

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** 877 Brantley Drive – Michael Morro, applicant; Request for a rear yard setback variance from 30 feet to 20 feet – 8 inches for a proposed single family residence in R-1A (Single Family Dwelling District).

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

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

Agenda Date 2/25/08 Regular  Consent  Public Hearing – 6:00

**MOTION/RECOMMENDATION:**

1. **Deny** the request for a rear yard setback variance from 30 feet to 20 feet – 8 inches for a proposed single family residence in R-1A (Single Family Dwelling District); or
2. **Approve** the request for a rear yard setback variance from 30 feet to 20 feet – 8 inches for a proposed single family residence in R-1A (Single Family Dwelling District); or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Owner: Location: Zoning: Subdivision:	Michael Morro Frances Morro 877 Brantley Drive R-1A (Single Family Dwelling District) Tranquility on Lake Brantley
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct a new single family residence that encroaches 9 feet- 4 inches into the required 30-foot rear yard setback.</li> <li>• Tranquility on Lake Brantley was platted in 2004.</li> <li>• A building permit is under review for this structure: BP 07-13156.</li> <li>• There are currently no code enforcement or building violations for this property.</li> </ul>	

<b>STAFF FINDINGS</b>	<ul style="list-style-type: none"><li>• There is no record of prior variances for this property.</li></ul> <p>The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none"><li>• No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district.</li><li>• Special conditions and circumstances result from the actions of the applicant.</li><li>• The granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.</li><li>• The literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.</li><li>• The variance requested is not the minimum variance that will make possible reasonable use of the land, building or structure.</li><li>• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.</li><li>• The grant of the variance would not be in harmony with the general intent of Chapter 30.</li></ul>
<b>STAFF RECOMMENDATION</b>	<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 new single family residence 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 2007-164  
Meeting Date 1-28-08



# VARIANCE APPLICATION

## SEMINOLE COUNTY PLANNING DIVISION

1101 East First Street Sanford FL 32771 (407) 665-7444

RECEIVED DEC 26 2007  
DEC 19 2007

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

Name: FRANCES MORRO MICHAEL MORRO  
Address: 985 Cutler Rd. City: Longwood Zip code: 32779  
Project Address: Lot 6 TRANQUILITY ON LAKE City: \_\_\_\_\_ Zip code: \_\_\_\_\_  
Contact number(s): (407) 962-6098 BRANTLEY  
Email address: \_\_\_\_\_ 817 BRANTLEY DRIVE

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"/> Addition	Please describe:
<input type="checkbox"/> New Single Family Home	Please describe:
<input type="checkbox"/> Other	Please describe:
<input type="checkbox"/> This request is for a structure that has already been built.	

What type of variance is this request for?				
<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>30 ft.</u>	Proposed setback:	<u>20 ft - 8 in.</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 checked="" type="checkbox"/> Total number of variances requested <u>1</u>				

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: Frances Morro

**FOR OFFICE USE ONLY**

Date Submitted: 12-19-07 Reviewed By: P. Johnson  
 Tax parcel number: 33-20-29-5R2-0000-0060 zoning/FLU R-1A /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!*

*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>
	<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.

DEAR MEMBERS OF THE VARIANCE BOARD,

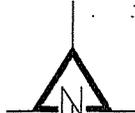
THE LOT WE ARE TRYING TO BUILD ON HAS AN IRREGULAR SHAPE. WE HAVE CREATED A HOUSE DESIGN THAT FITS THE LOT YET ATTEMPTS TO HAVE WATER VIEWS OF ADJACENT LAKE AND CANAL. THE LOT PER THE PLANNING DIVISION HAS THE REAR LINE FACING THE SUBDIVISION RETENTION POND. THE HOUSE DESIGN WAS PLANNED WITH THIS FACE BEING A SIDE WITH LIMITED WINDOWS AND NO DOORS. WE ARE ASKING THE BOARD TO APPROVE AT 25' REAR SETBACK. PLEASE NOTE THIS LOT LINE FACES THE POND AND DOES NOT IMPACT ANY PROPERTY OWNERS.

THANK YOU  
SINCERELY MIKE MORRO  
*Michael Morro*

EXISTING RETENTION POND

LOT 5

LOT 7



LAKE

CANAL

NHW 47.3' N 16°32'58" W 49.49'  
S 81°57'25" W 8.98'  
EXISTING SWALE N 16°32'58" W 27.39'  
EXISTING SWALE N 16°32'58" W 49.0'  
S 81°57'25" W 98.47'

S 81°57'25" W 167.39'

20.0'

55.0'

54.5'

54.5'

POOL

S 41°21'57" E 118.61'

SIDE SWALE

PROPOSED  
RESIDENCE  
F.P.C. 35'x40'

STEPS

COURTYARD

CONCRETE DRIVEWAY

N 55°00'19" W 94.43' + L4  
SIDE SWALE

BRANTLEY DRIVE

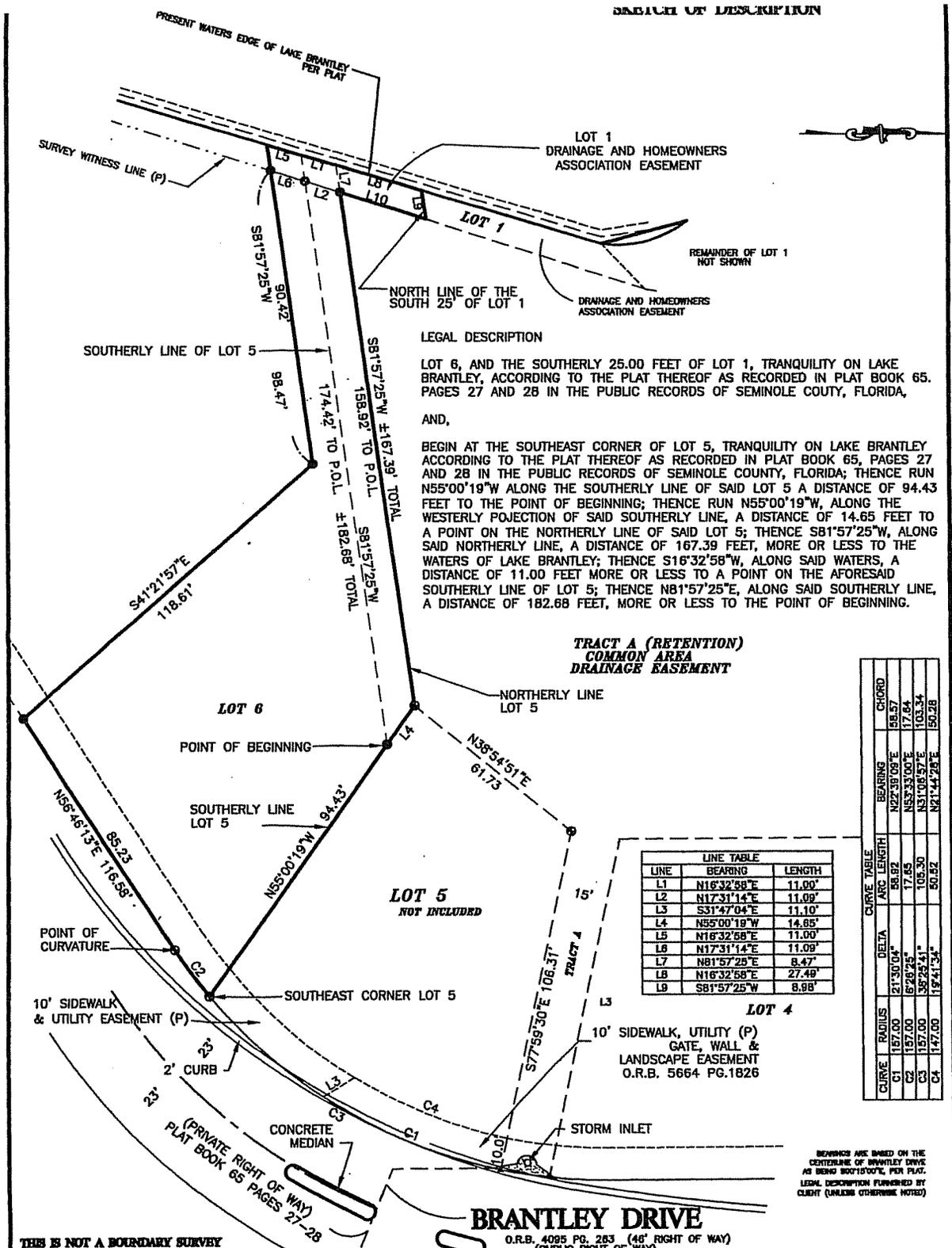
N 56°46'13" E 85.23'

R = 157.00'  
Δ = 06°26'25"  
A = 17.65'

SITE PLAN

SCALE: 1"=20'

MORRO RESIDENCE  
LOT 6, BRANTLEY DRIVE  
SEMINOLE COUNTY, FLORIDA



CURVE	RADIUS	DELTA	CHORD
C1	21130.04'	58.92'	58.92'
C2	187.00'	17.85'	17.84'
C3	187.00'	105.30'	103.34'
C4	187.00'	352.24'	352.24'
C5	147.00'	179.41'	150.28'

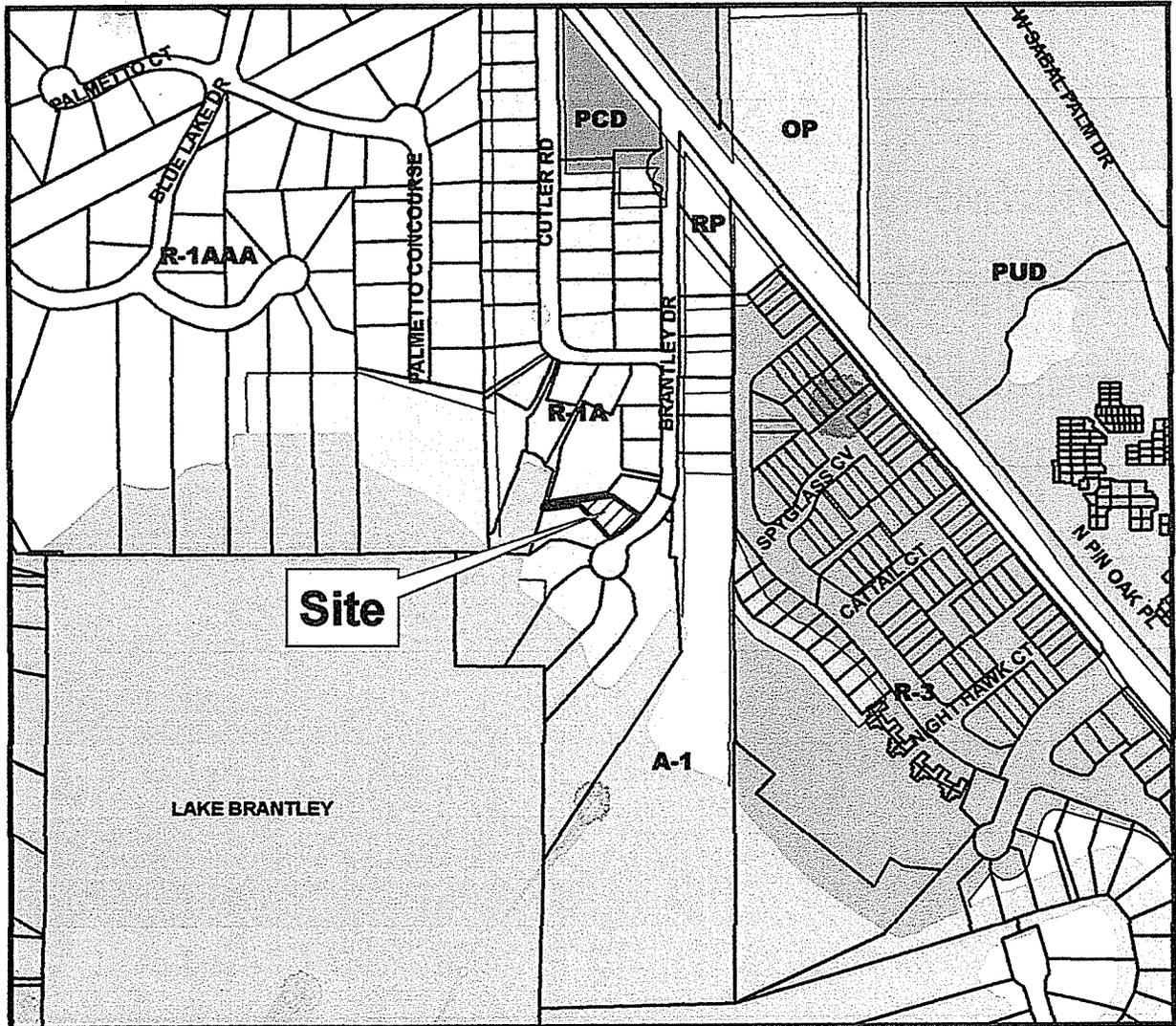
THIS IS NOT A BOUNDARY SURVEY

**BRANTLEY DRIVE**  
O.R.B. 4095 PG. 283 (46' RIGHT OF WAY)  
(PUBLIC RIGHT OF WAY)

<p>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES/IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.</p> <p>MICHAEL W. SOLITO, F.S.M. #4458 FOR THE FIRM OF ALTAMONTE SURVEYING AND PLATTING, INC. #L8 6300</p>	<p>SCALE: 1"=30'</p> <p>REVIEWED BY: MWS</p> <p>DRAWN BY: MWS</p> <p>DATE: 1/3/07</p> <p>JOB NO.: TRM</p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>■ = RECOVERED 4"x4" CONCRETE MARKING NOB</li> <li>▲ = RECOVERED NAIL &amp; DECK PLUMB</li> <li>X = RECOVERED A CUT IN CONCRETE</li> <li>⊙ = RECOVERED 1/2" IRON ROD #</li> <li>⊙ = RECOVERED 1/2" IRON ROD "WITNESS PLUMB"</li> <li>⊙ = RECOVERED 1/2" IRON ROD LB300</li> <li>⊙ = SET 1/2" IRON ROD #L8 6300</li> <li>⊙ = POWER POLE AS SHOWN</li> <li>⊙ = WOOD FENCE AS SHOWN</li> <li>⊙ = CHAIN LINK FENCE AS SHOWN</li> <li>⊙ = CONCRETE SLAB AS SHOWN</li> </ul>	<p>D = CENTRAL ANGLE (DELTA), L = ARC, R = RADIUS, P/W = RIGHT OF WAY, A/D = AIR CONDITIONER, (R) = RADIAL, (NR) = NON-RADIAL, (D) = DEEL, (M) = MEASURED, (C) = CALCULATED, (C) = DEEL, P.O.B. = POINT OF BEGINNING, CON = CONCRETE, P.O.C. = POINT OF COMMENCEMENT, P.O.L. = POINT ON LINE, O.R.B. = OFFICIAL RECORDS BOOK, P.L. = PAGE</p> <p>THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED AND SHALL NOT BE REPLIED ON BY ANY OTHER ENTITY OR INDIVIDUAL WHOEVER. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY. LAND SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF PUBLIC RECORD.</p>
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**ALTAMONTE SURVEYING AND PLATTING, INC.**  
432 DOUGLAS AVE. SUITE 100F  
ALTAMONTE SPRINGS, FL 32714  
PHONE: (407) 892-7566  
FAX: (407) 892-6220

Frances and Michael Morro  
 877 Brantley Drive  
 Longwood, Florida 32779

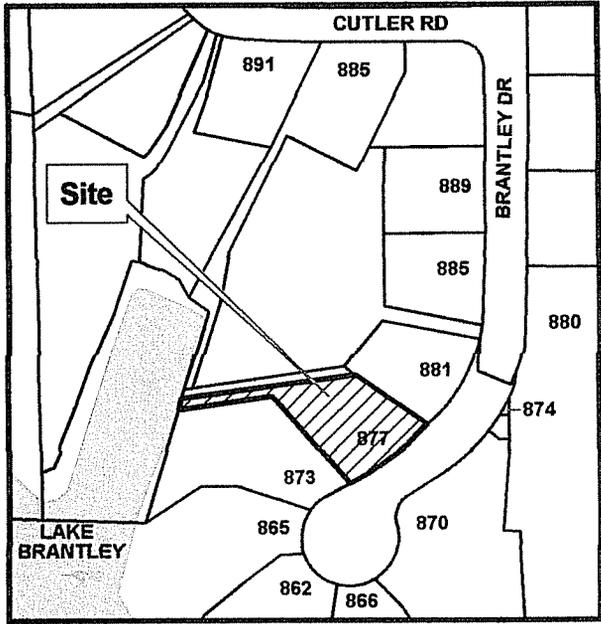


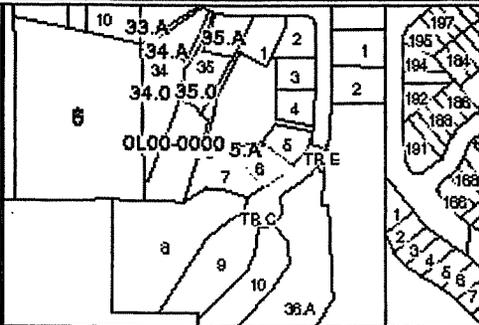
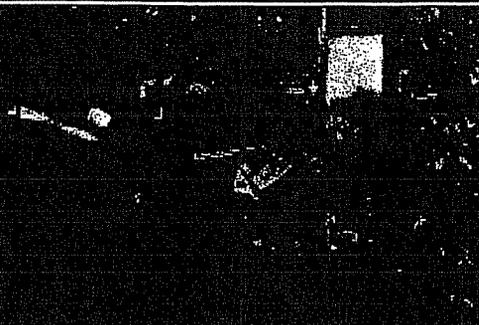
**Seminole County Board of Adjustment**  
**February 25, 2008**  
**Case: BV2007-164 (Map 3154, Grid E2)**  
**Parcel No: 33-20-29-5RJ-00000-0060**

**Zoning**

BV2007-164	R-1AA	R-3	PUD
A-1	R-1A	RP I	PCD
R-1AAA	R-1BB	OP	

N



<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA  <b>PROPERTY APPRAISER</b>                  SEMINOLE COUNTY FL.                  1101 E. FIRST ST                  SANFORD, FL 32771-1468                  407-666-7508</p>																			
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 33-20-29-5RJ-0000-0060                  Owner: MORRO FRANCES                  Mailing Address: 885 CUTLER RD                  City,State,ZipCode: LONGWOOD FL 32779                  Property Address:                  Subdivision Name: TRANQUILITY ON LAKE BRANTLEY                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions:                  Dor: 00-VACANT RESIDENTIAL</p>		<p><b>2008 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market                  Number of Buildings: 0                  Depreciated Bldg Value: \$0                  Depreciated EXFT Value: \$0                  Land Value (Market): \$320,000                  Land Value Ag: \$0                  Just/Market Value: \$320,000                  Assessed Value (SOH): \$320,000                  Exempt Value: \$0                  Taxable Value: \$320,000</p> <p style="text-align: center;"><u>Tax Estimator</u>  <u>Tax Reform Calculator</u></p>																	
<p style="text-align: center;"><b>SALES</b></p> <p>Deed Date Book Page Amount Vac/Imp Qualified  <u>Find Comparable Sales within this Subdivision</u></p>		<p><b>2007 VALUE SUMMARY</b></p> <p>2007 Tax Bill Amount: \$4,726                  2007 Taxable Value: \$320,000                  DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																	
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5" style="text-align: center;">LAND</th> </tr> <tr> <th style="text-align: left;">Land Assess Method</th> <th style="text-align: center;">Frontage</th> <th style="text-align: center;">Depth</th> <th style="text-align: center;">Land Units</th> <th style="text-align: center;">Unit Price</th> <th style="text-align: center;">Land Value</th> </tr> </thead> <tbody> <tr> <td>LOT</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">1.000</td> <td style="text-align: right;">320,000.00</td> <td style="text-align: right;">\$320,000</td> </tr> </tbody> </table>		LAND					Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	320,000.00	\$320,000	<p><b>LEGAL DESCRIPTION</b></p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LOT 6 TRANQUILITY ON LAKE BRANTLEY                  PB 65 PGS 27 &amp; 28</p>
LAND																			
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value														
LOT	0	0	1.000	320,000.00	\$320,000														
<p><b>NOTE:</b> 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.</p>																			

12-20-07

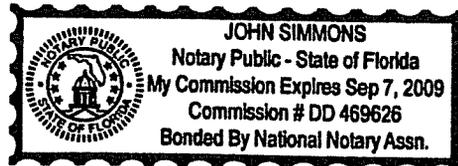
Members of the Seminole County Variance Board;

I FRANCES MORRO give power of attorney to my  
husband Michael Morro to represent me at the January 28, 2008  
variance board meeting, refering a rear yard setback  
on Lot 6, Tranquility on Lake Brantley.

Frances Morro  
FRANCES MORRO

December 20<sup>th</sup> 2007

  
John Simmons



**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: <u>FRANCES MORRO</u>	Name: _____
Address: <u>885 Cutler Rd. Longwood FL</u>	Address: _____
Phone #: <u>(407) 862-1088</u>	Phone #: _____

Name: _____	Name: _____
Address: _____	Address: _____
Phone #: _____	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: _____	Name of Corporation: _____
Officers: _____	Officers: _____
Address: _____	Address: _____
Directors: _____	Directors: _____
Address: _____	Address: _____
Shareholders: _____	Shareholders: _____
Address: _____	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: _____	Beneficiaries: _____
Trustees: _____	Address: _____
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 rezoning, 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.

12/20/07  
Date

Frances Marro  
Owner, Agent, Applicant Signature

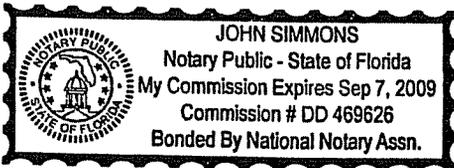
STATE OF FLORIDA  
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 20 day of December, 2007 by Frances D Ayala Marro.

[Signature]  
Signature of Notary Public

John Simmons  
Print, Type or Stamp Name of Notary Public

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



**For Use by Planning & Development Staff**

Date: \_\_\_\_\_ Application Number: \_\_\_\_\_

Tranquility on Lake  
Brantley  
885 Cutler Rd.  
Longwood, Fl, 32779  
12-29-07

To The Variance Board of Seminole County:

This is to inform you that the rear variance requested by lot 6 of Tranquility on Lake Brantley, backs up to the approximately one acre wet retention pond of Tranquility on Lake Brantley, and granting of this variance should not affect anyone at any time now and in the future.

Sincerely,  
MICHAEL MORRO PRESIDENT  
Michael Morro Pres.

BU 2007-164

1-5-01

To Variance Board of Seneca County -

Re: Rear yard variance of lot 6 - Tranquility on  
Lake Brantley

I live at 870 Brantley Drive across from  
the requested variance, and I have no objection  
to the rear yard proposal of lot 6.

  
MICHAEL SOLITRO

## SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On February 25, 2008 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 6, TRANQUILITY ON LAKE BRANTLEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGES 27 AND 28 IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA,

AND,

BEGIN AT THE SOUTHEAST CORNER OF LOT 5, TRANQUILITY ON LAKE BRANTLEY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGES 27 AND 28 IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N55°00'19"W ALONG THE SOUTHERLY LINE OF SAID LOT 5 A DISTANCE OF 94.43 FEET TO THE POINT OF BEGINNING; THENCE RUN N55°00'19"W, ALONG THE WESTERLY POJECTION OF SAID SOUTHERLY LINE, A DISTANCE OF 14.65 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 5; THENCE S81°57'25"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 167.39 FEET, MORE OR LESS TO THE WATERS OF LAKE BRANTLEY; THENCE S16°32'58"W, ALONG SAID WATERS, A DISTANCE OF 11.00 FEET MORE OR LESS TO A POINT ON THE AFORESAID SOUTHERLY LINE OF LOT 5; THENCE N81°57'25"E, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 182.68 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

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

### FINDINGS OF FACT

**Property Owner:** FRANCES MORRO  
885 CUTLER RD  
LONGWOOD FL 32779

**Project Name:** BRANTLEY DR (877)

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

Request for a rear yard setback variance from 30 feet to 20 feet – 8 inches for a proposed single family residence in R-1A (Single Family Dwelling District).

The Development Approval was sought to allow construction of a new single family residence within the rear yard setback. The applicant still retains reasonable use of the property without the granting of the requested variance.

The requested development approval is hereby denied.

Prepared by: Denny Gibbs, Senior Planner  
1101 East First Street  
Sanford, Florida 32771

Done and Ordered on the date first written above.

By: \_\_\_\_\_  
Alison C. Stettner  
Planning Manager

STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

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

My Commission Expires:

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On February 25, 2008 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 6, TRANQUILITY ON LAKE BRANTLEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGES 27 AND 28 IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA,

AND,

BEGIN AT THE SOUTHEAST CORNER OF LOT 5, TRANQUILITY ON LAKE BRANTLEY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGES 27 AND 28 IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N55°00'19"W ALONG THE SOUTHERLY LINE OF SAID LOT 5 A DISTANCE OF 94.43 FEET TO THE POINT OF BEGINNING; THENCE RUN N55°00'19"W, ALONG THE WESTERLY POJECTION OF SAID SOUTHERLY LINE, A DISTANCE OF 14.65 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 5; THENCE S81°57'25"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 167.39 FEET, MORE OR LESS TO THE WATERS OF LAKE BRANTLEY; THENCE S16°32'58"W, ALONG SAID WATERS, A DISTANCE OF 11.00 FEET MORE OR LESS TO A POINT ON THE AFORESAID SOUTHERLY LINE OF LOT 5; THENCE N81°57'25"E, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 182.68 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

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

### FINDINGS OF FACT

**Property Owner:** FRANCES MORRO  
885 CUTLER RD  
LONGWOOD FL 32779

**Project Name:** BRANTLEY DR (877)

**Requested Development Approval:**

Request for a rear yard setback variance from 30 feet to 20 feet – 8 inches for a proposed single family residence 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: 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:
  - a. The variance granted will apply only to the new single family residence 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: \_\_\_\_\_  
Allison C. Stettner  
Planning Manager

**STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )**

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

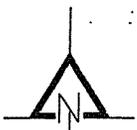
\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:

EXISTING RETENTION POND

LOT 5

LOT 7



LAKE

CANAL

NHW 47.3° N 16°32'58" W 49.49'  
S 81°57'25" W 8.98'  
W 16°32'58" W 27.39'  
EXISTING SWALE 49.0'

S 81°57'25" W 98.47'

S 81°57'25" W 167.39'

54.5'  
20.8' SET BACK REQUESTED

30.0' SET BACK

POOL

PROPOSED RESIDENCE

STEPS

COURTYARD

CONCRETE DRIVEWAY

BRANTLEY DRIVE

S 41°21'57" E 118.61'

N 55°00'19" W 94.43'

N 56°46'13" E 85.23'

R= 157.00'  
Δ= 06°26'25"  
A= 17.65'

SITE PLAN

SCALE: 1"=20'

MORRO RESIDENCE  
LOT 6, BRANTLEY DRIVE  
SEMINOLE COUNTY, FLORIDA