

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

SUBJECT: 5101 Brenwood St – Robert Coe, applicant; Request for a side street setback variance from 25 feet to 13 feet for carport in R-1AAA (Single Family Dwelling District).

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Kathy Fall CONTACT: Joy Williams EXT. 7399

Agenda Date 5/19/08 Regular  Consent  Public Hearing – 6:00

**MOTION/RECOMMENDATION:**

1. **Deny** the request for a side street setback variance from 25 feet to 13 feet for a carport in R-1AAA (Single Family Dwelling District); or
2. **Approve** the request for a side street setback variance from 25 feet to 13 feet for a carport in R-1AAA (Single Family Dwelling District); or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Robert Coe Location: 5101 Brenwood St Zoning: R-1AAA (Single Family Dwelling District) Subdivision: Unrecd Plat Wilson Place
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct a 27-foot by 39-foot carport that would encroach 12 feet into the required 25-foot side street setback.</li> <li>• There are currently no code enforcement or building violations for this property</li> <li>• There is no record of prior variances for this property.</li> </ul>
<b>STAFF FINDINGS</b>	The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that: <ul style="list-style-type: none"> <li>• No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands,</li> </ul>

Reviewed by:  
Co Atty: \_\_\_\_\_  
Pln Mgr: \_\_\_\_\_

	<p>structures or building in the same zoning district.</p> <ul style="list-style-type: none"><li>• Special conditions and circumstances result from the actions of the applicant.</li><li>• The granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.</li><li>• The literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.</li><li>• The variance requested is not the minimum variance that will make possible reasonable use of the land, building or structure.</li><li>• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.</li><li>• The grant of the variance would not be in harmony with the general intent of Chapter 30.</li></ul>
<p><b>STAFF RECOMMENDATION</b></p>	<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"><li>• Any variance granted shall apply only to the 27-foot by 39-foot carport as depicted on the attached site plan; and</li><li>• Any additional condition(s) deemed appropriate by the Board, based on information presented at the public hearing.</li></ul>

**INDEX OF ATTACHMENTS**

*Items that are checked are included in the packet*

- Staff Report
- Application
- Applicant statement of request
- Proposed Site Plan
- Location map
- Property Appraiser data sheet
- PUD Commitment Card, *if applicable*

**Support information:**

- Proposed elevation drawings, renderings, floor plans, etc
- Aerials, *if warranted*
- Plat, *if warranted*
- Code Enforcement information
- Building Permit information
- Correspondence
- Authorization letter
- 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 # BV2008-37  
Meeting Date 5-19-08

**COPY**



**VARIANCE APPLICATION**  
**SEMINOLE COUNTY PLANNING DIVISION**  
1101 East First Street Sanford FL 32771 (407) 665-7444

RECEIVED MAR 28 2008

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

Name: ROBERT S. COE  
Address: 5101 BRENWOOD STREET City: SANFORD Zip code: 32771  
Project Address: 5101 BRENWOOD STREET City: SANFORD Zip code: 32771  
Contact number(s): 407-322-9901 HOME 407-235-5029 MOBILE, 407-320-1956 OFFICE  
Email address: ATS-hobcoe@BELLSOUTH.NET

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 checked="" type="checkbox"/> Addition	Please describe: <u>27' X 39' (post to post) 30 ft x 40 ft (including roof - CAMPOST ROOF STRUCTURE ON EXIST OVERHANG</u>
<input type="checkbox"/> New Single Family Home	Please describe: <u>SLAB.</u>
<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 type="checkbox"/> Rear yard setback	Required setback:	Proposed setback:	
<input type="checkbox"/> Side yard setback	Required setback:	Proposed setback:	
<input checked="" type="checkbox"/> Side street setback	Required setback:	Proposed setback:	<u>25' 13'</u>
<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**

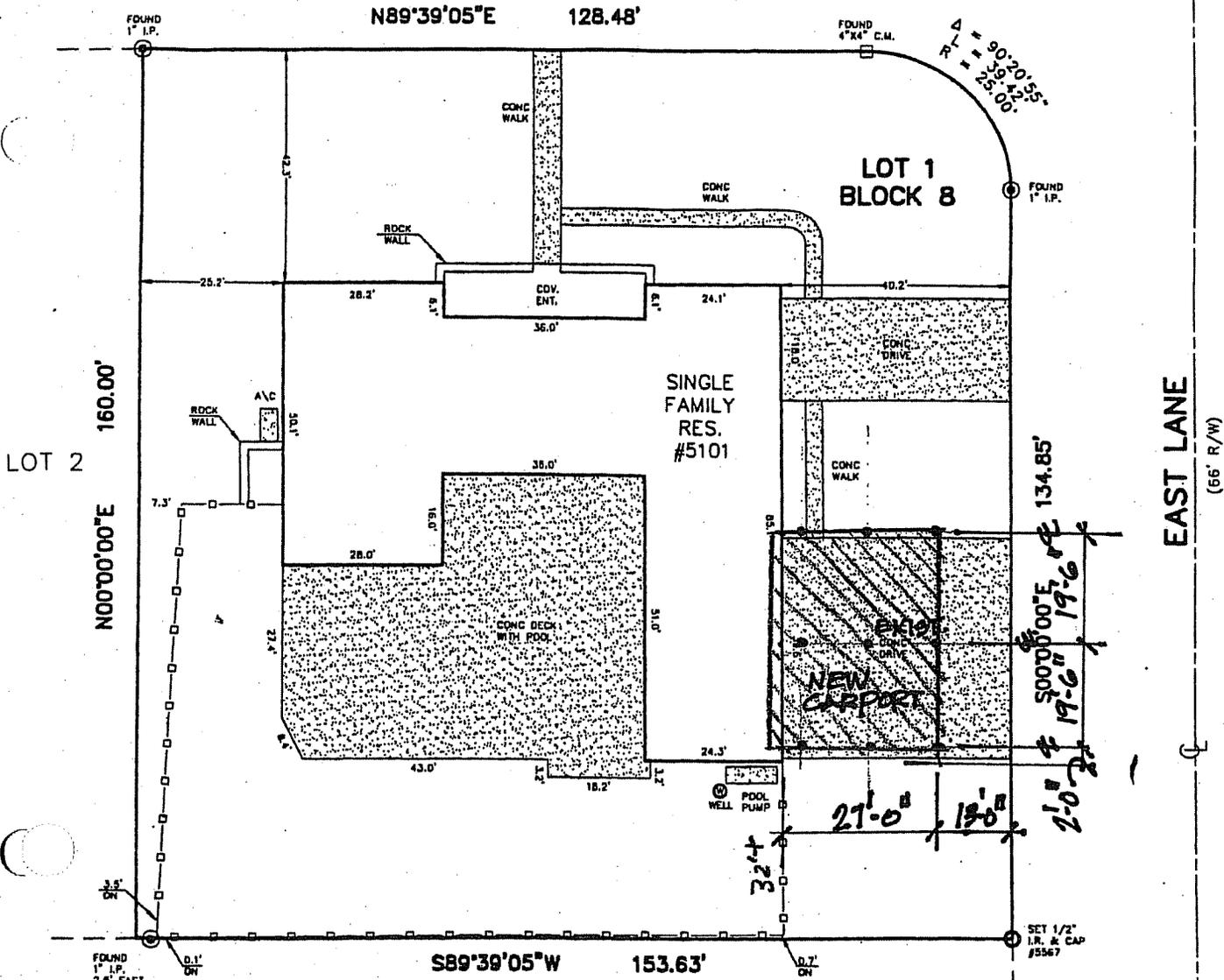
Date Submitted: 3/26/08 Reviewed By: DM  
 Tax parcel number: 30-19-30-SUA-0800-0010 zoning/FLU R-1AAA/LDR  
 Legally created parcel (1971 tax roll, 5-acre dev, lot split)  
 Platted Lot (check easements as shown on lots, in notes or in dedication)  
 Lot size \_\_\_\_\_  Meets minimum size and width  
 Application and checklist complete  
 Notes: \_\_\_\_\_  
 \_\_\_\_\_

**VARIANCE SUBMITTAL CHECKLIST**

*Please return this checklist with your application!*

<p>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.</p>	
	1. Completed application.
	2. Owner's authorization letter (if needed). This form can be obtained at <a href="http://www.seminolecountyfl.gov/pd/planning/forms.asp">http://www.seminolecountyfl.gov/pd/planning/forms.asp</a>
	3. Provide a legible 8 1/2 x 11 inch site plan with the following information <b>NOTE: Please use your property survey for your site plan, if available.</b> <b>See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan.</b>
	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 (Label existing, label proposed, and include square footage and dimensions of each)
	o Existing and/or proposed buildings, structures and improvements (Label existing, label proposed, and include square footage and dimension of each)
	o Building height
	o Setbacks from each building to the property lines
	o Location of proposed fence(s)
	o Identification of available utilities (ex: water, sewer, well or septic)
	4. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.

SCALE:  
1" = 30 FEET



**LEGEND:**

- |   |  |   |
|---|--|---|
| <ul style="list-style-type: none"> <li> CONCRETE</li> <li> SET 1/2" REBAR &amp; CAP PSM # 5567</li> <li> FOUND PROPERTY CORNER</li> <li> FOUND 4" X 4" CONCRETE MONUMENT</li> <li> WELL</li> <li> GAS METER</li> <li> FIRE HYDRANT</li> <li> CENTERLINE</li> <li> BUILDING SETBACK LINE</li> <li> BARBED WIRE FENCE</li> <li> WOOD FENCE</li> <li> CHAIN LINK FENCE</li> <li> OVERHEAD UTILITY LINES</li> </ul> | <ul style="list-style-type: none"> <li>NR = NOT RADIAL</li> <li>RAD = RADIAL</li> <li>R = RADIUS</li> <li>Δ = CENTRAL ANGLE</li> <li>L = ARC LENGTH</li> <li>CH.BRG. = CHORD BEARING</li> <li>LS. = LAND SURVEYOR</li> <li>LB. = LAND SURVEYING BUSINESS</li> <li>M = MEASURED</li> <li>P = PLAT</li> <li>PRM = PERMANENT REFERENCE MONUMENT</li> <li>PC = POINT OF CURVATURE</li> <li>POB = POINT OF BEGINNING</li> <li>PT = POINT OF TANGENT</li> <li>U.E. = UTILITY EASEMENT</li> </ul> | <ul style="list-style-type: none"> <li>CONC. = CONCRETE</li> <li>C.B. = CONCRETE BLOCK</li> <li>W.F. = WOOD FRAME</li> <li>COV. = COVERED</li> <li>ENT. = ENTRANCE</li> <li>WM. = WATER METER</li> <li>WPP = WOOD POWER POLE</li> <li>CPP = CONC. POWER POLE</li> <li>A/C = AIR CONDITIONER</li> <li>R/W = RIGHT OF WAY</li> <li>I.R. = IRON ROD</li> <li>I.P. = IRON PIPE</li> <li>C.M. = CONCRETE MONUMENT</li> <li>FF ELEV = FINISHED FLOOR ELEVATION</li> <li>D.U.E. = DRAINAGE &amp; UTILITY EASEMENT</li> </ul> |
|---|--|---|

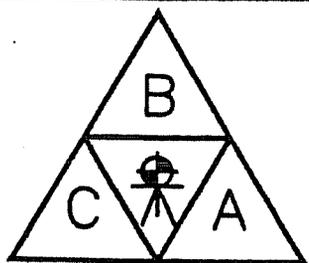
**CERTIFIED TO:**

UNIVERSAL LAND TITLE, INC.  
FIRST AMERICAN TITLE INSURANCE CO.  
OLD KENT MORTGAGE COMPANY  
ROBERT S. COE  
MARIA E. GIRALDO-COE

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BREWOOD DRIVE BEING N89°39'05"E PER PLAT.

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12117C 0040 E DATED 04/17/95 THE PROPERTY SHOWN HEREON APPEARS TO LIE IN ZONE X.

NO. BCA2413  
 DRAWN BY: BC  
 CHECKED BY: BC  
 (FIELD DATE:) 05/03/01  
 REVISED:



**BRADLEY COX & ASSOCIATES**  
 LAND SURVEYING  
 820 W. LAKE MARY BLVD., SUITE 202  
 SANFORD, FLORIDA 32773  
 (407) 323-9202

**NOTES:**

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AS PROVIDED BY THE CLIENT.
2. THIS SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
3. DO NOT RECONSTRUCT PROPERTY LINES FROM BUILDING TIES.
4. NO FOOTING OR OVERHANGS HAVE BEEN LOCATED EXCEPT AS SHOWN.
5. NO IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS SHOWN.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT WE HAVE PERFORMED A FIELD SURVEY OF THE HEREON DESCRIBED PROPERTY. THIS DRAWING IS A REPRESENTATION OF THAT SURVEY AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-5 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

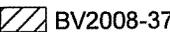
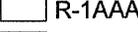
*Bradley Cox* 5-5-01  
 BRADLEY G. COX, PSM # 5567 (DATE)

Robert S. Coe  
 5101 Brenwood Street  
 Sanford, Florida 32771



**Seminole County Board of Adjustment**  
 May 19, 2008  
 Case: BV2008-37 (Map 3051, Grid C1)  
 Parcel No: 30-19-30-5UA-0800-0010

**Zoning**

-  BV2008-37
-  A-1
-  R-1AAA
-  PUD
-  PCD




<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p>		
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**GENERAL**

Parcel Id: 30-19-30-5UA-0800-0010  
 Owner: COE ROBERT S &  
 Own/Addr: GIRALDO-COE MARIA E  
 Mailing Address: 5101 BRENWOOD ST  
 City,State,ZipCode: SANFORD FL 32771  
 Property Address: 5101 BRENWOOD ST SANFORD 32771  
 Subdivision Name: WILSON PLACE  
 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:	\$301,697
Depreciated EXFT Value:	\$6,650
Land Value (Market):	\$61,391
Land Value Ag:	\$0
<b>Just/Market Value:</b>	<b>\$369,738</b>
Assessed Value (SOH):	\$225,554
Exempt Value:	\$25,000
Taxable Value:	\$200,554

Tax Estimator  
Portability Calculator

**SALES**

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	05/2001	<u>04090</u>	<u>1429</u>	\$222,000	Improved	Yes
WARRANTY DEED	05/1994	<u>02772</u>	<u>1957</u>	\$169,900	Improved	Yes
WARRANTY DEED	06/1991	<u>02309</u>	<u>2003</u>	\$179,000	Improved	Yes
QUIT CLAIM DEED	03/1985	<u>01663</u>	<u>1528</u>	\$100	Improved	No

Find Comparable Sales within this Subdivision

**2007 VALUE SUMMARY**

Tax Amount(without SOH):	\$5,493
<b>2007 Tax Bill Amount:</b>	<b>\$2,865</b>
<u>Save Our Homes (SOH) Savings:</u>	\$2,628
<b>2007 Taxable Value:</b>	<b>\$193,984</b>

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

**LAND**

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
FRONT FOOT & DEPTH	153	160	.000	375.00	\$61,391

**LEGAL DESCRIPTION**

PLATS:

LEG SEC 30 TWP 19S RGE 30E BEG 216 FT W OF SE COR OF NW 1/4 OF SE 1/4 RUN W  
 153.65 FT N 160 FT E 128.48 FT SELY ON CURVE \*RAD 25 FT\* 39.42 FT S  
 134.85 FT TO BEG BEING LOT 1 BLK 8 UNRECD PLAT WILSON PLACE

**BUILDING INFORMATION**

Bld Num	Bld Type	Year Bld	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
Building Sketch	1 SINGLE FAMILY	1971	8	2,768	4,376	3,344	CB/STUCCO FINISH	\$301,697	\$366,805
Appendage / Sqft		GARAGE FINISHED / 1032							
Appendage / Sqft		BASE / 576							

**NOTE:** Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

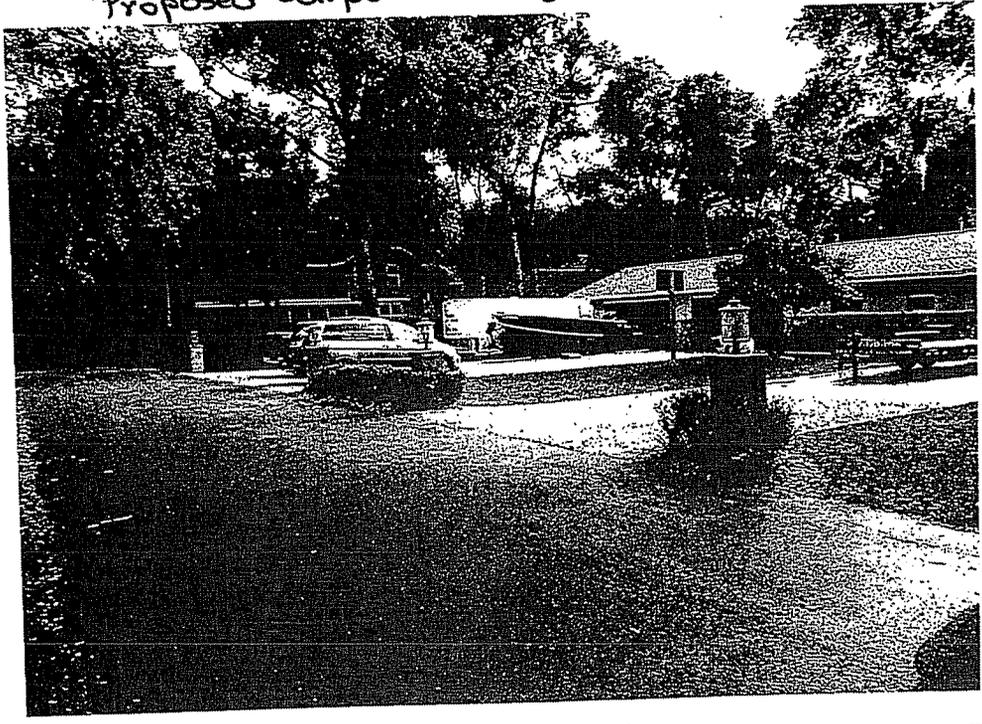
**Permits**

**EXTRA FEATURE**

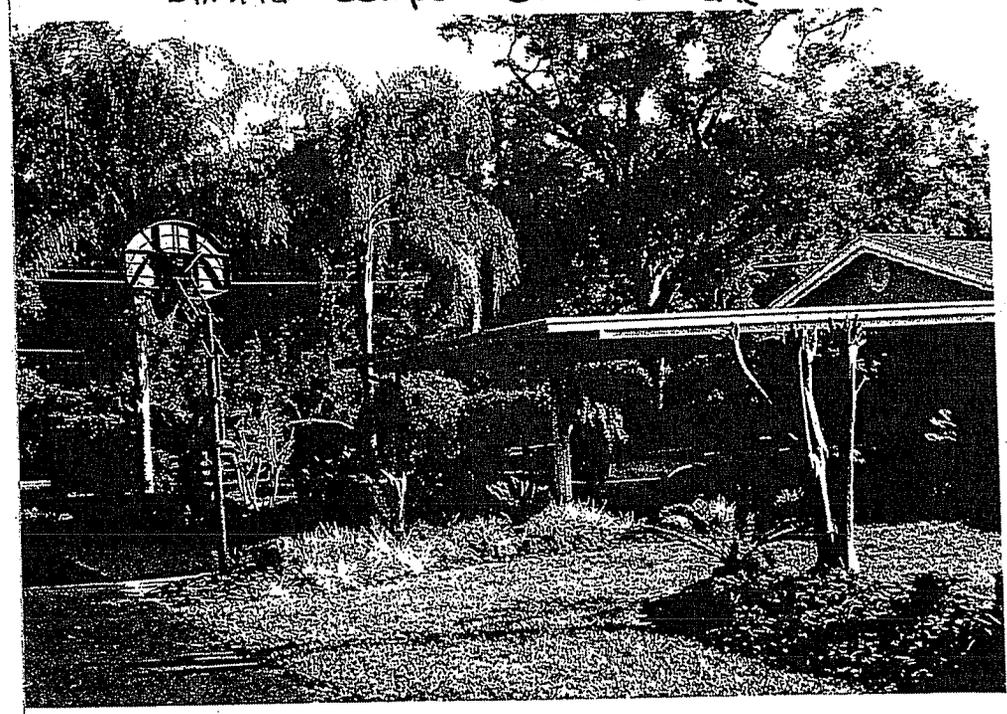
Description	Year Bld	Units	EXFT Value	Est. Cost New
POOL GUNITE	1979	512	\$4,096	\$10,240
COOL DECK PATIO	1979	1,396	\$1,954	\$4,886
FIREPLACE	1971	1	\$600	\$1,500

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

5101 Brenwood Dr.  
Proposed carport location



5101 Wayside Dr.  
Similar carport on East Lane



**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.

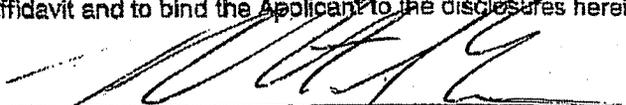
Contract Vendee: Name: <u>NESTLE LUMBER</u>	Contract Vendee: Name: <u>ABC SUPPLIES</u>
Address: <u>1985 SR 419</u>	Address: <u>1216 WEST AMELIA</u>
City/Zip: <u>LONGWOOD 32750</u>	City/Zip: <u>ORLANDO 32805</u>

(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.

3-26-08

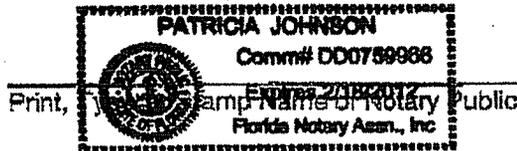
Date

  
Owner, Agent, Applicant Signature

STATE OF FLORIDA  
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 28<sup>th</sup> day of MARCH, 2008 by Robert Coe

Patricia Johnson  
Signature of Notary Public



Personally Known \_\_\_\_\_ OR Produced Identification         
Type of Identification Produced C1000-777-56-284-0

**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: ROBERT S. COE  
Address: 5101 BRENWOOD ST  
City/Zip: SANFORD FL 32771  
Phone #: 407-322-9901

Name: MANICA E COE (WIFE)  
Address: 5101 BRENWOOD ST  
City/Zip: SANFORD FL 32771  
Phone #: 407-322-9901

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: N/A  
Officers: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Directors: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Shareholders: \_\_\_\_\_  
Address: \_\_\_\_\_

Name of Corporation: N/A  
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: N/A  
Trustees: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_

Beneficiaries: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_

(Use additional sheets for more space.)

I, Roger Rich, residing at  
501 East Lane, Sanford, FL 32771, with  
telephone number 407 321-1946, have discussed and  
reviewed the plans for the proposed changes of a 40' x 30' covered carport  
to 5101 Brenwood St., Sanford, FL 32771 and have no issues or problems  
with the proposed changes.

Roger Rich  
Signed on 3/28, 2008

## SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On May 19, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 30 TWP 19S RGE 30E BEG 216 FT W OF SE COROF NW 1/4 OF SE 1/4  
RUN W 153.65 FT N 160 FT E 128.48 FT SELY ON CURVE \*RAD 25 FT\* 39.42 FT  
S134.85 FT TO BEG BEING LOT 1 BLK 8 UNRECD PLAT WILSON PLACE

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

### FINDINGS OF FACT

**Property Owner:** Robert S. Coe & Maria E. Giraldo-Coe  
5101 Brenwood St  
Sanford, Fl 32771

**Project Name:** Brenwood St (5101)

**Requested Development Approval:**

Request for a side street setback variance from 25 feet to 13 feet for a carport in R-1AAA (Single Family Dwelling District).

The Development Approval was sought to allow for a carport to encroach within the side street 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. The Board of Adjustment finds that the proposed use is inconsistent with development trends in the area and would adversely affect the public interest and should not be permitted.

The requested development approval is hereby denied.

Prepared by: Joy Williams, 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 May 19, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 30 TWP 19S RGE 30E BEG 216 FT W OF SE COROF NW 1/4 OF SE 1/4 RUN W  
153.65 FT N 160 FT E 128.48 FT SELY ON CURVE \*RAD 25 FT\* 39.42 FT S134.85 FT TO  
BEG BEING LOT 1 BLK 8 UNRECD PLAT WILSON PLACE

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

### FINDINGS OF FACT

**Property Owner:** Robert S. Coe & Maria E. Giraldo-Coe  
5101 Brenwood St  
Sanford, FL 32771

**Project Name:** Brenwood St (5101)

**Requested Development Approval:**

Request for a side street setback variance from 25 feet to 13 feet for a carport in R-1AAA (Single Family Dwelling 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: Joy Williams, 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 24-foot by 39-foot carport 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:

