

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: 3123 Foxwood Drive – William Gribben, applicant; Request for a rear yard setback variance from 30 feet to 15 feet for an addition in PUD (Planned Unit Development District).

DEPARTMENT: Planning & Development DIVISION: Planning

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

Agenda Date 3/24/08 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **Deny** the request for a rear yard setback variance from 30 feet to 15 feet for an addition in PUD (Planned Unit Development District); or
1. **Approve** the request for a rear yard setback variance from 30 feet to 15 feet for an addition in PUD (Planned Unit Development District); or
2. **Continue** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Location: Zoning: Subdivision:	William Gribben 3123 Foxwood Drive PUD Foxwood
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes an addition that will encroach 15 feet into the 30-foot rear yard setback. • There are currently no code enforcement or building violations for this property. • There is no record of prior variances for this property. 	
STAFF FINDINGS	<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"> • 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. 	

	<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.• The grant of the variance would not be in harmony with the general intent of Chapter 30.
STAFF RECOMMENDATION	<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 proposed addition 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
- Applicant Authorization Form
- 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 2008-08
Meeting Date 3-24-08



VARIANCE APPLICATION

SEMINOLE COUNTY PLANNING DIVISION

1101 East First Street Sanford FL 32771 (407) 665-7447

COPY

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

Name: William Gribben
Address: 3123 Foxwood Dr. City: Apopka Zip code: 32703
Project Address: _____ City: _____ Zip code: _____
Contact number(s): (407) 774-6583 NM.
Email address: LIAM@BLUEDOGKEYS.COM.

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

What type of structure is requested?	
<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 checked="" type="checkbox"/> Addition	Please describe: <u>3 bedrooms: 2 baths 1 story Addition</u>
<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.	

RECEIVED JAN 24 2008

What are the variance requests?			
<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>15 Ft.</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>			

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: 1-24-08 Reviewed By: P. Johnson
 Tax parcel number: 07-21-29-505-0000-0420 Zoning/FLU R1D1P0
 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><i>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.</i></p>	
	1. Completed application.
	2. Owner's authorization letter (if needed). <i>This form can be obtained at http://www.seminolecountyfl.gov/pd/planning/forms.asp</i>
	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.
	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 <i>(Label existing, label proposed, and include square footage and dimensions of each)</i>
	o Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
	o Building height
	o Setbacks from each building to the property lines
	o Location of proposed fence(s)
	o Identification of available utilities <i>(ex: water, sewer, well or septic)</i>
	4. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.

PLAT OF SURVEY

LEGAL DESCRIPTION:

LOT 42, FOXWOOD PHASE II FIRST ADDITION
 AS RECORDED IN PLAT BOOK 22, PAGE(S) 43, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Liam Gribben

