

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: 3633 Osceola Road – Roy Fluharty, applicant; Request for a front yard setback variance from 50 feet to 43 feet for a proposed porte-cochere in A-5 (Agricultural District).

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

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

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

MOTION/RECOMMENDATION:

1. Deny the request for a front yard setback variance from 50 feet to 43 feet for a proposed porte-cochere in A-5 (Agricultural District); or
2. Approve the request for a front yard setback variance from 50 feet to 43 feet for a proposed porte-cochere in A-5 (Agricultural District); or
3. Continue the request to a time and date certain.

GENERAL INFORMATION	Applicant: Roy Fluharty Location: 3633 Osceola Road Zoning: A-5 (Agricultural District) Subdivision: N/A
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant is proposing to construct a 20 foot by 22 foot porte-cochere that will encroach 7 feet into the required 50-foot front 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	The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that: <ul style="list-style-type: none"> • No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands,

	<p>structures or building in the same zoning district.</p> <ul style="list-style-type: none">• Special conditions and circumstances result from the actions of the applicant.• The granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.• The literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.• The variance requested is not the minimum variance that will make possible reasonable use of the land, building or structure.• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.• The grant of the variance would not be in harmony with the general intent of Chapter 30.
<p>STAFF RECOMMENDATION</p>	<p>Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate a hardship. If the Board should decide to grant a variance, staff recommends the following conditions of approval:</p> <ul style="list-style-type: none">• Any variance granted shall apply only to the porte-cochere 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 2008-11
Meeting Date 3-24-08



COPY VARIANCE APPLICATION

SEMINOLE COUNTY PLANNING DIVISION

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

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

Name: Roy Fluharty
Address: 3633 Osceola Rd. City: Geneva Zip code: 32732
Project Address: _____ City: _____ Zip code: _____
Contact number(s): (407) 466-5693 cell
Email address: _____

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 checked="" type="checkbox"/> Other	Please describe: <u>porte-co (CAAFort Drive-thru)</u>
<input type="checkbox"/> This request is for a structure that has already been built.	

RECEIVED FEB 01 2008

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 checked="" type="checkbox"/> Front yard setback	Required setback:	<u>50ft.</u>	Proposed setback:	<u>43ft.</u>
<input type="checkbox"/> Rear yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Side yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Side street setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Fence height	Required height:		Proposed height:	
<input type="checkbox"/> Building height	Required height:		Proposed height:	
<i>Use below for additional yard setback variance requests:</i>				
<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: Roy Fluharty

FOR OFFICE USE ONLY

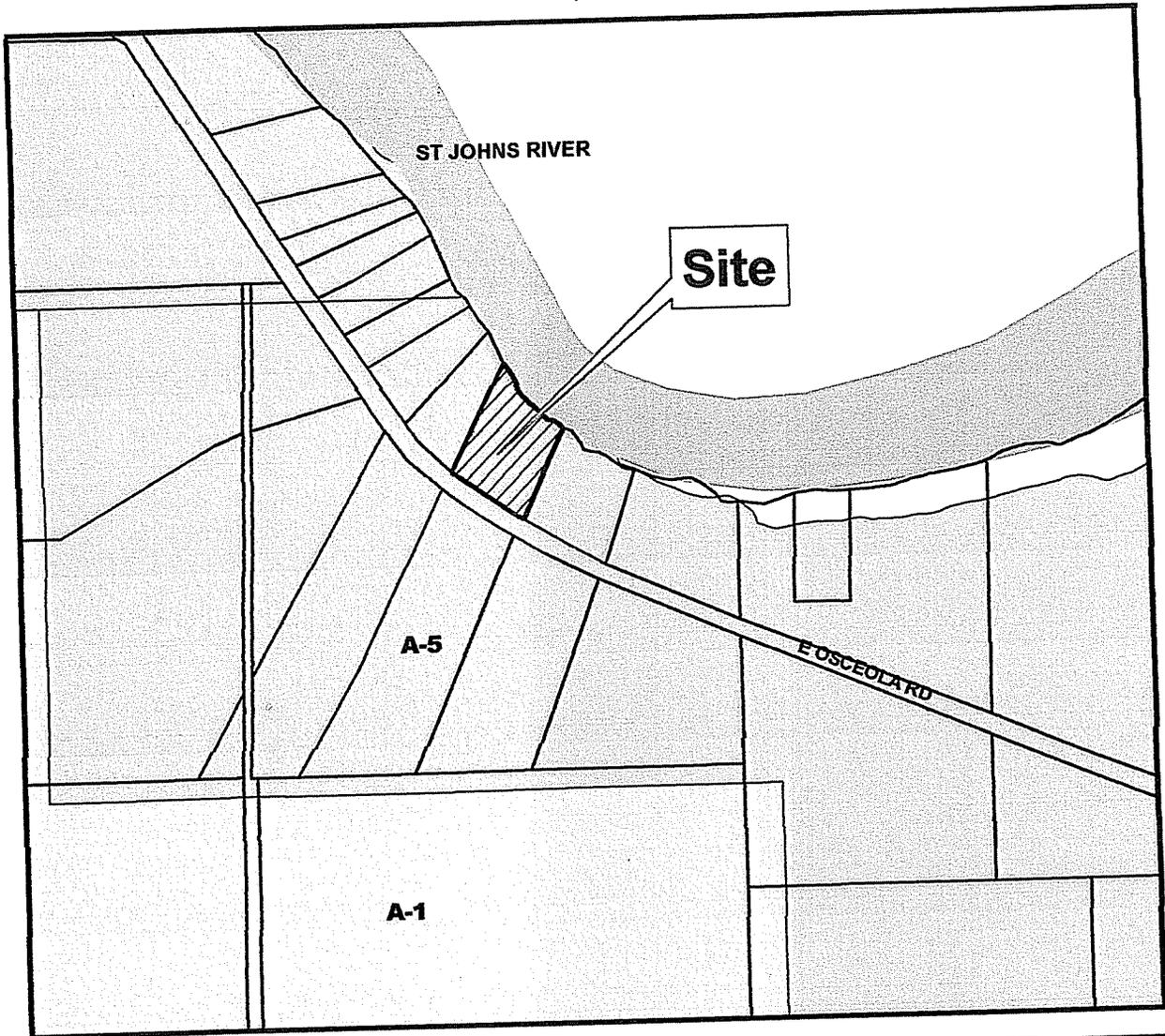
Date Submitted: 2-1-08 Reviewed By: P. Johnson
 Tax parcel number: 26-19-32-300-001A-0000 Zoning/FLU A-5/R-5
 Legally created parcel (1971 tax roll, 5-acre dev, lot split)
 Platted Lot (check easements as shown on lots, in notes or in dedication)
 Lot size _____ Meets minimum size and width
 Application 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 ½ 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.

Roy Fluharty
3633 Osceola Road
Geneva, Florida 32732

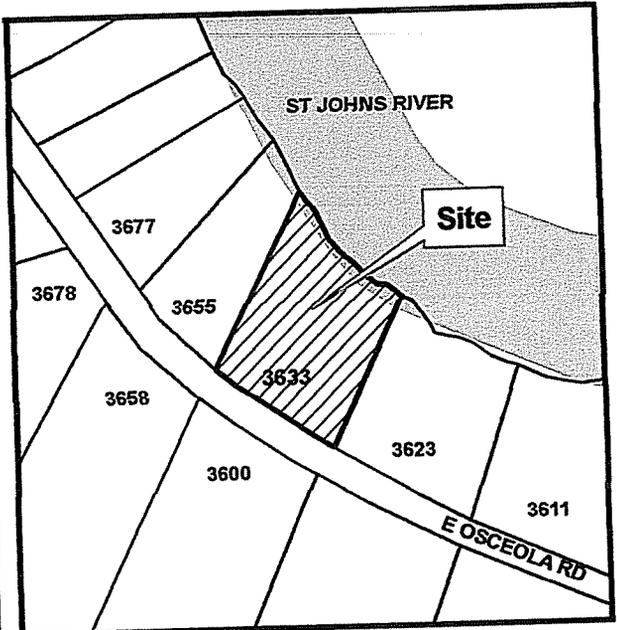


Seminole County Board of Adjustment
March 24, 2008
Case: BV2008-11 (see separate attached map)
Parcel No: 26-19-32-300-001A-0000

Zoning

-  BV2008-11
-  A-1
-  A-5

N



NOTES

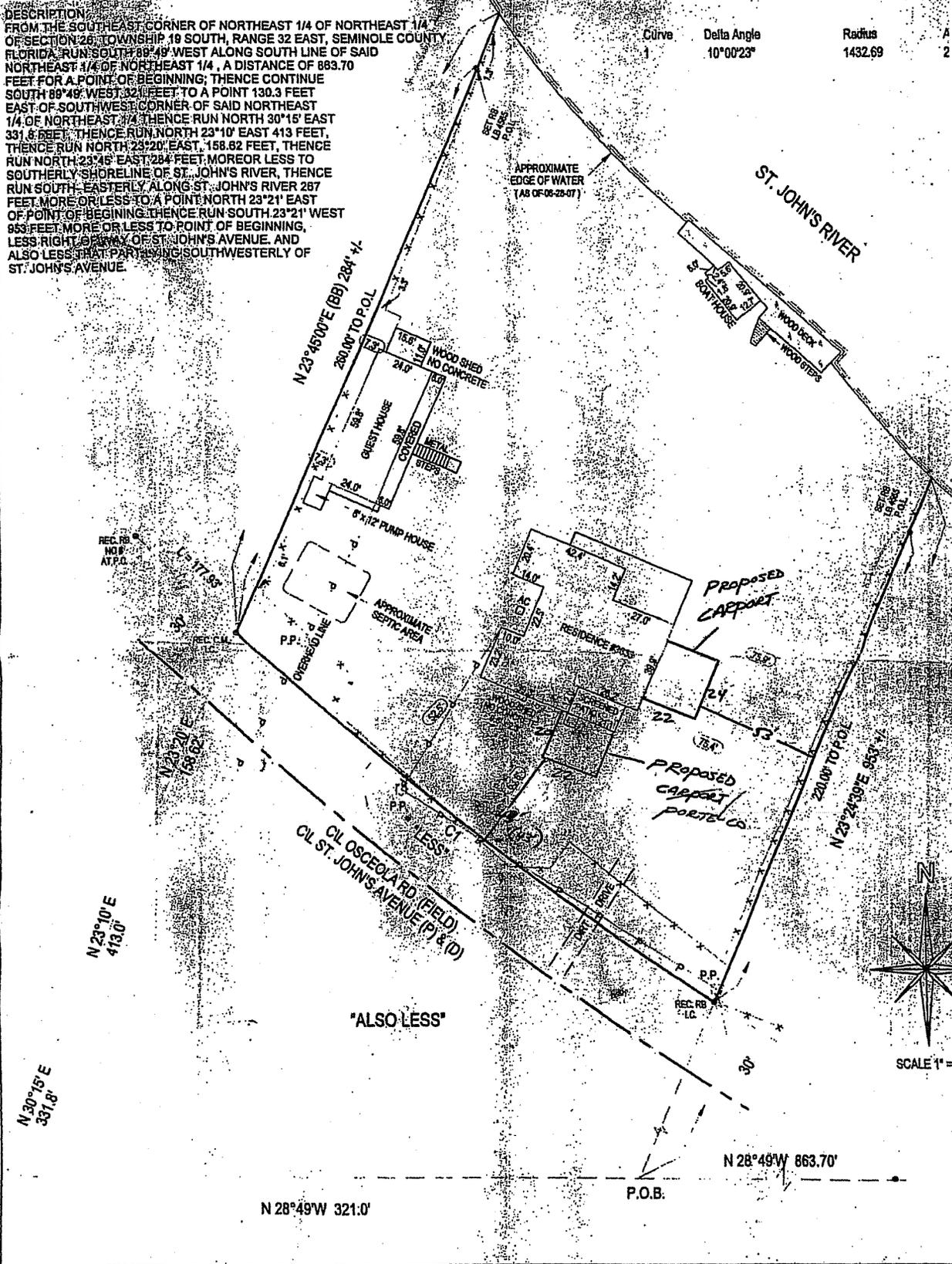
1. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY.
2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
5. BEARINGS ARE BASED ON RECORD PLAT DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. PROPERTY HEREON LOCATED IN ZONE "X" PER F.I.R.M. COMMUNITY PANEL NO. 120173-0225 E DATED 12-08-00.
7. BUILDING LINES SHOWN REPRESENT BUILDING WALLS. EAVES, IF ANY, NOT LOCATED OR SHOWN.

And Mapping Associates, Inc.
 109 WEST ORANGE STREET
 ALTAMONTE SPRINGS, FL 32714
 PH. (407) 688-1155

DESCRIPTION

FROM THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA, RUN SOUTH 89°49' WEST ALONG SOUTH LINE OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4, A DISTANCE OF 883.70 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°49' WEST 321.0 FEET TO A POINT 130.3 FEET EAST OF SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4; THENCE RUN NORTH 30°15' EAST 331.6 FEET; THENCE RUN NORTH 23°10' EAST 413 FEET; THENCE RUN NORTH 23°20' EAST, 158.62 FEET; THENCE RUN NORTH 23°45' EAST, 284 FEET MORE OR LESS TO SOUTHERLY SHORELINE OF ST. JOHN'S RIVER, THENCE RUN SOUTH EASTERLY ALONG ST. JOHN'S RIVER 287 FEET MORE OR LESS TO A POINT NORTH 23°21' EAST OF POINT OF BEGINNING; THENCE RUN SOUTH 23°21' WEST 953 FEET MORE OR LESS TO POINT OF BEGINNING, LESS RIGHT OF WAY OF ST. JOHN'S AVENUE, AND ALSO LESS THAT PART BEING SOUTHWESTERLY OF ST. JOHN'S AVENUE.

Curve	Delta Angle	Radius	A
1	10°00'23"	1432.69	2



JOB NO.: 07-1308
 DATE FIELD: 06-27-07
 SIGNED: 07-02-07
 DRAWN BY: JWJ/CMS
 P.C.: RP.

CERTIFIED TO:
 ROY D. FLUHARTY
 TRUDIE O. FLUHARTY
 SENTRY TITLE COMPANY
 SECURITY ONE MORTGAGE CORPORATION
 CHICAGO TITLE INSURANCE COMPANY

LEGEND

REC. - RECOVERED	CONCRETE
UP. - 4" RICH PIPE	REC. - POINT OF REVERSE CURVE
LC. - ALLEGIBLE CAP'S	P.P. - RADIUS POINT
C.M. - CONCRETE MONUMENT	R - RADIUS
MB - MESH	L - LENGTH OF ARC
RAD. - RADIAL	CA - CENTRAL ANGLE
N.R. - NOT RADIAL	U.E. - UTILITY EASEMENT
PL - PER PLAT	D.E. - DRAINAGE EASEMENT
MA - AS MEASURED	L.E. - LANDSCAPE EASEMENT
DL - PER DESCRIPTION	P.E. - POOL EQUIPMENT
P.O.L. - POINT ON LINE	P.P. - POWER POLE
P.C. - POINT OF CURVATURE	CL - CHAIN LINE FENCE
P.T. - POINT OF TANGENCY	W.F. - WOODEN FENCE

Not valid without the signature and the original raised seal of a Florida licensed surveyor and register. Additions and deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

JIMMY W. JACKSON, PSM 4243

<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 407-655-7506</p>																														
<p align="center">GENERAL</p> <p>Parcel Id: 26-19-32-300-001A-0000</p> <p>Owner: FLUHARTY ROY D & TRUDIE O</p> <p>Mailing Address: PO BOX 521</p> <p>City,State,ZipCode: GENEVA FL 32732</p> <p>Property Address: 3633 OSCEOLA RD GENEVA 32732</p> <p>Subdivision Name:</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 00-HOMESTEAD (1995)</p> <p>Dor: 01-SINGLE FAMILY</p>		<p>2008 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 2</p> <p>Depreciated Bldg Value: \$296,807</p> <p>Depreciated EXFT Value: \$3,732</p> <p>Land Value (Market): \$179,240</p> <p>Land Value Ag: \$0</p> <p><u>Just/Market Value:</u> \$479,779</p> <p>Assessed Value (SOH): \$245,553</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$220,553</p> <p><u>Tax Estimator</u></p> <p><u>Portability Calculator</u></p>																												
<p align="center">SALES</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>11/1994</td> <td><u>02852</u></td> <td><u>1895</u></td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/1981</td> <td><u>01353</u></td> <td><u>0258</u></td> <td>\$51,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>10/1978</td> <td><u>01204</u></td> <td><u>0050</u></td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p align="center"><u>Find Comparable Sales within this Subdivision</u></p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	11/1994	<u>02852</u>	<u>1895</u>	\$100	Improved	No	WARRANTY DEED	08/1981	<u>01353</u>	<u>0258</u>	\$51,000	Improved	No	QUIT CLAIM DEED	10/1978	<u>01204</u>	<u>0050</u>	\$100	Vacant	No	<p>2007 VALUE SUMMARY</p> <p>Tax Amount(without SOH): \$6,966</p> <p><u>2007 Tax Bill Amount:</u> \$3,169</p> <p><u>Save Our Homes (SOH) Savings:</u> \$3,797</p> <p>2007 Taxable Value: \$214,564</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

2	SINGLE FAMILY	1987	3	1,440	2,880	1,440	CONC BLOCK	\$133,421	\$145,023
	Appendage / Sqft						GARAGE FINISHED / 552		
	Appendage / Sqft						UTILITY FINISHED / 888		

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
BOAT HOUSE	1984		273	\$874	\$2,184
FIREPLACE	1984		1	\$400	\$1,000
FIREPLACE	1987		1	\$950	\$2,000
BOAT DOCK	1984		754	\$1,508	\$3,770

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
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: ROY FLUHARTY
Address: 3633 E. OSCEOLA RD
City/Zip: GENEVA 32732
Phone #: 407-466-5692

Name: TRUDIE FLUHARTY
Address: 3633 E. OSCEOLA RD
City/Zip: GENEVA 32732
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
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.

2-1-08
Date

Roy Fluharty
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 1st day of February, 2008 by Roy Fluharty

Jane Spencer
Signature of Notary Public

Jane Spencer
Print, Type or Stamp Name of Notary Public



Personally Known _____ OR Produced Identification
Type of Identification Produced Fl. D.L. F463-724-51-419-0

For Use by Planning & Development Staff

Date: _____ Application Number: _____

BU2008-11

Roy and Trudie Fluharty, 3633 E. Osceola Rd Geneva, are asking for a variance to the front set back from 50' to 43'. This is to accommodate an addition of a porte-co (drive thru carport) to the front of their house. We, the undersigned neighbors to this property, give our support to this request as it will make the house more appealing aesthically and bring more value to our homes. Thank you for this consideration.

1. Doyle Sims
2. John Hanes
3. Cherie Geiger
4. Randall E. Duncan
5. Randall E. Weisinger

1. DOYLE SIMS 3611 E. OSCEOLA RD
2. JOHN HANES (TRUSTEE) 3623 E. OSCEOLA RD
3. CHERIE GEIGER 3655 E. OSCEOLA RD
4. RANDALL DUNCAN 3678 E. OSCEOLA RD
5. RANDALL WEISINGER 3658 E. OSCEOLA RD

THESE ARE THE ONLY NEIGHBORS LIVING WITHIN
500 FT. OF 3633 E. OSCEOLA RD.

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 SEC 26 TWP 19S RGE 32E BEG 863.70 FT W OF SE COR OF NE 1/4 OF NE 1/4 RUN W TO A PT 130.3 FT E OF SW COR OF NE 1/4 OF NE 1/4 N 30 DEG 15 MIN E 331.8 FT N 25 DEG 10 MIN E 413 FT N 23 DEG 20 MIN E 449 FT TO RIVER SELY ALONG RIVER TO A PT N 23 DEG 32 MIN E OF BEG S 23 DEG 32 MIN W TO BEG (LESS OSCEOLA RD & PT LYING SWLY OF OSCEOLA RD)

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

FINDINGS OF FACT

Property Owner: ROY D & TRUDIE O FLUHARTY
3633 OSCEOLA RD
GENEVA FL 32732

Project Name: Osceola Raod (3633)

Requested Development Approval:

Request for a front yard setback variance from 50 feet to 43 feet for a proposed porte-cochere in A-5 (Agricultural District).

The Development Approval was sought in order to construct a porte-cochere within the front 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 March 24, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 26 TWP 19S RGE 32E BEG 863.70 FT W OF SE COR OF NE 1/4 OF NE 1/4 RUN W TO A PT 130.3 FT E OF SW COR OF NE 1/4 OF NE 1/4 N 30 DEG 15 MIN E 331.8 FT N 25 DEG 10 MIN E 413 FT N 23 DEG 20 MIN E 449 FT TO RIVER SELY ALONG RIVER TO A PT N 23 DEG 32 MIN E OF BEG S 23 DEG 32 MIN W TO BEG (LESS OSCEOLA RD & PT LYING SWLY OF OSCEOLA RD)

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

FINDINGS OF FACT

Property Owner: ROY D & TRUDIE O FLUHARTY
3633 OSCEOLA RD
GENEVA FL 32732

Project Name: Osceola Raod (3633)

Requested Development Approval:

Request for a front yard setback variance from 50 feet to 43 feet for a proposed porte-cochere in A-5 (Agricultural 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 porte-cochere 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

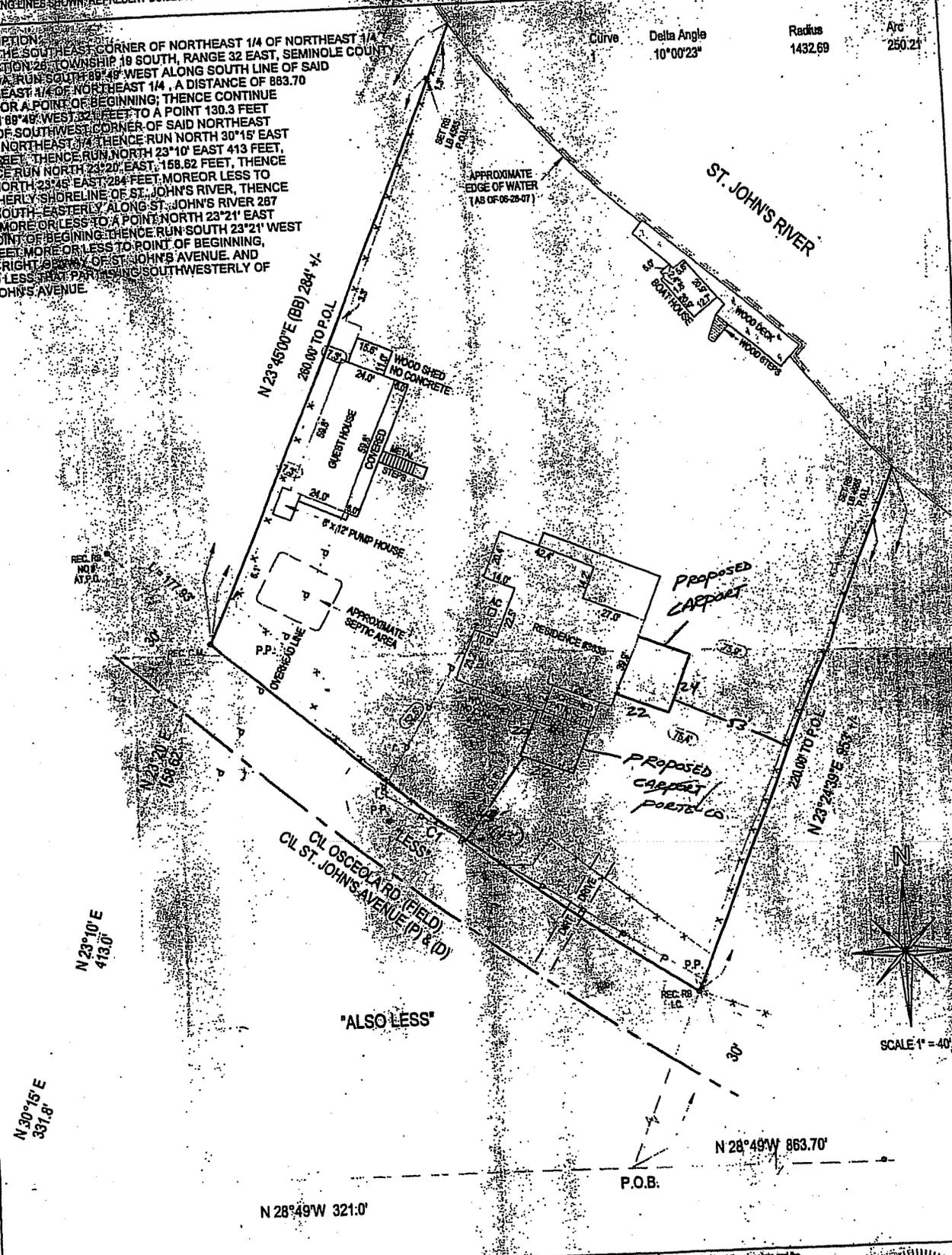
My Commission Expires:

- NOTES:
1. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY.
 2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
 3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
 4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
 5. BEARINGS ARE BASED ON RECORD PLAT DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
 6. PROPERTY HEREON LOCATED IN ZONE "X" PER F.I.R.M. COMMUNITY PANEL NO. 120178-0225 E DATED 12-06-00.
 7. BUILDING LINES SHOWN REPRESENT BUILDING WALLS, EAVES, IF ANY, NOT LOCATED OR SHOWN.

And
Mapping
Associates, Inc.
109 WEST ORANGE STREET
ALTA MONTÉ SPRINGS, FL
32714
PH. (407) 698-1155

DESCRIPTION:
FROM THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA, RUN SOUTH 89°49' WEST ALONG SOUTH LINE OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4, A DISTANCE OF 863.70 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°49' WEST 32.10 FEET TO A POINT 130.3 FEET EAST OF SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4; THENCE RUN NORTH 30°15' EAST 331.6 FEET; THENCE RUN NORTH 23°10' EAST 413 FEET; THENCE RUN NORTH 23°20' EAST, 168.82 FEET; THENCE RUN NORTH 23°45' EAST, 284 FEET MORE OR LESS TO SOUTHERLY SHORELINE OF ST. JOHN'S RIVER; THENCE RUN SOUTH-EASTERLY ALONG ST. JOHN'S RIVER 287 FEET MORE OR LESS TO A POINT NORTH 23°21' EAST OF POINT OF BEGINNING; THENCE RUN SOUTH 23°21' WEST 853 FEET MORE OR LESS TO POINT OF BEGINNING, LESS RIGHT-OF-WAY OF ST. JOHN'S AVENUE, AND ALSO LESS RIGHT-OF-WAY SOUTHWESTERLY OF ST. JOHN'S AVENUE.

Curve	Delta Angle	Radius	Arc
1	10°00'23"	1432.69	250.21'



JOB NO.: 07-1308
DATE FIELD: 06-27-07
SIGNED: 07-02-07
DRAWN BY: JW/JCMS
P.C.: RP

CERTIFIED TO:
ROY D. FLUHARTY
TRUDIE O. FLUHARTY
SENTRY TITLE COMPANY
SECURITY ONE MORTGAGE CORPORATION
CHICAGO TITLE INSURANCE COMPANY

LEGEND

RED - RECOVERED	CONCRETE
UP - FRONT YARD	REC - POINT OF REVERSE CURVE
LC - ALUMINUM CAP	R.P. - RADIUS POINT
CM - CONCRETE MONUMENT	R - RADIUS
MB - METAL	L - LENGTH OF ARC
RD - IRON	CA - CENTRAL ANGLE
NL - NOT PLANNED	UE - UTILITY EASEMENT
PL - PER PLAT	OE - ORANGE EASEMENT
MS - AS MEASURED	LE - LANDSCAPE EASEMENT
PO - PER DESCRIPTION	PE - POOL EQUIPMENT
POL - POINT ON LINE	PP - POWER POLE
POC - POINT OF CURVATURE	CL - CHAIN LINK FENCE
P.T. - POINT OF TANGENCY	WF - WOODEN FENCE

Not valid without the signature and the original record map of a Florida licensed surveyor and mapmaker. Additions and deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

J. W. Jackson
JIMMY W. JACKSON, P.E.M. 4243