948</p> <p>2006 Tax Bill Amount: \$861</p> <p>Save Our Homes (SOH) Savings: \$2,087</p> <p>2006 Taxable Value: \$53,455</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Deed | Date | Book | Page | Amount | Vac/Imp | Qualified | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 12/1980 | 01310 | 0405 | \$53,000 | Improved | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 07/1979 | 01237 | 1530 | \$100,000 | Vacant | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p style="text-align: center;">LAND</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>FRONT FOOT & DEPTH</td> <td>85</td> <td>100</td> <td>.000</td> <td>400.00</td> <td>\$27,880</td> </tr> </tbody> </table> | | Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | FRONT FOOT & DEPTH | 85 | 100 | .000 | 400.00 | \$27,880 | <p style="text-align: center;">LEGAL DESCRIPTION</p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LEG LOT 35 BLK C COUNTRY CLUB HEIGHTS UNIT 1 PB 13 PG 98</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FRONT FOOT & DEPTH | 85 | 100 | .000 | 400.00 | \$27,880 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p style="text-align: center;">BUILDING INFORMATION</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Bld Num</th> <th>Bld Type</th> <th>Year Blt</th> <th>Fixtures</th> <th>Base SF</th> <th>Gross SF</th> <th>Living SF</th> <th>Ext Wall</th> <th>Bld Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SINGLE FAMILY</td> <td>1980</td> <td>6</td> <td>1,276</td> <td>2,350</td> <td>1,776</td> <td>CB/STUCCO FINISH</td> <td>\$192,594</td> <td>\$216,398</td> </tr> <tr> <td colspan="3"></td> <td>Appendage / Sqft</td> <td colspan="6">BASE SEMI FINISHED / 290</td> </tr> <tr> <td colspan="3"></td> <td>Appendage / Sqft</td> <td colspan="6">OPEN PORCH FINISHED / 94</td> </tr> <tr> <td colspan="3"></td> <td>Appendage / Sqft</td> <td colspan="6">GARAGE FINISHED / 480</td> </tr> <tr> <td colspan="3"></td> <td>Appendage / Sqft</td> <td colspan="6">BASE SEMI FINISHED / 210</td> </tr> </tbody> </table> <p>NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</p> <p>Permits</p> | | | | | | | | | | Bld Num | Bld Type | Year Blt | Fixtures | Base SF | Gross SF | Living SF | Ext Wall | Bld Value | Est. Cost New | 1 | SINGLE FAMILY | 1980 | 6 | 1,276 | 2,350 | 1,776 | CB/STUCCO FINISH | \$192,594 | \$216,398 | | | | Appendage / Sqft | BASE SEMI FINISHED / 290 | | | | | | | | | Appendage / Sqft | OPEN PORCH FINISHED / 94 | | | | | | | | | Appendage / Sqft | GARAGE FINISHED / 480 | | | | | | | | | Appendage / Sqft | BASE SEMI FINISHED / 210 | | | | | |
| Bld Num | Bld Type | Year Blt | Fixtures | Base SF | Gross SF | Living SF | Ext Wall | Bld Value | Est. Cost New | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | SINGLE FAMILY | 1980 | 6 | 1,276 | 2,350 | 1,776 | CB/STUCCO FINISH | \$192,594 | \$216,398 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Appendage / Sqft | BASE SEMI FINISHED / 290 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Appendage / Sqft | OPEN PORCH FINISHED / 94 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Appendage / Sqft | GARAGE FINISHED / 480 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Appendage / Sqft | BASE SEMI FINISHED / 210 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p style="text-align: center;">EXTRA FEATURE</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>FIREPLACE</td> <td>1980</td> <td>1</td> <td>\$600</td> <td>\$1,500</td> </tr> </tbody> </table> | | | | | | | | | | Description | Year Blt | Units | EXFT Value | Est. Cost New | FIREPLACE | 1980 | 1 | \$600 | \$1,500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Description | Year Blt | Units | EXFT Value | Est. Cost New | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FIREPLACE | 1980 | 1 | \$600 | \$1,500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <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> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

NOTICE OF CODE VIOLATION

LOCATION OF VIOLATION: 169 CLYDE AVE

9907

IN ACCORDANCE WITH SEMINOLE COUNTY CODES YOU ARE HEREBY NOTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS IN VIOLATION OF THE FLORIDA BUILDING CODE CHAPTER ONE, SECTION 105.1, PERMITS REQUIRED.

BUILDING
ZONING

DESCRIPTION OF VIOLATION:

Constructing a shed type structure and installed a wood privacy fence without permits.

GEORGE
TOOLE

PAVLO BUILDING DEPT.

VARIANCE
D PAUL
26 YEARS ONSITE.

C 407-383-2555
H 407-321-5117

CORRECTIVE ACTIONS:

**** OBTAIN REQUIRED PERMITS FOR ALL WORK THAT IS BEING DONE. ****

THE ABOVE CORRECTIVE ACTIONS MUST BE TAKEN BY: 7-3-07

FAILURE TO CORRECT THE ABOVE VIOLATION WILL RESULT IN THE MATTER BEING TURNED OVER TO THE CODE ENFORCEMENT BOARD FOR FURTHER ACTION. THE CODE ENFORCEMENT BOARD HAS AUTHORITY TO LEVY FINES UP TO \$250.00 A DAY FOR EVERY DAY THE VIOLATION EXISTS.

IF CHECKED, A LICENSE REVOCATION HEARING WILL BE SCHEDULED FOR APPLICABLE CONTRACTOR VIOLATIONS



For further information contact:

**Building and Fire Inspection Division
Seminole County Services Building
1101 East First Street, Room 1020
Sanford, FL 32771
PHONE: (407) 665-7338 OR (407) 665-7423**

**DATE: 6-19-07
CASE NO: 07-317**

**INSPECTOR: Jason Rucker, (407) 665-7465
Cell Number, (407) 463-7638**

Bevis, Mark

From: Bevis, Mark
Sent: Tuesday, July 10, 2007 10:36 AM
To: Leach, Lynda
Cc: Barrington, Melonie
Subject: 169 Clyde Avenue

Attachments: P0002325.JPG

Lynda:



P0002325.JPG (531 KB)

Mr. George Toole
169 Clyde Avenue
Longwood , FL 32750
Phone: (407) 321-5117
Cell (407) 383-2555

As discussed, Mr. Toole stopped in the Office yesterday afternoon to discuss a Code Violation (Case # 07-317) that he was issued on 6/19/2007.

Mr. Toole advised that he needed our review and written response regarding intersection sight distance as it relates to the existing wood privacy fence on his property.

Per my review and the attached photo, this fence does not create a sight obstruction for vehicular traffic at this intersection.

If you have any questions or need any additional information, please give me a call at (407) 665-5685.

Respectfully,

Mark Bevis
Seminole County Traffic Engineering
140 Bush Loop
Sanford, Florida 32773
Phone 407-665-5685
FAX 407-665-5623

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On September 24th, 2007, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 35 BLK C
COUNTRY CLUB HIEGHTS UNIT 1 PB 13 PG 98

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

FINDINGS OF FACT

Property Owner: George & Angela Toole
169 Clyde Avenue
Longwood, FL 32750

Project Name: Clyde Avenue (169)

Requested Development Approval:

Request for a side street setback variance from 25 feet to 12-feet-8-inches for an existing wood privacy fence in R-1A (Single Family Dwelling 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 fence 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: