

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** 1751 Missouri Avenue – Mike Futrell, Futrell Aquatic Systems, Inc., applicant; Request for 1) a rear yard setback variance from 18 feet to 14 feet for a proposed pool and 2) a rear yard setback variance from 14 feet to 11 feet for a proposed pool screen enclosure in R-1AA (Single Family Dwelling District).

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

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

**Agenda Date** 10/22/07 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **DENY** the request for 1) a rear yard setback variance from 18 feet to 14 feet for a proposed pool and 2) a rear yard setback variance from 14 feet to 11 feet for a proposed pool screen enclosure in R-1AA (Single Family Dwelling District); or
2. **APPROVE** the request for 1) a rear yard setback variance from 18 feet to 14 feet for a proposed pool and 2) a rear yard setback variance from 14 feet to 11 feet for a proposed pool screen enclosure in R-1AA (Single Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

|                             |   |   |
|-----------------------------|---|---|
| <b>GENERAL INFORMATION</b>  | Applicant:<br>Applicant:<br>Location:<br>Zoning:<br>Subdivision:  | Mike Futrell, Futrell Aquatic Systems, Inc.<br>Gerhard J.W. & Karen Munster<br>1751 Missouri Avenue<br>R-1AA (Single Family Dwelling District)<br>St. Johns River Estates |
| <b>BACKGROUND / REQUEST</b> | <ul style="list-style-type: none"> <li>• On October 22, 2007 rear yard variances were granted for this pool and screen enclosure. Because of errors in the application the requested variances were not sufficient for the proposed project.</li> <li>• The applicant proposes to construct a 10 foot by 22 foot</li> </ul> |   |

|                                    |  |
|------------------------------------|--|
|                                    | <p>pool that will encroach 4 feet into the granted 18-foot waterfront rear yard setback. The pool screen enclosure will encroach 3 feet into the granted 14-foot waterfront rear yard setback.</p> <ul style="list-style-type: none"> <li>• In 2001 a lot area and width variance was granted.</li> <li>• There are currently no code enforcement or building violations for this property.</li> </ul>   |
| <p><b>STAFF FINDINGS</b></p>       | <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> |
| <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 and 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>   |

**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 2007-151  
Meeting Date 12-3-07



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

**COPY**

RECEIVED NOV 05 2007

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

Name: Mike Futrell (Futrell Aquatic Systems Inc.)  
Address: 1751 Missouri Ave City: Sanford Zip code: \_\_\_\_\_  
Project Address: 1751 Missouri Ave City: Sanford Zip code: \_\_\_\_\_  
Contact number(s): 407-466-1184 - 407-321-3777  
Email address: Futrell Aquatic Systems at Embargmail.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 checked="" type="checkbox"/> Pool  | Please describe: <u>Swimming Pool &amp; screen enclosure</u>       |
| <input checked="" type="checkbox"/> Pool screen enclosure                             | Please describe: <u>screen enclosure for swimming pool 18'x31'</u> |
| <input type="checkbox"/> Addition   | Please describe:   |
| <input type="checkbox"/> New Single Family Home                                       | Please describe: RECEIVED NOV 05 2007                              |
| <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>18 ft.</u> | Proposed setback: <u>14' Pool</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 checked="" type="checkbox"/> <u>REAR</u> yard setback          | Required setback:               | <u>14 ft.</u>                     | Proposed setback: <u>11 ft.</u> |
| <input type="checkbox"/> _____ yard setback                           | Required setback:               |                                   | Proposed setback:               |
| <input type="checkbox"/> Total number of variances requested <u>2</u> |                                 |                                   |                                 |

Screen Enclosure

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] 11/05/07

**FOR OFFICE USE ONLY**

Date Submitted: 11-5-07 Reviewed By: D. Gibbs / P. Johnson  
 Tax parcel number: 17-19-30-501-0600-009D Zoning/FLU R-FAA / LOR  
 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). <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 1/2 x 11 inch site plan with the following information<br><b>NOTE: Please use your property survey for your site plan, if available.</b><br><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   |
|   | o Existing or proposed house or addition<br><i>(Label existing, label proposed, and include square footage and dimensions of each)</i>  |
|   | o Existing and/or proposed buildings, structures and improvements<br><i>(Label existing, label proposed, and include square footage and dimension of each)</i>  |
|   | o Building height   |
|   | o Setbacks from each building to the property lines   |
|   | o Location of proposed fence(s)   |
|   | o Identification of available utilities<br><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.  |

SEMINOLE COUNTY  
**APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

Please provide the information as requested below in accordance with Ordinance No. 07- \_\_\_\_\_:

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

Name: Gerhard Munster  
Address: 1751 Missouri Ave  
Phone #: 407-760-0690

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation: \_\_\_\_\_  
Officers: \_\_\_\_\_  
Address: \_\_\_\_\_  
Directors: \_\_\_\_\_  
Address: \_\_\_\_\_  
Shareholders: \_\_\_\_\_  
Address: \_\_\_\_\_

Name of Corporation: \_\_\_\_\_  
Officers: \_\_\_\_\_  
Address: \_\_\_\_\_  
Directors: \_\_\_\_\_  
Address: \_\_\_\_\_  
Shareholders: \_\_\_\_\_  
Address: \_\_\_\_\_

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust: \_\_\_\_\_  
Trustees: \_\_\_\_\_  
Address: \_\_\_\_\_

Beneficiaries: \_\_\_\_\_  
Address: \_\_\_\_\_

(Use additional sheets for more space.)

**SEMINOLE COUNTY  
APPLICATION AND AFFIDAVIT**

For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners.

Name of Partnership: \_\_\_\_\_ Name of Partnership: \_\_\_\_\_  
Principal: \_\_\_\_\_ Principal: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_

(Use additional sheets for more space.)

5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to the outcome of the consideration of this petition.

Contract Vendee: \_\_\_\_\_ Contract Vendee: \_\_\_\_\_  
Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_

(Use additional sheets for more space.)

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

11/05/07  
Date

*Mike Futrell*  
Owner, Agent, Applicant Signature

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me this 5 day of NOV., 2007 by MIKE FUTRELL

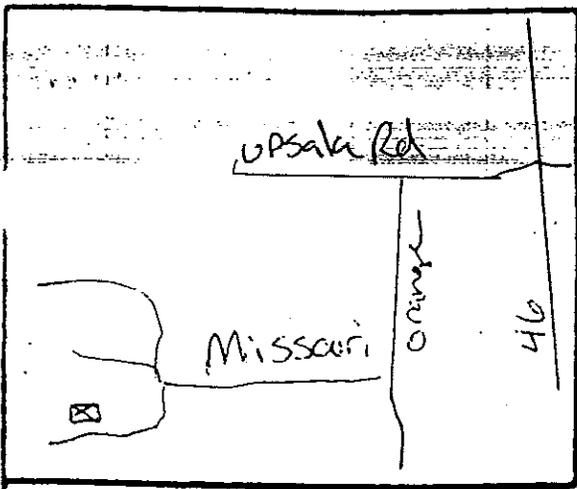
*Frank Friez*  
Signature of Notary Public

NOTARY PUBLIC STATE OF FLORIDA  
 Frank Friez  
Commission # DD469275  
Expires: SEP 16, 2009  
Print, Type or Stamp Name of Notary Public

Personally Known  OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

|  |                           |
|--|---------------------------|
| <b>For Use by Planning &amp; Development Staff</b> |                           |
| Date: _____  | Application Number: _____ |

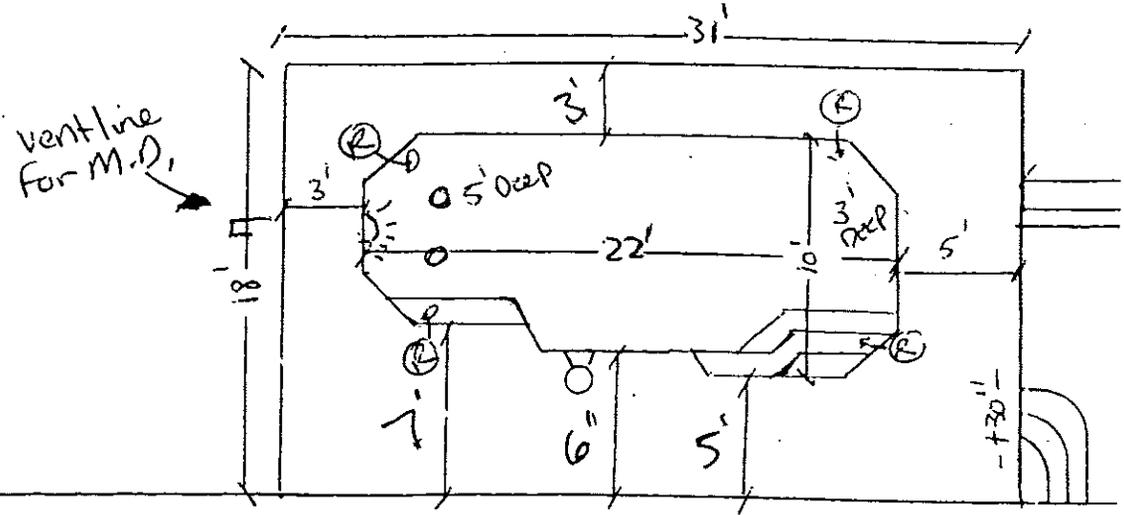
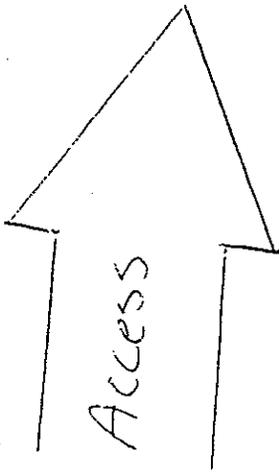




MAP  
(N.T.S)

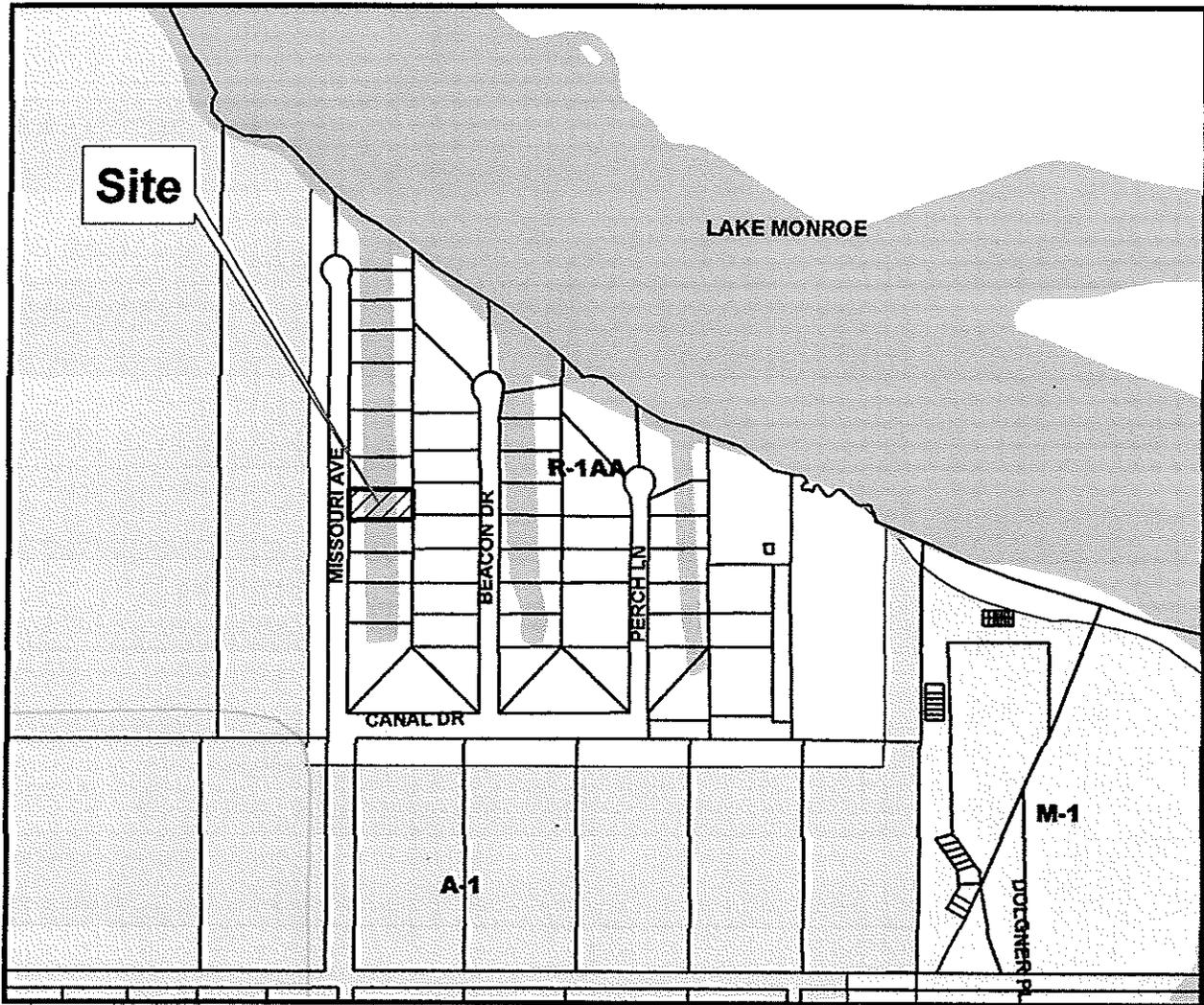
- ① Dig haul
- ② "Cool Blue" interior
- ③ Keep jobsite clean

\*Door locations by homeowner\*



Monster Residence

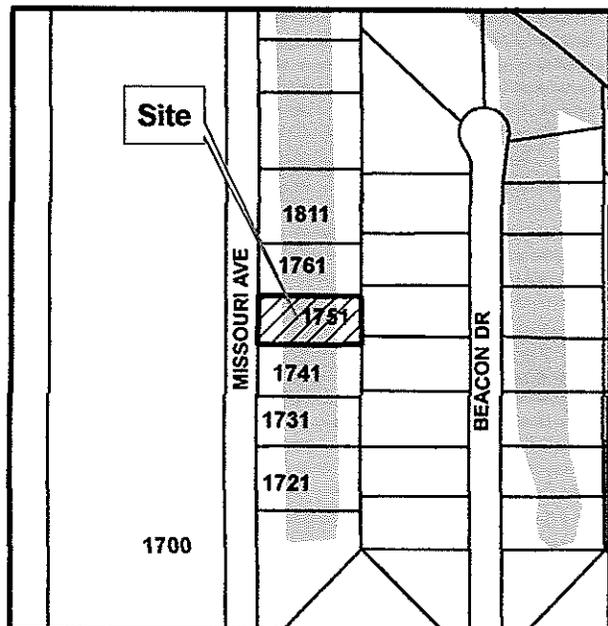
SCALE 1/8" = 1'0"



Seminole County Board of Adjustment  
December 3, 2007  
Case: BV2007-151 (Map 2999, Grid E5)  
Parcel No: 17-19-30-501-0C00-0090

**Zoning**

-  BV2007-151
-  A-1
-  R-1AA
-  M-1



| <b>PARCEL DETAIL</b><br><br>DAVID JOHNSON, CFA, ASA<br><br><b>PROPERTY APPRAISER</b><br><br>SEMINOLE COUNTY FL.<br><br>1101 E. FIRST ST<br>SANFORD, FL 32771-1468<br>407-666-7506  | 2                | 6<br>8.0<br>9<br>9<br>10<br>11<br>12.0 | 24<br>23<br>C 22<br>21<br>20<br>19   | 2<br>3<br>4<br>5<br>6<br>7<br>8 |               |            |                  |            |                    |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
|--|------------------|--|--|---------------------------------|---------------|------------|------------------|------------|--------------------|-----------------|---------|-------|----------|-----------|---|----|---------------|---------|-------|------|-----------|----------|----|---------------|---------|-------|------|----------|--------|-----|--|--|--|
| <b>GENERAL</b><br>Parcel Id: 17-19-30-501-0C00-0090<br>Owner: MUNSTER GERHARD J W & KAREN A<br>Mailing Address: PO BOX 2426<br>City,State,ZipCode: WINTER PARK FL 32790<br>Property Address: 1751 MISSOURI AVE SANFORD 32771<br>Subdivision Name: ST JOHNS RIVER ESTATES<br>Tax District: 01-COUNTY-TX DIST 1<br>Exemptions:<br>Dor: 01-SINGLE FAMILY  |                  |  | <b>2008 WORKING VALUE SUMMARY</b><br>Value Method: Market<br>Number of Buildings: 1<br>Depreciated Bldg Value: \$347,997<br>Depreciated EXFT Value: \$8,023<br>Land Value (Market): \$110,565<br>Land Value Ag: \$0<br>Just/Market Value: \$466,585<br>Assessed Value (SOH): \$466,585<br>Exempt Value: \$0<br>Taxable Value: \$466,585<br>Tax Estimator |                                 |               |            |                  |            |                    |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
| <b>SALES</b><br><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>QUIT CLAIM DEED</td> <td>02/2004</td> <td>05197</td> <td>0387</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>03/2001</td> <td>04034</td> <td>0673</td> <td>\$125,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1977</td> <td>01110</td> <td>1489</td> <td>\$11,000</td> <td>Vacant</td> <td>Yes</td> </tr> </tbody> </table> Find Comparable Sales within this Subdivision |                  |  | Deed   | Date                            | Book          | Page       | Amount           | Vac/Imp    | Qualified          | QUIT CLAIM DEED | 02/2004 | 05197 | 0387     | \$100     | Improved  | No | WARRANTY DEED | 03/2001 | 04034 | 0673 | \$125,000 | Improved | No | WARRANTY DEED | 01/1977 | 01110 | 1489 | \$11,000 | Vacant | Yes | <b>2007 VALUE SUMMARY</b><br>2007 Tax Bill Amount: \$2,542<br>2007 Taxable Value: \$172,135<br>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS |  |  |
| Deed   | Date             | Book                                   | Page   | Amount                          | Vac/Imp       | Qualified  |                  |            |                    |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
| QUIT CLAIM DEED  | 02/2004          | 05197                                  | 0387   | \$100                           | Improved      | No         |                  |            |                    |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
| WARRANTY DEED  | 03/2001          | 04034                                  | 0673   | \$125,000                       | Improved      | No         |                  |            |                    |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
| WARRANTY DEED  | 01/1977          | 01110                                  | 1489   | \$11,000                        | Vacant        | Yes        |                  |            |                    |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
| <b>LAND</b><br><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 &amp; DEPTH</td> <td>81</td> <td>120</td> <td>.000</td> <td>1,500.00</td> <td>\$110,565</td> </tr> </tbody> </table>   |                  |  | Land Assess Method   | Frontage                        | Depth         | Land Units | Unit Price       | Land Value | FRONT FOOT & DEPTH | 81              | 120     | .000  | 1,500.00 | \$110,565 | <b>LEGAL DESCRIPTION</b><br>PLATS: <input type="text" value="Pick..."/><br>LEG LOT 9 BLK C ST JOHNS RIVER ESTATES PB 13 PG 54 |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
| Land Assess Method   | Frontage         | Depth                                  | Land Units   | Unit Price                      | Land Value    |            |                  |            |                    |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
| FRONT FOOT & DEPTH   | 81               | 120                                    | .000   | 1,500.00                        | \$110,565     |            |                  |            |                    |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
| <b>BUILDING INFORMATION</b>  |                  |  |  |                                 |               |            |                  |            |                    |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
| Bld Num  | Bld Type         | Year Blt                               | Fixtures   | Base SF                         | Gross SF      | Living SF  | Ext Wall         | Bld Value  | Est. Cost New      |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
| 1  | SINGLE FAMILY    | 2007                                   | 12   | 2,107                           | 5,244         | 2,384      | CB/STUCCO FINISH | \$347,997  | \$349,746          |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
|  | Appendage / Sqft |  | OPEN PORCH FINISHED / 315  |                                 |               |            |                  |            |                    |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
|  | Appendage / Sqft |  | OPEN PORCH FINISHED / 204  |                                 |               |            |                  |            |                    |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
|  | Appendage / Sqft |  | SCREEN PORCH FINISHED / 210  |                                 |               |            |                  |            |                    |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
|  | Appendage / Sqft |  | UTILITY UNFINISHED / 794   |                                 |               |            |                  |            |                    |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
|  | Appendage / Sqft |  | OPEN PORCH FINISHED / 180  |                                 |               |            |                  |            |                    |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
|  | Appendage / Sqft |  | GARAGE FINISHED / 863  |                                 |               |            |                  |            |                    |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
|  | Appendage / Sqft |  | OPEN PORCH FINISHED / 294  |                                 |               |            |                  |            |                    |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
|  | Appendage / Sqft |  | BASE SEMI FINISHED / 277   |                                 |               |            |                  |            |                    |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
| NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished  |                  |  |  |                                 |               |            |                  |            |                    |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
| <b>Permits</b>   |                  |  |  |                                 |               |            |                  |            |                    |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
| <b>EXTRA FEATURE</b>   |                  |  |  |                                 |               |            |                  |            |                    |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
|  | Description      | Year Blt                               | Units  | EXFT Value                      | Est. Cost New |            |                  |            |                    |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |
|  | SEAWALL          | 2003                                   | 510  | \$2,806                         | \$3,060       |            |                  |            |                    |                 |         |       |          |           |   |    |               |         |       |      |           |          |    |               |         |       |      |          |        |     |  |  |  |

|            |      |     |         |         |
|------------|------|-----|---------|---------|
| BOAT DOCK  | 2003 | 356 | \$1,424 | \$1,780 |
| BOAT HOUSE | 2003 | 288 | \$1,843 | \$2,304 |
| FIREPLACE  | 2007 | 1   | \$1,950 | \$2,000 |

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

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

**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On December 3, 2007 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 9 BLK C ST JOHNS RIVER ESTATES PB 13 PG 54

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

**FINDINGS OF FACT**

**Property Owner:** Gerhard J W & Karen A Munster  
Po Box 2426  
Winter Park Fl 32790

**Project Name:** Missouri Avenue (1751)

**Requested Development Approval:**

Request for 1) a rear yard setback variance from 18 feet to 14 feet for a proposed pool and 2) a rear yard setback variance from 14 feet to 11 feet for a proposed pool screen enclosure in R-1AA (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: 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 and 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: \_\_\_\_\_  
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: