

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: 1576 Hunters Stand Run – Guy Everett, applicant; Request for a side yard (south) setback variance from 7.5 feet to 5 feet for a proposed pool screen enclosure in PUD (Planned Unit Development) district.

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

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

Agenda Date 4/28/08 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **Deny** the request for a side yard (south) setback variance from 7.5 feet to 5 feet for a proposed pool screen enclosure in PUD (Planned Unit Development) district; or
2. **Approve** the request for a side yard (south) setback variance from 7.5 feet to 5 feet for a proposed pool screen enclosure in PUD (Planned Unit Development) district; or
3. **Continue** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Guy Everett Location: 1576 Hunters Stand Run Zoning: PUD (Planned Unit Development) district Subdivision: Hunters Stand at Carillon
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to install a pool screen enclosure over an existing pool which will encroach 2.5 feet into the required 7.5-foot side yard setback. • The pool was built in 1993. • There are currently no code enforcement or building violations for this property. • There is no record of prior variances for this property.

Reviewed by:
Co Atty: _____
Pln Mgr: _____

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.
STAFF RECOMMENDATION	<p>Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate that all six criteria under the Land Development Code for granting a variance have been satisfied. 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 pool screen enclosure 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/ARB approval letter
 - Pictures provided by applicant
 - Other miscellaneous documents
-
- Proposed Development Order

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

COPY

Application # BV2008-21
Meeting Date 4-28-08



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: Guy Everett
Address: 1576 Hunters Stand Run City: Oviedo Zip code: 32765
Project Address: 1576 Hunters Stand Run City: Oviedo Zip code: 32765
Contact number(s): 407-365-9809
Email address: Ceverett2@cfl.rr.com

Is the property available for inspection without an appointment?

Yes No If gated please provide a gate code to staff.

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 checked="" type="checkbox"/> Pool screen enclosure	Please describe:
<input type="checkbox"/> Covered screen room	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.	

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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:		Proposed setback:
<input checked="" type="checkbox"/> Side yard setback	Required setback:	<u>7.5 ft.</u>	Proposed setback: <u>5 FT</u>
<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 _____			

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: 2/22/08 Reviewed By: D. M.
 Tax parcel number: 35-21-31-503-0000-0520 Zoning/FLU PUD / LDR
 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!

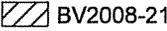
<p><i>After the application is reviewed by staff for completeness, any items required that were not provided at the time of the application will be check marked below. These must be provided prior to scheduling of the Board of Adjustment hearing.</i></p>	
✓	1. Completed application.
	2. Owner's authorization 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. View a site plan online 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.

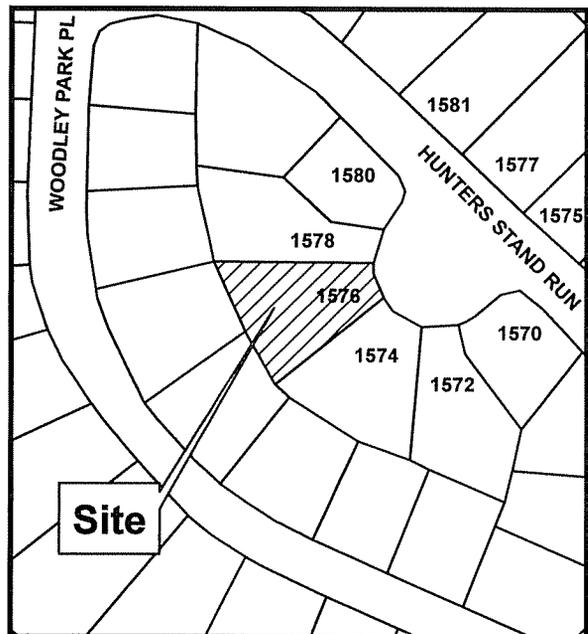
Guy & Carol Everett
1576 Hunters Stand Run
Oviedo, Florida 32765



Seminole County Board of Adjustment
April 28, 2008
Case: BV2008-21 (Map 3213, Grid C6)
Parcel No: 35-21-31-503-0000-0520

Zoning

-  BV2008-21
-  A-1
-  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 407-865-7508</p>		
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GENERAL

Parcel Id: 35-21-31-503-0000-0520
 Owner: EVERETT GUY & CAROL L
 Mailing Address: 1576 HUNTERS STAND RUN
 City,State,ZipCode: OVIEDO FL 32765
 Property Address: 1576 HUNTERS STAND RUN OVIEDO 32765
 Subdivision Name: HUNTERS STAND AT CARILLON
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions: 00-HOMESTEAD (2002)
 Dor: 01-SINGLE FAMILY

2008 WORKING VALUE SUMMARY

Amendment 1 impact not reflected.

Value Method: Market
 Number of Buildings: 1
 Depreciated Bldg Value: \$229,859
 Depreciated EXFT Value: \$8,359
 Land Value (Market): \$54,000
 Land Value Ag: \$0
 Just/Market Value: \$292,218
 Assessed Value (SOH): \$196,804
 Exempt Value: \$25,000
 Taxable Value: \$171,804

Tax Estimator
Portability Calculator

SALES

Deed	Date	Book	Page	Amount	Vac/lmp	Qualified
WARRANTY DEED	06/2001	04112	1515	\$203,000	Improved	Yes
WARRANTY DEED	08/1996	03115	1307	\$168,500	Improved	Yes
WARRANTY DEED	12/1990	02252	1848	\$144,800	Improved	Yes
WARRANTY DEED	05/1990	02180	0343	\$198,300	Vacant	No

Find Comparable Sales within this Subdivision

2007 VALUE SUMMARY

Tax Amount(without SOH): \$4,140
 2007 Tax Bill Amount: \$2,453
 Save Our Homes (SOH) Savings: \$1,687
 2007 Taxable Value: \$166,072
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	54,000.00	\$54,000

LEGAL DESCRIPTION

PLATS:

LEG LOT 52 HUNTERS STAND AT CARILLON
PB 42 PGS 90 TO 93

BUILDING INFORMATION

Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
<u>Building Sketch</u> 1	SINGLE FAMILY	1990	8	2,233	3,097	2,233	CB/STUCCO FINISH	\$229,859	\$245,839
Appendage / Sqft		OPEN PORCH FINISHED / 312							
Appendage / Sqft		OPEN PORCH FINISHED / 90							
Appendage / Sqft		GARAGE FINISHED / 462							

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
POOL GUNITE	1993	512	\$6,400	\$10,240
COOL DECK PATIO	1993	324	\$709	\$1,134
WATER FEATURE	1993	1	\$1,250	\$2,000

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

COMMISSION DISTRICT #:

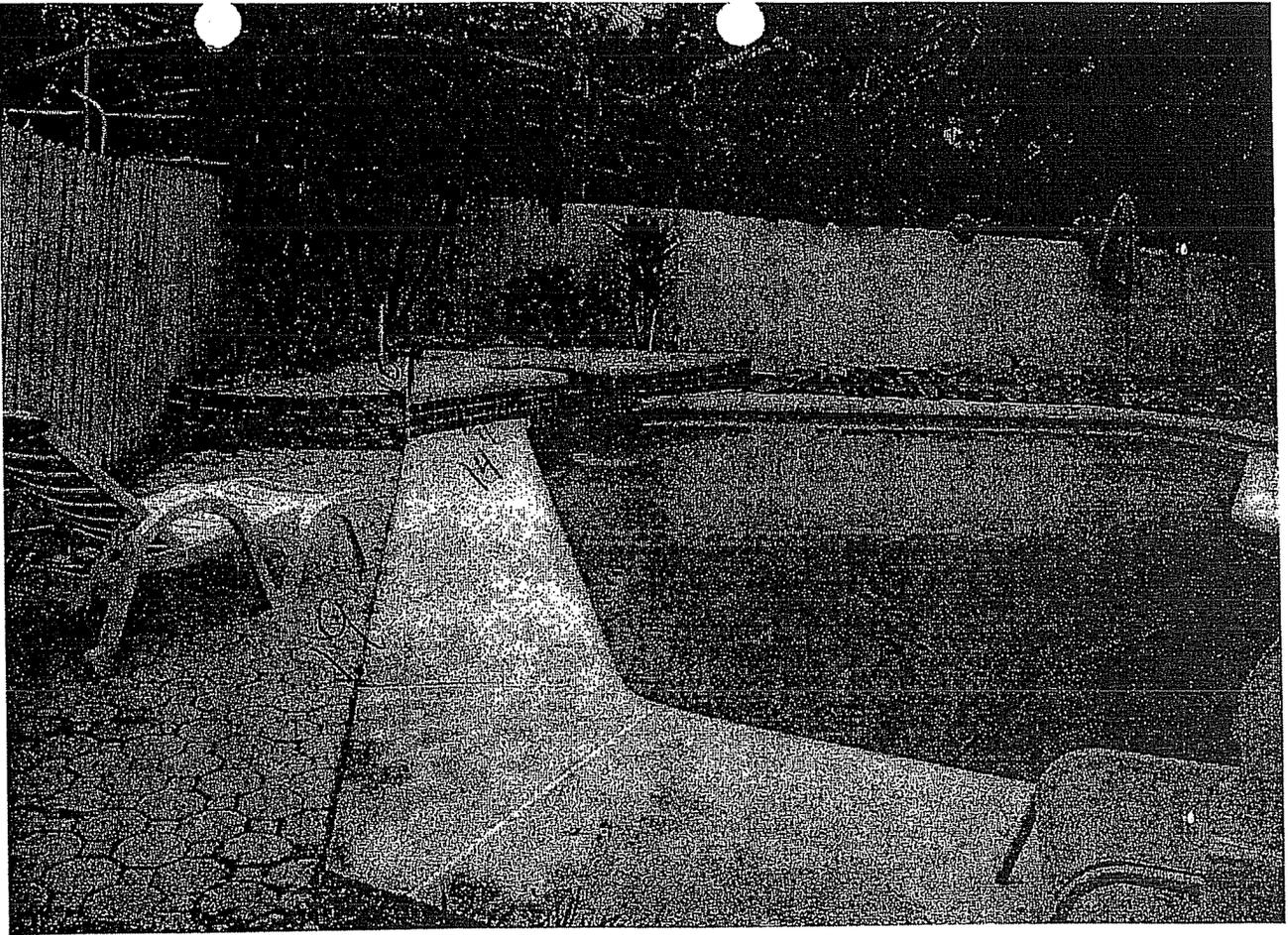
GUI ZONED: PUD SEC: 35 TWP: 21 RNG: 31
PROJ. #

DEVELOPMENT:		Hunters Stand at Carillon, Tract 103			DEVELOPER:		First Dev. III					
LOCATION:		E side of SR 434, N of McCulloch Road – 63 lots										
FILE#:		BA:		SP:		BCC:						
P&Z:												
PB	42	PG	90-93	Lot		BIK		Parcel		DBA		Comm Dist

DEVEL. ORDER #:	88-314	TAX PAR. I.D. #:	
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SIDEWALKS: 4' wide on both sides	SETBACK REQUIREMENTS							
	FY:	20'	SIDE ST.:		SY:	7.5'	RY:	20'
	ROAD TYPE: (CURB & GUTTER OR SWALE)							
	COMMENTS OTHER: Not flood prone							
MAIN STRUCTURE OTHER: Min. House: 1,000 sq. ft.								
ACCESSORY STRUCTURE SETBACKS:								
SY:	7.5'			RY:	10'			
ACCESSORY STRUCTURE OTHER:								

IMPACT FEES	
SCREEN:	
TRAFFIC ZONE:	
LAND USE:	
1. ROAD-CO. WIDE	
2. ROAD-COLL.	
3. LIBRARY	
4. FIRE	
5. PARK	
6. SCHOOL	
7. LAW	
8. DRAINAGE	
TOTAL	
REMARKS: Curb and Gutter Sidewalks required	



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**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: Guy Everett
Address: 1576 Hunters Stand Run
Phone #: 407 687 5894

Name: Carol L. Everett
Address: 1576 Hunters Stand Run
Phone #: 407-365-9809

Name: _____
Address: _____
Phone #: _____

Name: _____
Address: _____
Phone #: _____

(Use additional sheets for more space.)

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

Name of Corporation: _____
Officers: _____
Address: _____
Directors: _____
Address: _____
Shareholders: _____
Address: _____

Name of Corporation: _____
Officers: _____
Address: _____
Directors: _____
Address: _____
Shareholders: _____
Address: _____

(Use additional sheets for more space.)

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

Name of Trust: _____
Trustees: _____
Address: _____

Beneficiaries: _____
Address: _____

(Use additional sheets for more space.)

**SEMINOLE COUNTY
APPLICATION AND AFFIDAVIT**

4. 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: Name: _____	Contract Vendee: Name: _____
Address: _____	Address: _____

(Use additional sheets for more space.)

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

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

2/19/08
Date

[Signature]
Owner, Agent, Applicant Signature

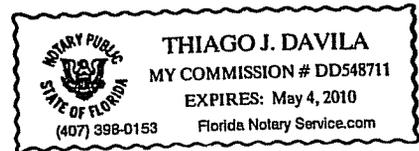
STATE OF FLORIDA
COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me this 19 day of Feb, 2008 by Guy
Everett

[Signature]
Signature of Notary Public

Thiago Davila
Print, Type or Stamp Name of Notary Public

Personally Known OR Produced Identification _____
Type of Identification Produced _____



For Use by Planning & Development Staff

Date: _____ Application Number: _____

Form #
Date

RECEIVED MAR 14 2008

Carillon Com. Res. Association
c/o Greystone Management Company, Inc.
1936 Lee Road * Suite 250 * Winter Park, FL * 32789
Phone 407-645-4945 Fax 407-645-5598
Website www.greystone-mgmt.com
www.carillonhoa.com

Application LL

BV2008-21

Guy Everett

NOTICE OF APPROVAL

February 25, 2008

Guy & Carol Lynn Everett
1576 Hunters Stand Run
Oviedo FL 32765

RE: 1576 Hunters Stand Run

Dear Owner:

Your Request for Architectural Change has been approved. Specifically, you have approval to proceed with the following:

ARB Request to install a screen enclosure.

We reserve the right to make a final inspection of the change to make sure it matches the Request you submitted for Approval. Please follow the plan you submitted or submit an additional Request form if you cannot follow the original plan.

You must follow all local building codes and setback requirements when making this change. A Building Permit may be needed. This can be applied for at the County offices.

Our approval here is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging.

We appreciate your cooperation in submitting this Request for Approval. An attractive Community helps all of us get the full value from our homes when we decide to sell.

Sincerely,

Carillon Com. Res. Association

FEB 06 2008

ARCHITECTURAL REVIEW APPLICATION

This is a request form to be completed by the homeowner and submitted to the Architectural Review Board (ARB) for approval BEFORE any work commences. Please refer to your Declaration of Covenants, Conditions and Restrictions for a description of the ARB and its purpose.

NOTE: THE BOARD HAS THIRTY (30) DAYS FROM THE DATE OF RECEIPT OF A COMPLETE APPLICATION TO RESPOND.

Return application and all attachments to:
Greystone Management 1936 Lee Road • Suite 250 • Winter Park, Florida 32789
FAXED APPLICATION WILL NOT BE ACCEPTED

THIS SECTION TO BE COMPLETED BY HOMEOWNER

COMMUNITY ASSOCIATION NAME Hunters Stand at Carillon

PROPERTY OWNER: Everett Guy **DATE:** 02/04/08

PROPERTY ADDRESS: 1576 Hunters Stand Run Oviedo FL 32765

MAILING ADDRESS (IF DIFFERENT) _____

PHONE(S) 407-365-9809 **WORK** _____ **E-MAIL** _____

Describe the CHANGE/ADDITION/INSTALLATION: i.e. flag installation, lighting, change in door color, change in paint color, screen porch, addition of landscaping, etc.

Screen Enclosure

LOCATION: (Attach a copy of a plot plan showing where the addition is located relative to the home and the property) **NOTE:** Plot plan can be found with your closing papers---survey.
(Application will be returned if not completed with this information.)

Screen Enclosure to be at back SFR and side

SPECIFICATIONS: (Attach copies of plans from the contractor or vendor providing the product; as well as any samples, brochures, estimates, COLOR PHOTOS, color swatches, etc.) If change regards painting, COLOR SAMPLES MUST BE ATTACHED.

Dimensions: 45' x 11' (Back) 29' x 8.5' (Side)

Materials: Aluminum / Screen

Color(s): Bronze

NOTE: All requests must conform to all local Zoning and Building Regulations and you must obtain all necessary permits if your request is approved by the Architectural Review Committee.

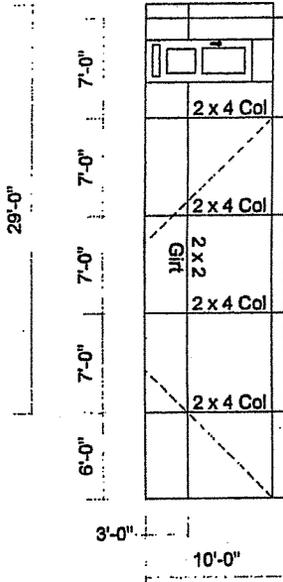
THIS SECTION TO BE COMPLETED BY THE ARCHITECTURAL REVIEW BOARD

Request: Date Approved 2/20/08 Date Denied _____

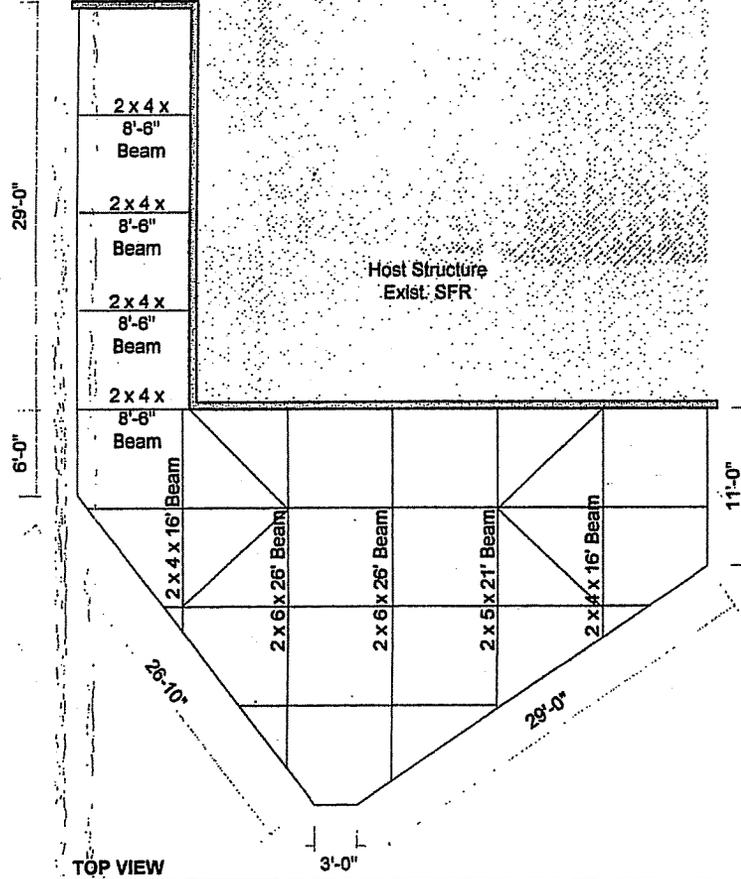
Board Member's Signature: Duff KW Killand Stuber

Comments:

SIDE VIEW

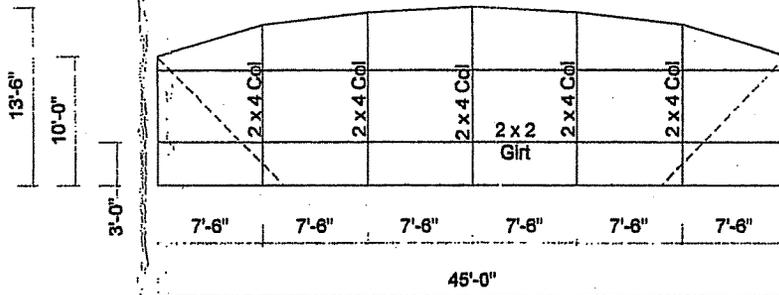


- * 45' x 11' Dome Screen Roof
- * 29' x 8.5' Flat Screen Roof
- * 2 - 36" Screen Doors
- * 18 x 14 Screen Mesh
- * Bronze Color

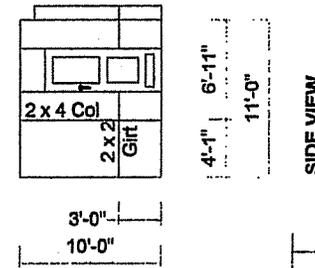


Host Structure
Exlst. SFR

TOP VIEW

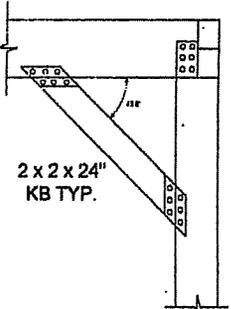


FRONT VIEW

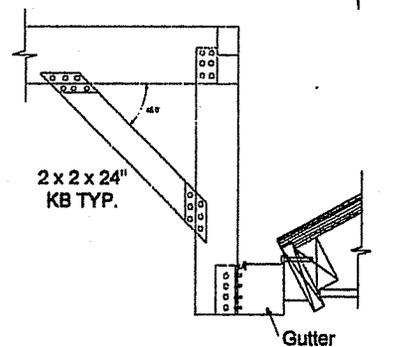


SIDE VIEW

Detail for
Knee Brace
(Front Wall):



Detail for
Knee Brace
(Gutter):



Guy Everett
1576 Hunters Stand Run
Wiedo - FL 32765

General Notes

1. Contractor to Verify all Dimensions
2. See Attached Specification Sheet for Additional Details.
3. Florida Building Code 2004

US ALUMINUM SVCS CORP.
1633 Acme St
Orlando - FL 32805

Designed by: Marcos D'Avila
Calculator: 321 229 4300

PAGE

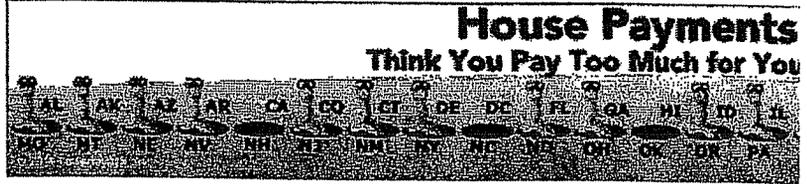
of 1

AOL | myAOL | Make AOL My Home Page



Hi, kpcarillon@aol.com Sign Out

Check Mail Write Mail



Search The Web Search enhanced by Google

Settings Help

Search Mail Mail All

Reply Reply All Forward Mark Unread Actions Go Delete Spam

CHECK YOUR 3 CREDIT SCORES!

Today on AOL

- Inbox (2) Sent IMs Spam Trash Contacts

My Folders Manage Folders

Find the Perfect Job with AOL Find a Job

Pool Screen Application

From: Carol Lynn Everett <ceverett2@cfl.rr.com> To: kpcarillon@aol.com Cc: Carol Lynn Everett <ceverett2@cfl.rr.com> Date: Sun, 10 Feb 2008 3:40 pm

As requested by a member of the board, I'm emailing a statement about our house/pool. We purchased our house a little over seven years ago. The house had a pool located to the back right side/corner of the lot.

To my knowledge, we are the second, if not the third owner of the house. Our pool area, due to being on a circular plot, isn't located on a normal "side" of a house. The houses around ours all have screens. The neighbors that will be most able to see the pool screen have no major windows on that side of the house. They do have a very small bathroom window at the very front corner. We also have a 6 foot white fence already in place - this also came "with the house."

We asked the builder to build our screen to be a similar dome shape that our neighbors have.

If you have any other questions or concerns, please feel free to contact my husband or myself at 407-365-9809.

Carol Lynn Everett ceverett2@cfl.rr.com

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Reply Reply All Forward Mark Unread Actions Go Delete Spam

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SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On April 28, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 52 HUNTERS STAND AT CARILLON PB 42 PGS 90 TO 93

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

FINDINGS OF FACT

Property Owner: GUY & CAROL L EVERETT
1576 HUNTERS STAND RUN
OVIEDO FL 32765

Project Name: Street Name (Number)

Requested Development Approval:

Request for a side yard (south) setback variance from 7.5 feet to 5 feet for a proposed pool screen enclosure in PUD (Planned Unit Development) district.

All six criteria for granting a variance under the Land Development Code have been satisfied.

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

FILE NO.: BV2008-21

DEVELOPMENT ORDER #

08-30000019

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 pool screen enclosure as depicted on the attached site plan.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
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 April 28, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 52 HUNTERS STAND AT CARILLON PB 42 PGS 90 TO 93

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

FINDINGS OF FACT

Property Owner: GUY & CAROL L EVERETT
1576 HUNTERS STAND RUN
OVIEDO FL 32765

Project Name: Street Name (Number)

Requested Development Approval:

Request for a side yard (south) setback variance from 7.5 feet to 5 feet for a proposed pool screen enclosure in PUD (Planned Unit Development) district.

The Development Approval was sought to construct a pool screen enclosure within the side yard setback. One or more of the six criteria under the Land Development Code for granting a variance have not been satisfied. The applicant still retains reasonable use of the property without the granting of the requested variance.

ORDER

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:

