

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: 363 Deer Pointe Circle – Mahamad Kazma, applicant; Request for a rear yard setback variance from 15 feet to 5 feet for a proposed two story family room addition in PUD (Planned Unit Development 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 rear yard setback variance from 15 feet to 5 feet for a proposed two story family room addition in PUD (Planned Unit Development District); or
2. **Approve** the request for a rear yard setback variance from 15 feet to 5 feet for a proposed two story family room addition in PUD (Planned Unit Development District); or
3. **Continue** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Location: Zoning: Subdivision:	Mahamad Kazma 363 Deer Pointe Circle PUD (Planned Unit Development District) Deer Pointe
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a two story addition approximately 12 feet by 30 feet that will encroach into the required 15-foot rear yard setback. • The addition will also encroach into a utility easement. This easement will be required to be vacated prior to permitting. The applicant has letters from the various utility companies stating no objection to the vacating of this easement. • There are currently no code enforcement or building violations for this property. 	

	<ul style="list-style-type: none">• 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.• 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><i>The PUD established setbacks for this community that are smaller than other residential zonings and the developer constructed the houses out to the maximum extent.</i></p>
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 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: Utility letters

- Proposed Development Order

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

D9

Application # BN 2008-18

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: MOHAMAD KAZMA

Address: 363 Deep Pointe Circle City: Casselberry Zip code: 32707

Project Address: _____ City: _____ Zip code: _____

Contact number(s): (407) 256-0058 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: RECEIVED FEB 0 8 2008
<input type="checkbox"/> Pool screen enclosure	Please describe:
<input checked="" type="checkbox"/> Addition	Please describe: FAMILY ROOM, 360 SQ FT. APPROX.
<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?				
<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:	15ft.	Proposed setback:	5ft.
<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: [Signature]

FOR OFFICE USE ONLY

Date Submitted: 2-9-08 Reviewed By: P. Johnson
 Tax parcel number: 14-21-30-514-0000-0030 zoning/FLU PUD/ PD
 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.
	<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.

PLAT OF BOUNDARY SURVEY

DESCRIPTION (As Furnished)

LOT 3, DEER POINTE, according to the plat thereof as recorded in Plat Book 46, Pages 48-49 of the Public Records of Seminole County, Florida.

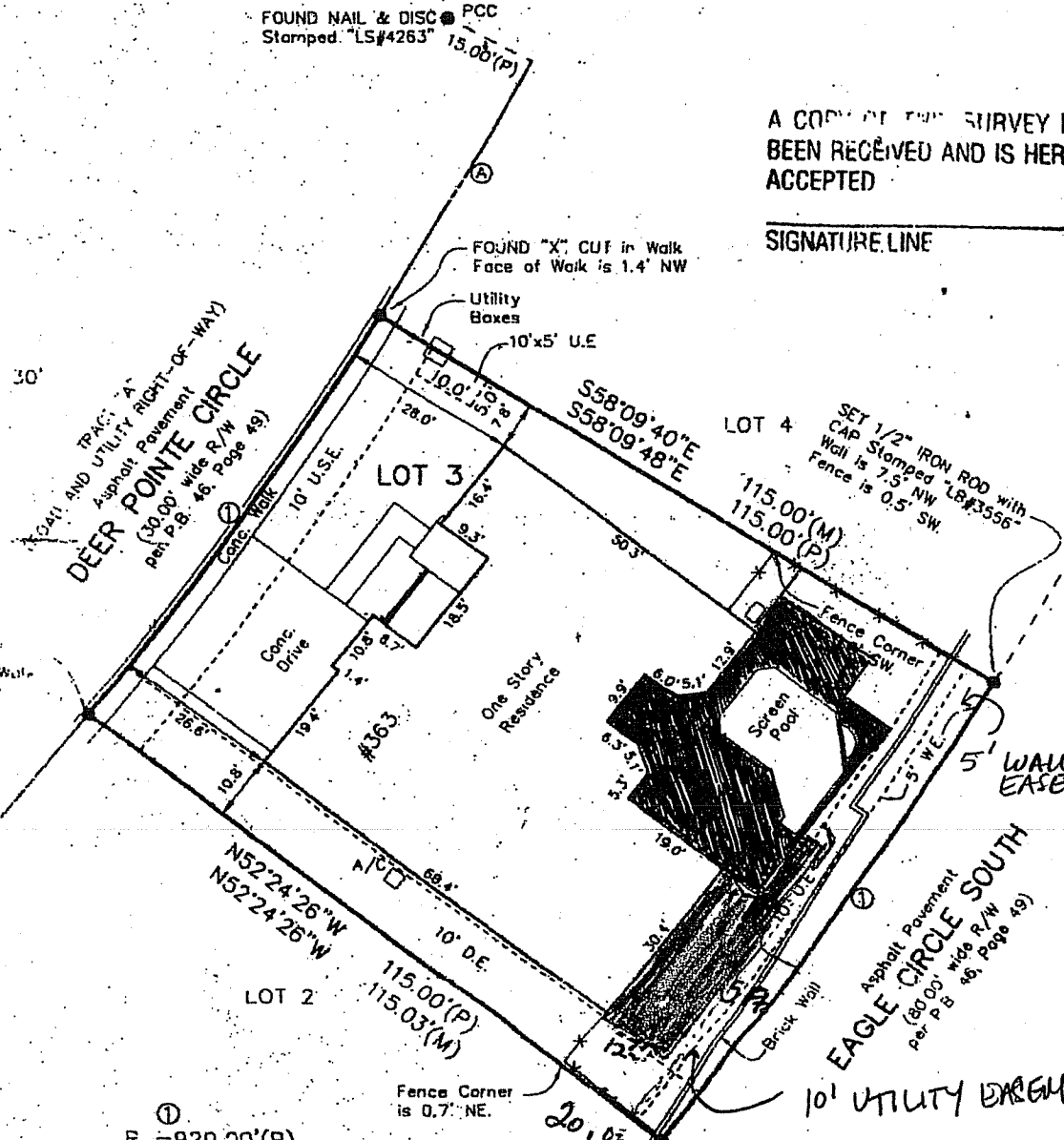
FOUND NAIL & DISC PCC
Stamped "LS#4263" 15.00'(P)

A COPY OF THIS SURVEY HAS BEEN RECEIVED AND IS HEREBY ACCEPTED

SIGNATURE LINE



SCALE: 1" = 30'



FOUND NAIL & DISC
Stamped "LP#3556" in Walk
Face of Walk is 6'8" NW

LOT 4
SET 1/2" IRON ROD with
CAP Stamped "LB#3556"
Wall is 7.5' NW
Fence is 0.5' SW

Fence Corner
is 0.7' NE

FOUND 5/8" IRON ROD with
CAP Stamped "LB#3556"
Wall is 16' NW
Fence is 0.5' NE

①
R = 805.00'(P)
L = 80.8'(P)
Δ = 05°45'22"(P)
CH = 80.84'(P)
CB = N34°42'53"E(P)
N36°02'04"E 80.84'(M)

②
R = 920.00'(P)
L = 92.43'(P)
Δ = 05°45'22"(P)
CH = 92.39'(P)
CB = N34°42'53"E(P)
S35°51'06"W 92.38'(M)

NOTE:
NO EASEMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY OF THE SUBJECT PROPERTY OR THOSE OF ADJOINING LANDS HAVE BEEN PROVIDED THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.

CERTIFIED TO:
MOHAMAD KAZMA AND KAREN KAZ
STEWART TITLE GUARANTY COMPANY
METRO TITLE
UNITED FIRST MORTGAGE
GREENPOINT MORTGAGE FUNDING, I

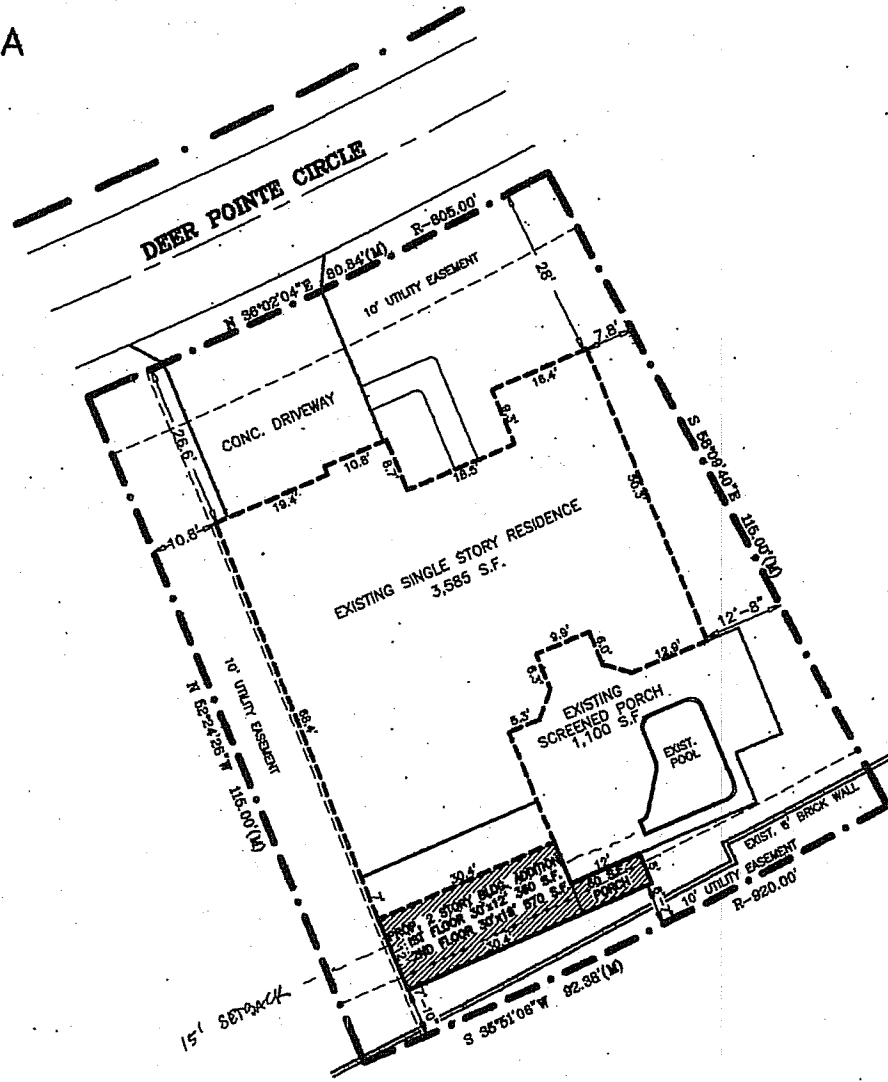
Based on the FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, Seminole County, Florida, Community Panel Number 120289/12117C 0145 E, last dated April 17, 1995, it appears from a scaling of said map that the area described herein is shown to be within "ZONE X" (Areas determined to be outside 500-year floodplain). Said map is not

REVISIONS AND ADDITIONS	

12/18/12
 10' SIDE
 10' UTILITY EASEMENT
 5' WALL EASEMENT

SITE PLAN
FOR
SAMI & KAREN KAZMA
363 DEER POINTE CIRCLE
SEMINOLE COUNTY

RECEIVED FEB 28 2008



LEGAL DESCRIPTION:
LOT 3, DEER POINTE, ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 48, PAGES 48-49
OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

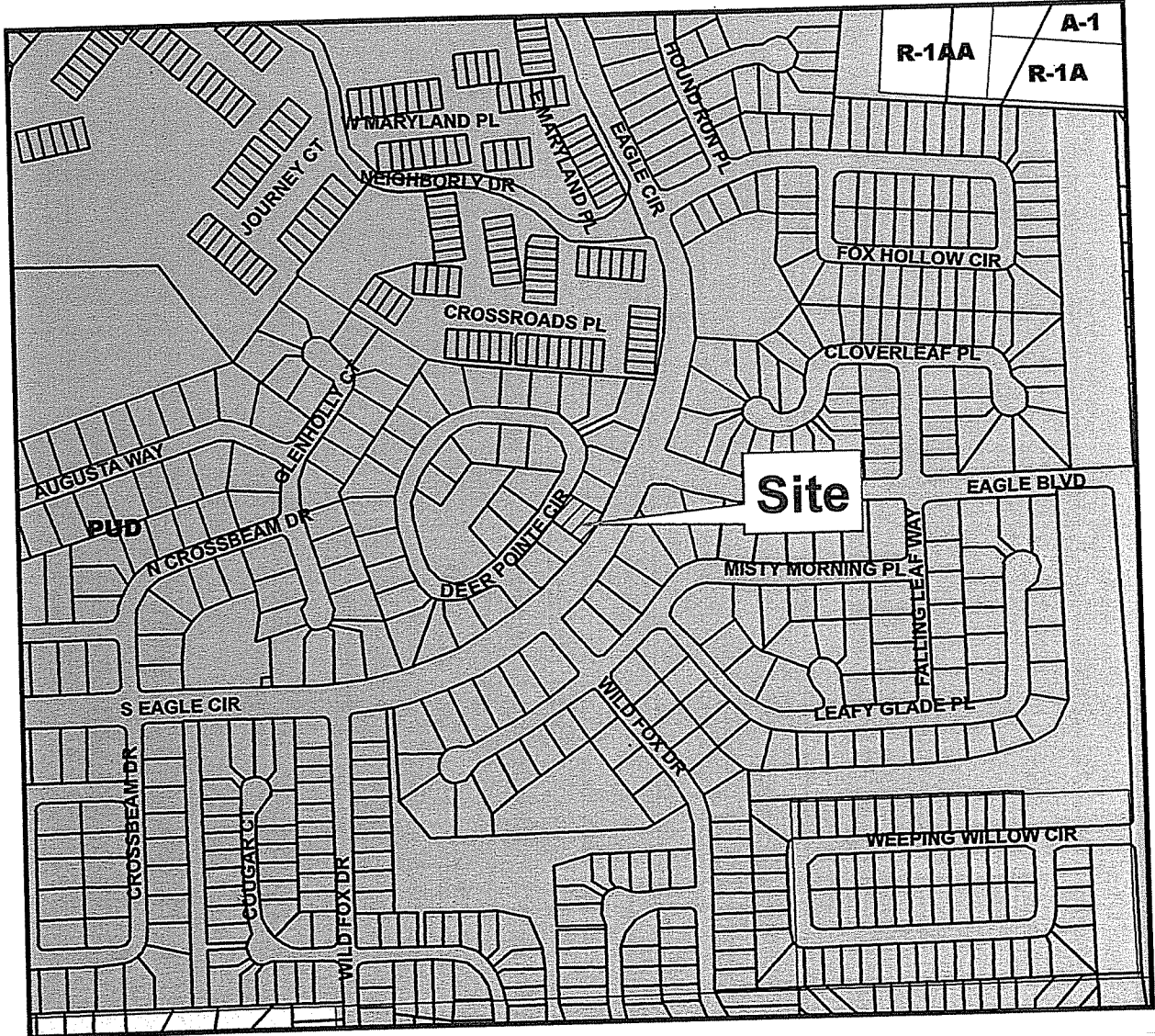
LOT AREA:	8,960 SQ.FT./, 23 ACRE
EXIST. RESIDENCE (FOOTPRINT)	3,585 S.F.
EXIST. POOL DECK & DRIVEWAY	1,880 S.F.
PROP. ADDITION (FOOTPRINT)	420 S.F.
TOTAL	5,885 S.F.

SETBACKS	
FRONT	25'
SIDE	5'
REAR	15'

OWNER:
SAMI & KAREN KAZMA
363 DEER POINTE CIRCLE
CASSELBERRY, FL. 32707

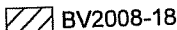

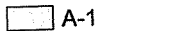

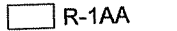
DATE: 2/27/08 REVISION:
AMERICAN CIVIL ENGINEERING COMPANY
207 NO. MOSS ROAD #211
WINTER SPRINGS, FLORIDA 32708
(407) 327-7700
C.A. 5728


Mohamad Kazma
 363 Deer Pointe Circle
 Casselberry, Florida 32707

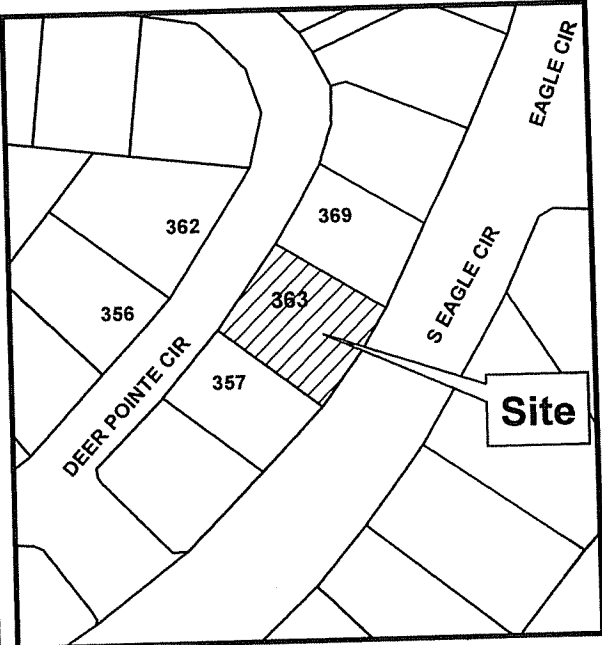


Seminole County Board of Adjustment
 March 24, 2008
 Case: BV2008-18 (Map 3158, Grid A1)
 Parcel No: 14-21-30-514-0000-0030

Zoning

	BV2008-18		R-1A
	A-1		PUD
	R-1AA		

N




PARCEL DETAIL

DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

SEMINOLE COUNTY FL

1101 E. FIRST ST
SANFORD, FL 32771-1468
407-885-7508

GENERAL

Parcel Id: 14-21-30-514-0000-0030
 Owner: KAZMA MOHAMAD S & KAREN
 Mailing Address: 363 DEER POINTE CIR
 City,State,ZipCode: CASSELBERRY FL 32707
 Property Address: 363 DEER POINTE CIR CASSELBERRY 32707
 Subdivision Name: DEER POINTE
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions: 00-HOMESTEAD (2003)
 Dor: 01-SINGLE FAMILY

2008 WORKING VALUE SUMMARY
 Amendment 1 impact not reflected.

Value Method:	Market
Number of Buildings:	1
Depreciated Bldg Value:	\$294,464
Depreciated EXFT Value:	\$7,559
Land Value (Market):	\$48,000
Land Value Ag:	\$0
Just/Market Value:	\$350,023
Assessed Value (SOH):	\$237,019
Exempt Value:	\$25,000
Taxable Value:	\$212,019

[Tax Estimator](#)
[Portability Calculator](#)

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	12/2002	<u>04676</u>	<u>1030</u>	\$255,000	Improved	Yes
WARRANTY DEED	04/2001	<u>04046</u>	<u>0617</u>	\$235,000	Improved	Yes
WARRANTY DEED	01/1999	<u>03587</u>	<u>1648</u>	\$198,000	Improved	Yes
WARRANTY DEED	04/1994	<u>02761</u>	<u>1009</u>	\$199,200	Improved	Yes
WARRANTY DEED	08/1993	<u>02630</u>	<u>1447</u>	\$38,000	Vacant	Yes

[Find Comparable Sales within this Subdivision](#)

2007 VALUE SUMMARY

Tax Amount(without SOH):	\$5,034
2007 Tax Bill Amount:	\$3,029
Save Our Homes (SOH) Savings:	\$2,005
2007 Taxable Value:	\$205,116

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	48,000.00	\$48,000

LEGAL DESCRIPTION

PLATS:

LEG LOT 3 DEER POINTE PB 46 PGS 48 & 49

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	1993	11	2,901	3,899	2,901	CB/STUCCO FINISH	\$294,464	\$310,780
	Appendage / Sqft		OPEN PORCH FINISHED / 309						
	Appendage / Sqft		OPEN PORCH FINISHED / 80						
	Appendage / Sqft		GARAGE FINISHED / 609						

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
FIREPLACE	1993	1	\$1,250	\$2,000
POOL GUNITE	1993	288	\$3,600	\$5,760

SCREEN ENCLOSURE	1993	1,345	\$1,346	\$2,690
COOL DECK PATIO	1993	337	\$738	\$1,180
WATER FEATURE	1993	1	\$625	\$1,000

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.

COMMISSION DISTRICT #:

GUI
PROJ. #

ZONED: PUD

SEC: 14

TWP: 21

RNG: 30

DEVELOPMENT: Deer Pointe		DEVELOPER: W. E. Limited	
LOCATION:		W side of Eagle Circle South, across from Eagle Boulevard	
		33 lots	
FILE#:	BA:	SP:	BCC:
P&Z:			
PB	46	PG	48, 49 Lot
		Blk	
		Parcel	
		DBA	
		Comm Dist	
DEVEL. ORDER #: 92-354		TAX PAR. I.D. #:	
SIDEWALKS: 4' wide on the frontage of exterior lots (one side of the street) adjacent to Lots 1-25. Install a 5' wide sidewalk from the entrance east to the school cross walk located on Eagle Boulevard.		SETBACK REQUIREMENTS	
		FY: 25'	SY: 5'
		SIDE ST.:	RY: 15'
ROAD TYPE: (CURB & GUTTER OR SWALE)		MAIN STRUCTURE OTHER:	
COMMENTS OTHER: Not flood prone.		ACCESSORY STRUCTURE SETBACKS:	
		SY: 5'	RY: 5'
		ACCESSORY STRUCTURE OTHER:	

IMPACT FEES	
SCREEN:	
TRAFFIC ZONE:	106
LAND USE:	1
1. ROAD-CO. WIDE	ORD
2. ROAD-COLL.	ORD
3. LIBRARY	ORD
4. FIRE	ORD
5. PARK	
6. SCHOOL	ORD
7. LAW	
8. DRAINAGE	
TOTAL	ORD
REMARKS: Curb and gutter. Sidewalks required adjacent to lots 1-25 only.	

**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: MOHAMAD SAMIKAZMA
Address: 363 Deer Point Circle
City/Zip: Casselberry FL 32707
Phone #: 407-699-8706

Name: KAREN KAZMA
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
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.

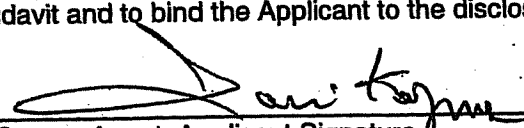
Contract Vendee:	Contract Vendee:
Name: _____	Name: _____
Address: _____	Address: _____
City/Zip: _____	City/Zip: _____

(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.


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.

2-8-08
Date


Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 8 day of February, 2008 by Mohammad Kazma

Signature of Notary Public



Notary Public State of Florida
Karen Mathews
My Commission DD556397
Expires 08/26/2010

Print, Type or Stamp Name of Notary Public

Personally Known _____ OR Produced Identification
Type of Identification Produced Florida Drivers License

For Use by Planning & Development Staff

Date: _____ Application Number: _____

February 20, 2008

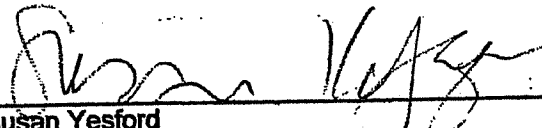
To Whom it may concern:

My residence is located at 369 Deer Pointe Circle, Lot 4, Deer Pointe Subdivision, Casselberry, Florida. The residence is located adjacent to and north of 363 Deer Pointe Circle, owned and occupied by Mr. and Mrs. Sami Kazma

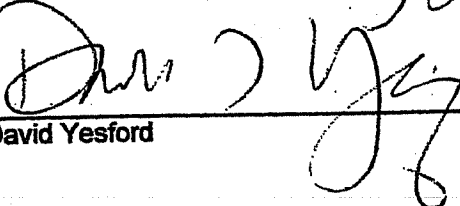
They have contacted us regarding an addition to the rear of their home, consisting of two stories. This addition poses no obstruction to our property and therefore, we have no objection to this addition being built to their home

Sincerely,

Mr. and Mrs. David Yesford



Susan Yesford



David Yesford

February 20, 2008

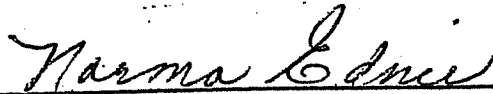
To Whom it may concern:

My residence is located at 357 Deer Pointe Circle, Lot 2, Deer Pointe Subdivision, Casselberry, Florida. The residence is located adjacent to and south of 363 Deer Pointe Circle, owned and occupied by Mr. and Mrs. Sami Kazma.

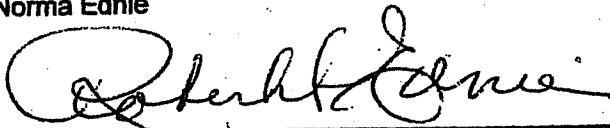
They have contacted us regarding an addition to the rear of their home, consisting of two stories. This addition poses no obstruction to our property and therefore, we have no objection to this addition being built to their home

Sincerely,

Mr. and Mrs. Robert Ednie



Norma Ednie



Robert Ednie

February 10, 1008

Deer Pointe Homeowners Association
Mr. Joe Columbus, President

RE: Addition to the south rear side of 363 Deer Pointe Circle

Dear Joe:


We are planning to build an addition to our home at 363 Deer Pointe Circle, which would consist of two stories, the first floor containing a game room, approximately 12X30 feet, with stairs to the second floor, which would become a flex space, for either a theatre/media or bedroom. The structure will be consistent with our existing home, concrete block with stucco finish, and asphalt shingles of similar grade and color. When completed, the addition will be painted the existing color of our home.

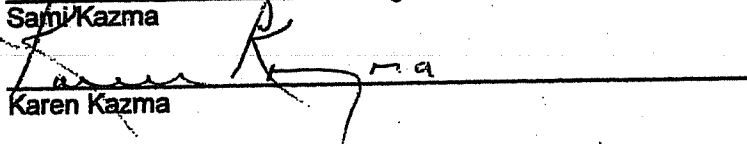
We have contacted our neighbors adjacent to us and are seeking their approval of this plan. We have submitted our application to the county for a variance, and have contacted all applicable utility companies requesting that the 10 foot utility easement on the rear of our property be vacated, and they have agreed to do so.

We do not have an architectural drawing available at this time, but have included a preliminary plan which will be given to the architect for a final building plan. Upon receipt of this drawing, we will submit to you for your records.

We are asking the Board of Directors to approve our plan as submitted at this time.

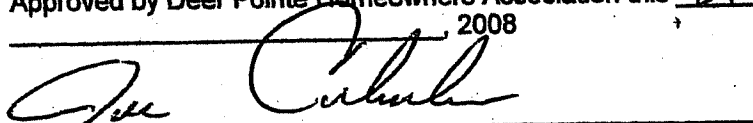
Thank you.



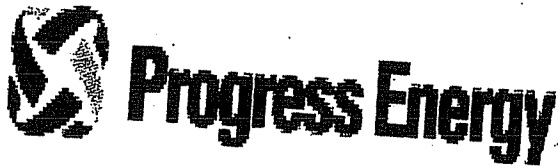
Sami Kazma


Karen Kazma

Approved by Deer Pointe Homeowners Association this 24th day of _____ 2008



Joe Columbus, President



February 20, 2008

Mohammed Sami Kazma
363 Deer Pointe Circle
Casselberry, FL 32707

**RE: Request to Vacate a Platted Easement
363 Deer Pointe Circle**

Dear Mr. Kazma:

Please be advised that Progress Energy (formerly known as Florida Power Corporation) has **"NO OBJECTION"** to the vacation of the platted 10 foot easement at the rear of your property, more particularly described as **THE SOUTHEASTERN 10 FEET** of:

Lot 3, DEER POINTE, according to the plat thereof, as recorded in Plat Book 46, Pages 48 through 49 of the Public Records of Seminole County, Florida.

If I can be of further assistance, please do not hesitate to contact me.

Best Regards,

A handwritten signature in cursive script that reads 'Lori L. Herring'.

Lori L. Herring
Land Agent
Distribution Right of Way - Florida

Construction Department
3767 All American Boulevard
Orlando, FL 32810



February 14, 2008

Ms. Karen Kazma
363 Deer Pointe Circle
Casselberry, Florida 32707

**RE: Vacation of a Utility Easement
Section 14, Township 21, Range 30**

Dear Ms. Kazma:

Bright House Networks has reviewed your request regarding the vacation of a utility easement. Please be advised that we have No Objection to the vacation of the 10' utility easement lying adjacent to the rear property line of 363 Deer Pointe Circle, Seminole County, Florida.

If you should have any additional questions regarding this matter, please do not hesitate to contact me at (407) 532-8509.

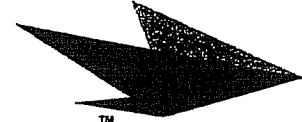
Sincerely,

A handwritten signature in black ink that reads "Marvin L. Usry, Jr." with a stylized flourish at the end.

Marvin L. Usry, Jr.
Bright House Networks

cc: P.J. King, Bright House Networks

Voice | Data | Internet | Wireless | Entertainment



EMBARQ™

Embarq Corporation
Mailstop: FLALTH0101
Box 153000
Altamonte Springs, FL 32715
EMBARQ.com

February 14, 2008

Karen Kazma
363 Deer Pointe Circle
Casselberry, Florida 32707

RE: Vacate 5 foot of 10 foot utility easement, Lot 3, Deere Pointe, as recorded in plat book 46, Pages 48-49, of the Public records of Seminole County, Florida.

To Whom It May Concern:

Embarq-Florida has no objection to the abandonment of 5 feet of the 10 foot utility easement as described above. All other easements will remain the same.

If you need any further assistance, please call Candace Crim, engineer, at 407-830-3650.

Thank you,

Candace Crim
OSP Engineer II
Winter Park District

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 3 DEER POINTE PB 46 PGS 48 & 49

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

FINDINGS OF FACT

Property Owner: MOHAMAD S & KAREN KAZMA
363 DEER POINTE CIR
CASSELBERRY FL 32707

Project Name: DEER POINTE CIRCLE (363)

Requested Development Approval:

Request for a rear yard setback variance from 15 feet to 5 feet for a proposed two story family room addition in PUD (Planned Unit Development District).

The Development Approval was sought in order to construct and addition. 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 LOT 3 DEER POINTE PB 46 PGS 48 & 49

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

FINDINGS OF FACT

Property Owner: MOHAMAD S & KAREN KAZMA
363 DEER POINTE CIR
CASSELBERRY FL 32707

Project Name: DEER POINTE CIRCLE (363)

Requested Development Approval:

Request for a rear yard setback variance from 15 feet to 5 feet for a proposed two story family room 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: 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 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.

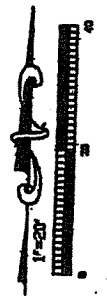
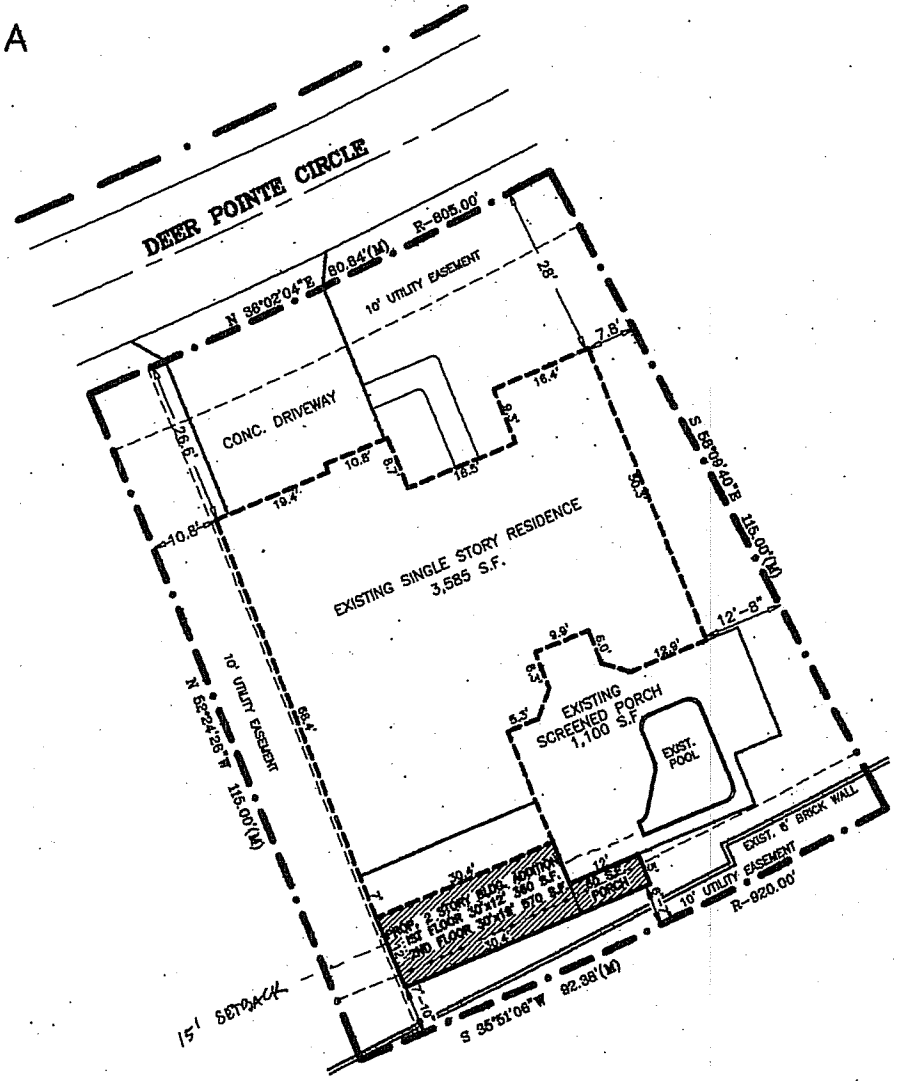
WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2008.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

**SITE PLAN
FOR
SAMI & KAREN KAZMA
363 DEER POINTE CIRCLE
SEMINOLE COUNTY**

RECEIVED FEB 28 2008



LEGAL DESCRIPTION:
LOT 3, DEER POINTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGES 48-49 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

LOT AREA:	9,960 SQ.FT./ .23 ACRE
EXIST. RESIDENCE (FOOTPRINT)	3,585 S.F.
EXIST. POOL DECK & DRIVEWAY	1,880 S.F.
PROP. ADDITION (FOOTPRINT)	420 S.F.
TOTAL	5,885 S.F.

SETBACKS	
FRONT	25'
SIDE	5'
REAR	15'

OWNER:
SAMI & KAREN KAZMA
383 DEER POINTE CIRCLE
CASSELBERRY, FL. 32707

DATE: 2/27/08 REVISION:
AMERICAN CIVIL ENGINEERING COMPANY
207 NO. MOSS ROAD #211
WINTER SPRINGS, FLORIDA 32708
(407) 327-7700
C.A. 5729