Home 407.774.6583

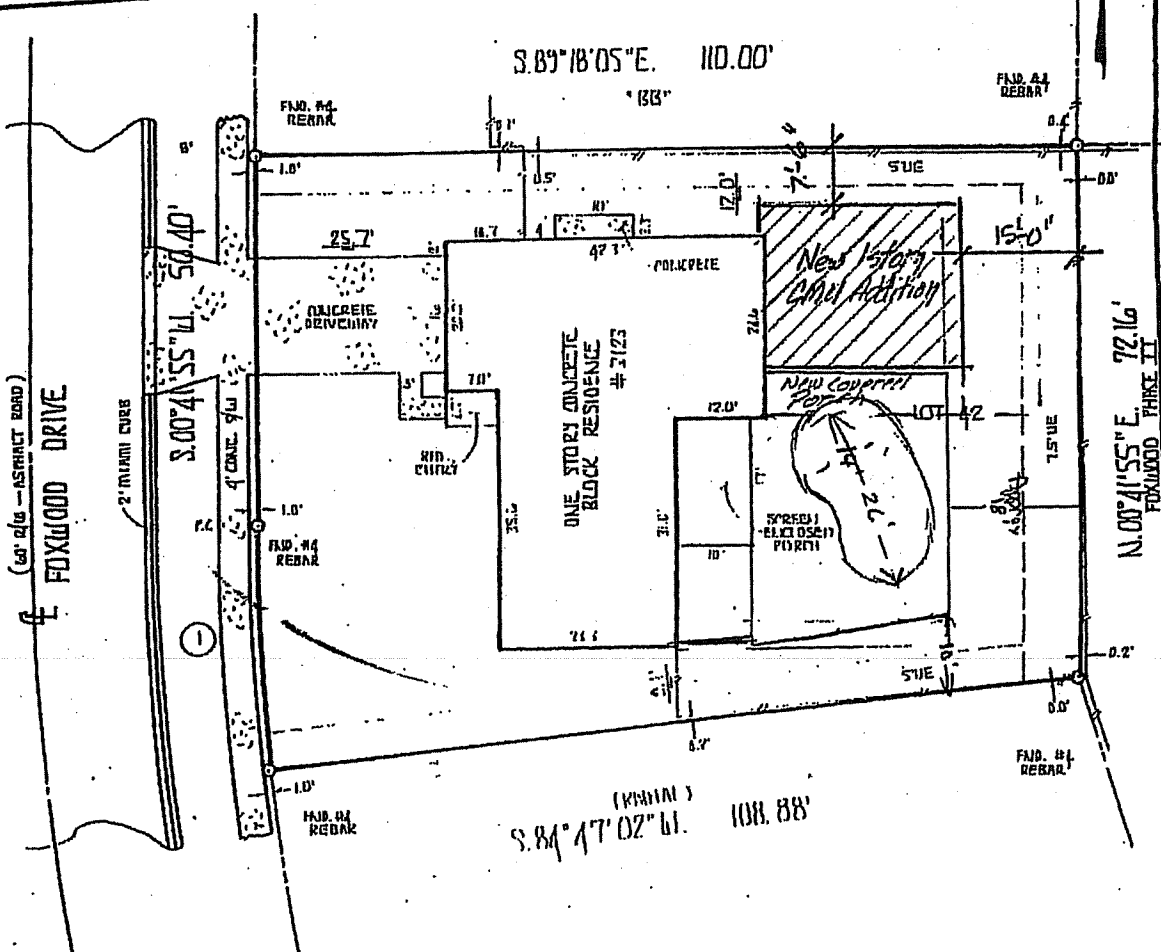
Work 407.774.0100

Fax 407.774.6054

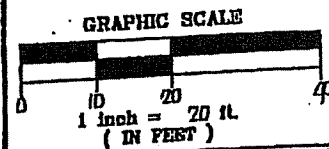
e-mail ~~od@l...@ol.com~~

Box 160-006 Altamonte Springs FL USA 32716

LIAM GRIBBEN
 3123 FOXWOOD DR
 APOPKA FL 32703



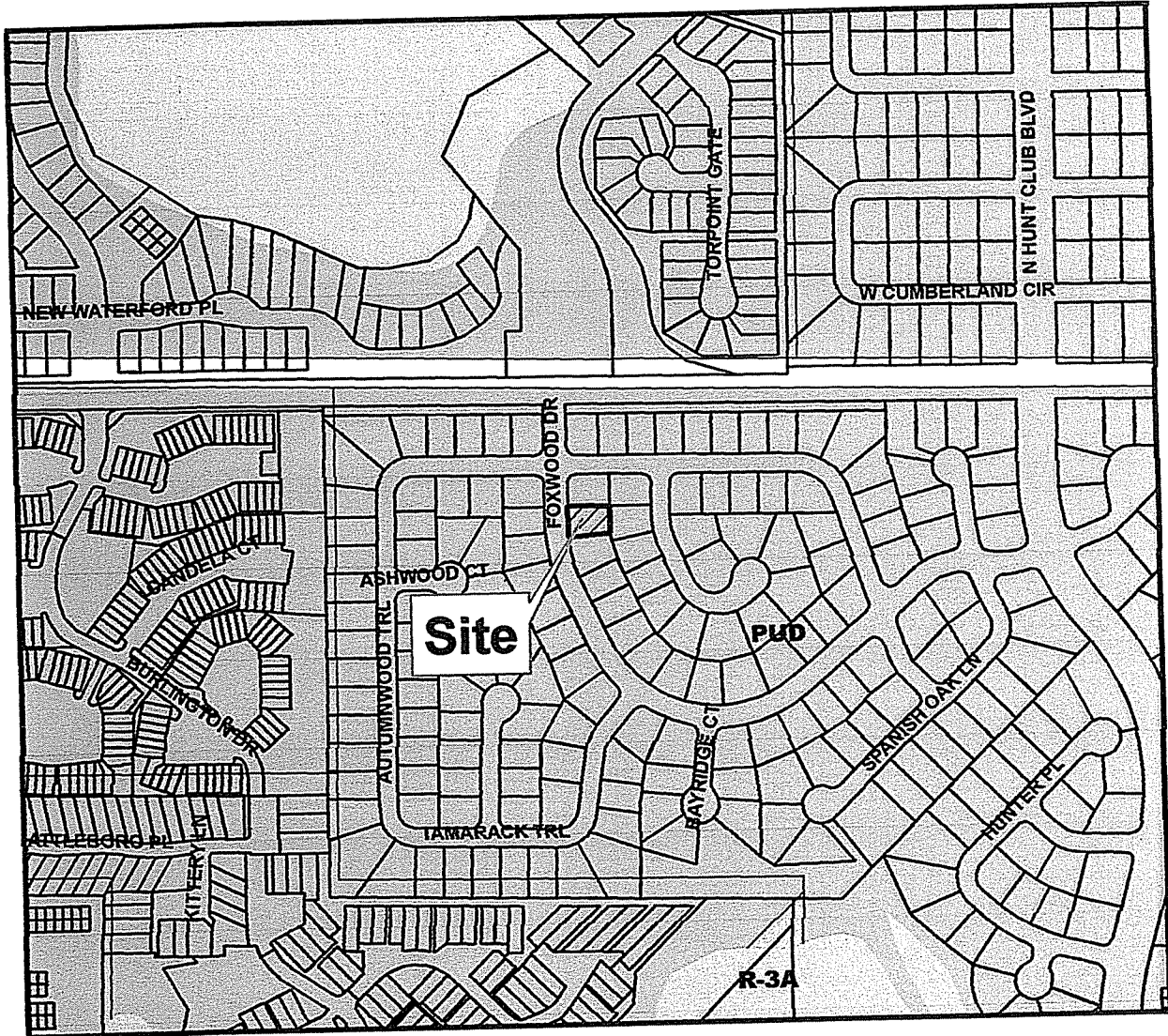
(KRAM))
 S. 84° 47' 02" W. 108.88'



(1)
 K=310.00'
 $\Delta=05^{\circ}54'53''$
 L=33.04'




PLAT OF SURVEY PREPARED FOR: WILLIAM GRIBBEN		NOTES: FLOOD HAZARD DETERMINATION SHOWN HEREON IS SUBJECT TO FEMA ACTION. SEE 17.12.
PLAT OF SURVEY CERTIFIED TO: FIRST AMERICAN TITLE INSURANCE COMPANY SPECTRUM INTERNATIONAL MORTGAGE SERVICES / CRUSIAN MORTGAGE CORP WILLIAM GRIBBEN		SURVEY IS BASED ON THE LEGAL DESCRIPTION SHOWN ON PLAT BOOK 22, PAGE 43.
FIELD DATE: 7-27-98 SCALE: 1" = 20' DRAWN BY:	THIS BUILDING/LOT IS NOT IN A FLOOD HAZARD AREA, ZONE "X", BASED ON FLOOD INSURANCE RATE MAP 12090P PANEL M1 D18E DATED 4-17-95. BEARING STRUCTURE IS BASED UPON THE LINE DENOTED WITH "OB".	
IRELAND SURVEYING, INC. 3860 ALOMA AVENUE SUITE 401 WINTER PARK, FLORIDA 32782	PERMANENT REFERENCE MONUMENT C/C - CALCULATED CR - CONCRETE REBAR CM - CONCRETE MONUMENT CO - CONTROL PO - POINT CL - CLASH LINE INTERSECTION COM - CONCRETE M - MARK S (CL) - CENTERLINE DR - DRAINAGE EASEMENT DRIVEWAY IR - IRON ROD L - LENGTH (MC) M - MEASURED NA - NOW KNOW NAD - NAIL & DISK O/R - OFFICIAL RECORDS BOOK PC - POINT OF BEGINNING POC - POINT OF COMMENCEMENT PC - POINT OF CURVATURE P/M - PLAT & MEASURED R/O - RIGHT OF WAY RW - ROAD RIGHT R/P - REBAR	I HEREBY CERTIFY THAT THIS PLAT OF SURVEY OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS NECESSARILY SURVEYED UNDER MY SUPERVISION ON THE DATE STATED. BASED ON INFORMATION FURNISHED TO ME AS NOTED AND CONFORMS TO THE MAPPING TECHNIQUES AND STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA IN ACCORDANCE WITH CHAPTER 119C, F.S. AND THE FLORIDA ADMINISTRATIVE CODE.
JAMES P. IRELAND LB 5887 PLS 4200		(Signature)

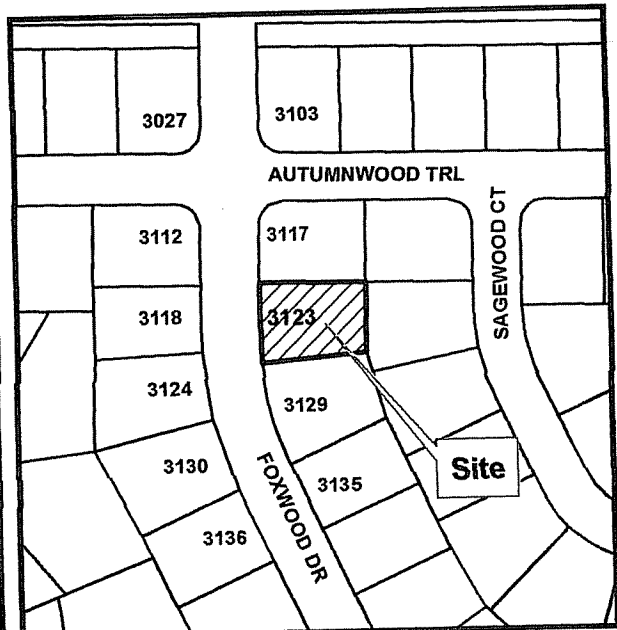
William Gribben
3123 Foxwood Drive
Apopka, Florida 32703



Seminole County Board of Adjustment
March 24, 2008
Case: BV2008-08 (Map 3154, Grid A5)
Parcel No: 07-21-29-505-0000-0420

Zoning

-  BV2008-08
-  R-3A
-  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 style="text-align: center;">GENERAL</p> <p>Parcel Id: 07-21-29-505-0000-0420</p> <p>Owner: GRIBBEN WILLIAM</p> <p>Mailing Address: 3123 FOXWOOD DR</p> <p>City,State,ZipCode: APOPKA FL 32703</p> <p>Property Address: 3123 FOXWOOD DR APOPKA 32703</p> <p>Subdivision Name: FOXWOOD PHASE 2 FIRST ADD</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 00-HOMESTEAD (2000)</p> <p>Dor: 01-SINGLE FAMILY</p>		<p>2008 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$142,015</p> <p>Depreciated EXFT Value: \$12,110</p> <p>Land Value (Market): \$37,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$191,125</p> <p>Assessed Value (SOH): \$114,435</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$89,435</p> <p>Tax Estimator</p> <p>Tax Reform Calculator</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>SPECIAL WARRANTY DEED</td> <td>07/1998</td> <td><u>03473</u></td> <td><u>0047</u></td> <td>\$85,300</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>SPECIAL WARRANTY DEED</td> <td>04/1998</td> <td><u>03430</u></td> <td><u>0086</u></td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>CERTIFICATE OF TITLE</td> <td>05/1998</td> <td><u>03422</u></td> <td><u>0436</u></td> <td>\$72,600</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1988</td> <td><u>01923</u></td> <td><u>0930</u></td> <td>\$76,300</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>03/1986</td> <td><u>01720</u></td> <td><u>0822</u></td> <td>\$69,900</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>06/1981</td> <td><u>01342</u></td> <td><u>1169</u></td> <td>\$63,500</td> <td>Improved</td> <td>Yes</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	SPECIAL WARRANTY DEED	07/1998	<u>03473</u>	<u>0047</u>	\$85,300	Improved	No	SPECIAL WARRANTY DEED	04/1998	<u>03430</u>	<u>0086</u>	\$100	Improved	No	CERTIFICATE OF TITLE	05/1998	<u>03422</u>	<u>0436</u>	\$72,600	Improved	No	WARRANTY DEED	01/1988	<u>01923</u>	<u>0930</u>	\$76,300	Improved	Yes	WARRANTY DEED	03/1986	<u>01720</u>	<u>0822</u>	\$69,900	Improved	Yes	WARRANTY DEED	06/1981	<u>01342</u>	<u>1169</u>	\$63,500	Improved	Yes	<p style="text-align: center;">2007 VALUE SUMMARY</p> <p>Tax Amount(without SOH): \$2,575</p> <p>2007 Tax Bill Amount: \$1,280</p> <p>Save Our Homes (SOH) Savings: \$1,295</p> <p>2007 Taxable Value: \$86,644</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																																													
SPECIAL WARRANTY DEED	07/1998	<u>03473</u>	<u>0047</u>	\$85,300	Improved	No																																													
SPECIAL WARRANTY DEED	04/1998	<u>03430</u>	<u>0086</u>	\$100	Improved	No																																													
CERTIFICATE OF TITLE	05/1998	<u>03422</u>	<u>0436</u>	\$72,600	Improved	No																																													
WARRANTY DEED	01/1988	<u>01923</u>	<u>0930</u>	\$76,300	Improved	Yes																																													
WARRANTY DEED	03/1986	<u>01720</u>	<u>0822</u>	\$69,900	Improved	Yes																																													
WARRANTY DEED	06/1981	<u>01342</u>	<u>1169</u>	\$63,500	Improved	Yes																																													
<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>LOT</td> <td>0</td> <td>0</td> <td>1.000</td> <td>37,000.00</td> <td>\$37,000</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	37,000.00	\$37,000	<p style="text-align: center;">LEGAL DESCRIPTION</p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LEG LOT 42 FOXWOOD PHASE 2 FIRST ADD PB 22 PG 49</p>																																					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																														
LOT	0	0	1.000	37,000.00	\$37,000																																														
BUILDING INFORMATION																																																			
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New																																										
1	SINGLE FAMILY	1981	6	1,379	1,844	1,379	CB/STUCCO FINISH	\$142,015	\$159,567																																										
			Appendage / Sqft GARAGE FINISHED / 430																																																
			Appendage / Sqft OPEN PORCH FINISHED / 35																																																
NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished																																																			
Permits																																																			
EXTRA FEATURE																																																			
			Description	Year Blt	Units	EXFT Value	Est. Cost New																																												
			ALUM PORCH W/CONC FL	2002	310	\$1,612	\$2,015																																												

POOL GUNITE	2002	384	\$6,528	\$7,680
COOL DECK PATIO	2002	408	\$1,214	\$1,428
SCREEN ENCLOSURE	2002	1,722	\$2,756	\$3,444

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.

COMMISSION DISTRICT #:

GUI ZONED: PUD SEC: 7 TWP: 21 RNG: 29
 PROJ. #

DEVELOPMENT: Foxwood, Phases 2 and 3 DEVELOPER: U.S. Homes Corp.

LOCATION: 40 lots - 13.3 acres

FILE#: BA: SP: BCC: 1-17-79

P&Z: PB 22 PG 41, 49 Lot Blk Parcel DBA Comm
 23 34 Dist

DEVEL. ORDER #: TAX PAR. I.D. #:

SIDEWALKS:

SETBACK REQUIREMENTS						
FY:	25'	SIDE ST.:	SY:	7.5'	RY:	30'

ROAD TYPE:
 (CURB & GUTTER OR SWALE)

MAIN STRUCTURE OTHER:
 Maximum Height: 35'
 Minimum lot size: 7,500 sq. ft.
 Minimum Living area: 1,250 sq. ft.

COMMENTS OTHER:
 1) Two lanes of arterial road to be completed during Phase I. Upon Completion of 2 lanes will be entitled to Certificates of Occupancy for all residential homes in Phases 1 and 2. Building Permits obtainable prior to completion of 2-lane road.

ACCESSORY STRUCTURE SETBACKS:			
SY:	7.5'	RY:	10'

ACCESSORY STRUCTURE OTHER:

- 2) Bike path system changed from rear of lots to front.
- 3) Landscaping on 25' easement South of Sand Lake Road shall include a hedge, 24" to 30" in height at time of planting, on the property line to be installed at time of house construction.
- 4) Two trees per lot in front yard at time of house construction.
- 5) 25' buffer surrounding residential section. Landscaping, consisting of trees and shrubs, will be provided in buffer area.
- 6) Remove old under drains wherever possible.
- 7) Stabilized path system in Tract A from Baybridge Court to Park.

IMPACT FEES	
SCREEN:	
TRAFFIC ZONE:	
LAND USE:	
1. ROAD-CO. WIDE	
2. ROAD-COLL.	
3. LIBRARY	
4. FIRE	10.00
5. PARK	
6. SCHOOL	300.00
7. LAW	
8. DRAINAGE	
TOTAL	

REMARKS:

**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: _____
City/Zip: _____	City/Zip: _____

(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: _____
City/Zip: _____	City/Zip: _____

(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.

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.

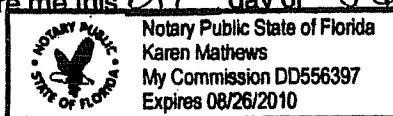
1/24/08
Date

[Signature]
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 24 day of January, 2008 by William Coribben

[Signature]
Signature of Notary Public



Print, Type or Stamp Name of Notary Public

Personally Known _____ OR Produced Identification ✓
Type of Identification Produced Florida's Drivers License

For Use by Planning & Development Staff	
Date: _____	Application Number: _____

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07-23:

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: WILLIAM GRIBBEN
Address: 3123 FOXWOOD DR
City/Zip: APOPKA FL 32703
Phone #: 407-774-6583

Name: _____
Address: _____
City/Zip: _____
Phone #: _____

Name: _____
Address: _____
City/Zip: _____
Phone #: _____

Name: _____
Address: _____
City/Zip: _____
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: _____
City/Zip: _____
Directors: _____
Address: _____
City/Zip: _____
Shareholders: _____
Address: _____

Name of Corporation: _____
Officers: _____
Address: _____
City/Zip: _____
Directors: _____
Address: _____
City/Zip: _____
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: _____
City/Zip: _____

Beneficiaries: _____
Address: _____
City/Zip: _____

(Use additional sheets for more space.)

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On March 24, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 42 FOXWOOD PHASE 2 FIRST ADD PB 22 PG 49

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

FINDINGS OF FACT

Property Owner: William Gribben
3123 Foxwood Drive
Apopka, Fl. 32703

Project Name: Foxwood Drive (3123)

Requested Development Approval:

Request for a rear yard setback variance from 30 feet to 15 feet for an addition in PUD (Planned Unit Development District)

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: 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:

- a. The variance granted will apply only to the proposed addition 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: _____
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 DENIAL DEVELOPMENT ORDER

On March 24, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 42 FOXWOOD PHASE 2 FIRST ADD PB 22 PG 49

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

FINDINGS OF FACT

Property Owner: William Gribben
3123 Foxwood Drive
Apopka, Fl. 32703

Project Name: Foxwood Drive (3123)

Requested Development Approval:

Request for a rear yard setback variance from 30 feet to 15 feet for an addition in PUD (Planned Unit Development District)

The Development Approval was sought to construct an addition into 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: Kathy Fall, Principal 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:

PLAT OF SURVEY

LEGAL DESCRIPTION:

LOT 42, FOXWOOD PHASE II FIRST ADDITION
 AS RECORDED IN PLAT BOOK 22, PAGE(S) 43, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Liam Gribben

Home 407.774.6583

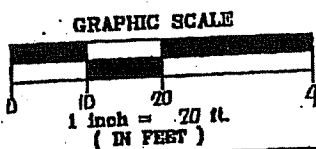
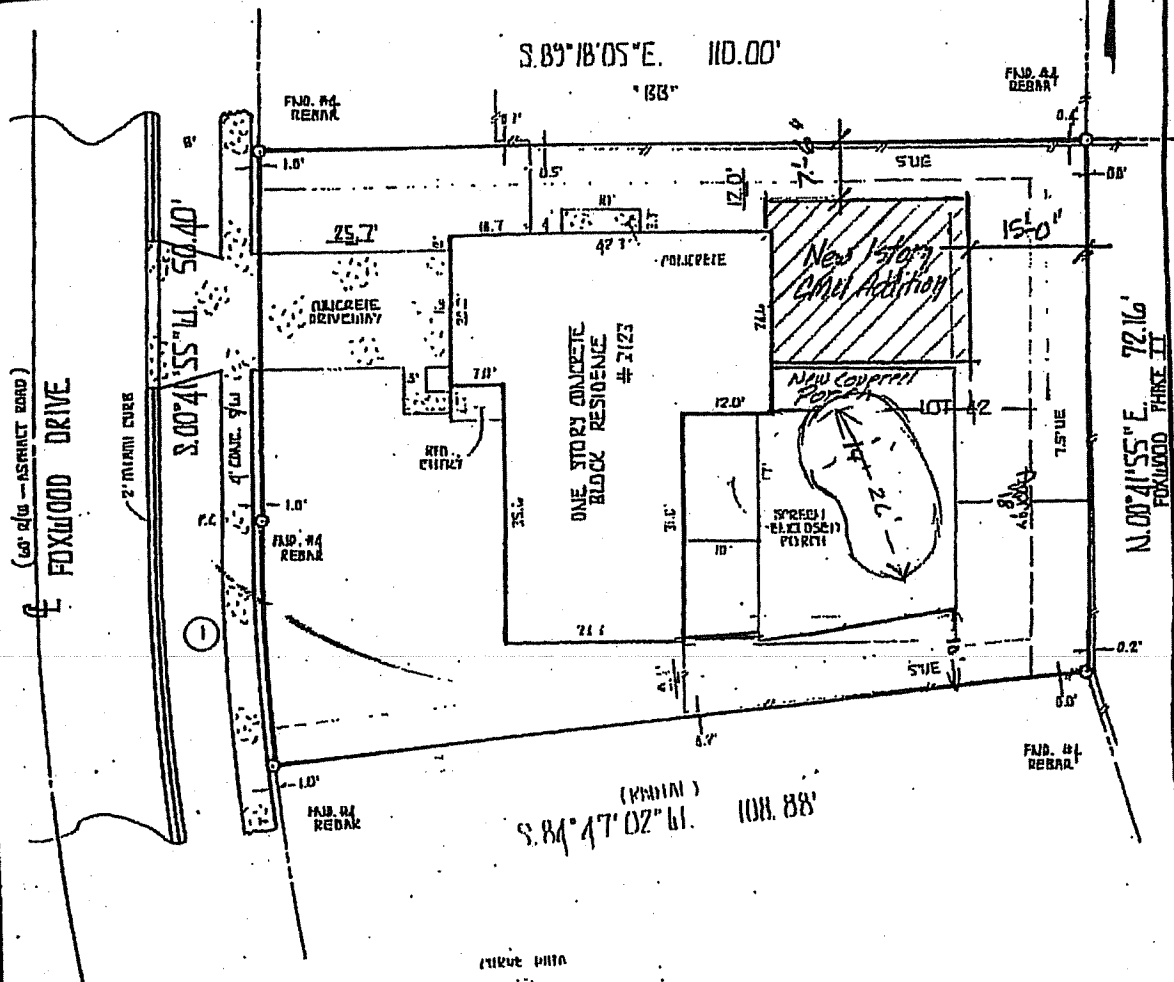
Work 407.774.0100

Fax 407.774.6054

e-mail oddbanks@aol.com

Box 160-006 Altamonte Springs FL USA 32716

LIAM GRIBBEN
 3123 FOXWOOD DR
 APOPKA FL 32703



(1)
 K=310.00'
 Δ=05° 51' 53"
 L=33.04'

PLAT OF SURVEY PREPARED FOR: WILLIAM GRIBBEN		NOTES: FLOOD ZONE DETERMINATION SHOWN HEREON IS SUBJECT TO THE ACTUAL SURVEY BY FLS.
PLAT OF SURVEY CERTIFIED TO: FIRST AMERICAN TITLE INSURANCE COMPANY; SPECTRUM INTERNATIONAL MORTGAGE SERVICES; CHRISTIAN MORTGAGE CORP; WILLIAM GRIBBEN		SURVEY IS BASED ON THE LEGAL DESCRIPTION SUPPLIED BY CLIENT.
FIELD DATE: 7-27-98 SCALE: 1"=20' DRAWN BY:	THIS BUILDING/LOT IS NOT IN A FLOOD PRONE AREA, ZONE "X", BASED ON FLOOD INSURANCE RATE MAP (2026) PANEL NO. 0102C DATED 4-17-95. BEARING STRUCTURE IS BASED UPON THE LINE DENOTED WITH "BB".	UNDERGROUND UTILITIES AND FEATURES HAVE NOT BEEN LOCATED UNLESS OTHERWISE NOTED. SURVEY IS SUBJECT TO ANY FUTURE REVISIONS OR MODIFICATIONS OF RECORD.
IRELAND SURVEYING, INC. 2960 ALOMA AVENUE SUITE 401 WINTER PARK, FLORIDA 32792		I HEREBY CERTIFY THAT THIS PLAT OF SURVEY OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS NEAREST SUPPORTED UNDER THE OATH AND AS NOTED AND CONFORMS TO THE SURVEYING STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS ESTABLISHED BY THE SURVEYING FLORIDA ADMINISTRATIVE CODE.
LEGEND PERM - PERMANENT REFERENCE MONUMENT CALC - CALCULATED CON - CONCRETE BLOCK CONM - CONCRETE MONUMENT CORR - CORNER FENCE - FENCE CHAIN LINK FENCE CONC - CONCRETE IRON - IRON CEMENT ANGLE (C.A.) - CEMENT ANGLE DR - DRAINAGE EXHIBIT DW - DRIVEWAY RW - RAILROAD RW - RIVER MEAS - MEASURED N.L. - NON LOCATED NAD - NAIL & DOWEL O.R. - OTHER RECORDS BOOK P.O. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT P.C. - POINT OF CURVATURE P.M. - PLAT & MEASURED P.W. - POINT OF VIEW P.F. - POWER POLE		JAMES P. IRELAND LB 5887 FLS 4200