

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: 121 Lake Rena Drive – Brett Hiltbrand, applicant; Request for a front yard setback variance from 25 feet to 20 feet for a proposed addition in R-1AA (Single Family Dwelling) district.

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

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

Agenda Date 6/23/08 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **Deny** the request for a front yard setback variance from 25 feet to 20 feet for a proposed addition in R-1AA (Single Family Dwelling) district; or
2. **Approve** the request for a front yard setback variance from 25 feet to 20 feet for a proposed addition in R-1AA (Single Family Dwelling) district; or
3. **Continue** the request to a time and date certain.

GENERAL INFORMATION	<p>Applicant: Brett Hiltbrand Owner: Dean & Tamela Campbell Location: 121 Lake Rena Drive Zoning: R-1AA (Single Family Dwelling) Subdivision: Meredith Manor Nob Hill Sec</p>
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a 20-foot by 40-foot single story addition that would encroach 5 feet into the required 25-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	<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

Reviewed by: KFT
Co Atty: _____
Pln Mgr: _____

	<p>and which are not applicable to other lands, 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 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 room addition as depicted on the attached site plan; and• Any additional condition(s) deemed appropriate by the Board, based on information presented at the public hearing.

INDEX OF ATTACHMENTS

Items that are checked are included in the packet

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

Support information:

- Proposed elevation drawings, renderings, floor plans, etc
- Aerials, *if warranted*
- Plat, *if warranted*
- Code Enforcement information
- Building Permit information
- Correspondence
- Authorization letter
- Applicant Authorization Form
- Supporting documentation
- Letters of support
- HOA approval letter
- Pictures provided by applicant
- Other miscellaneous documents

- Proposed Development Order

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

Application # BV2008-54
Meeting Date June 23, 08



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

COPY

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

Name: Brett Hiltbrand Hiltbrand Construction
Address: 1819 Misky Moss Place City: _____ Zip code: _____
Project Address: 121 LAKE RENO DRIVE City: Lakewood Zip code: 32788
Contact number(s): 407-310-6630 407-637-9466
Email address: Ray @ Hiltbrandgroup.com Beette@Hiltbrandgroup.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 type="checkbox"/> Pool screen enclosure	Please describe:
<input type="checkbox"/> Covered screen room	Please describe:
<input checked="" type="checkbox"/> Addition	Please describe: <u>Garage / Bed room</u>
<input type="checkbox"/> New Single Family Home	Please describe:
<input type="checkbox"/> Other	Please describe:
<input type="checkbox"/> This request is for a structure that has already been built.	

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>25'</u>	Proposed setback:	<u>20'</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:	
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:	
[] 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: Brett Hiltbrand

FOR OFFICE USE ONLY

Date Submitted: 5-2-08 Reviewed By: Denny
 Tax parcel number: 04-21 29 - 514-OADS-0120 Zoning/FLU R-1AA/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!

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.

✓	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.
✓	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 <u>Single Story</u>
✓	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>
DA	4. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.

SECTION 04
TOWNSHIP 21 S.
RANGE 29 E.
SEMINOLE CO,

BOUNDARY SURVEY WITH PROPOSED ADDITION

LEGEND

A/C - AIR CONDITIONER PAD	GM - GAS METER
AKA - ALSO KNOWN AS	IP - IRON PIPE
B/C - BACK OF CURB	LP - LIGHT POLE
C - CURB	LB - LICENSED BUSINESS
CATV - CABLE TELEVISION LINE	(M) - MEASURED
CALL - CALCULATED	MS - METAL SHED
CB - CHORD BEARING	N&D - NAIL & DISK
CBW - CONCRETE BLOCK WALL	POL - POINT ON LINE
CD - CONCRETE DRIVEWAY	(P) - PLAT
CDM - CONCRETE DRIVEWAY MONUMENT	PC - POINT OF CURVATURE
CDP - CONCRETE DRIVEWAY POINT	PCP - PERMANENT CONTROL POINT
CDW - CONCRETE DRIVEWAY WALKWAY	POB - POINT OF BEGINNING
C - CENTER LINE	POC - POINT OF COMMENCEMENT
CL - CHAIN LINKED FENCE	PRM - PERMANENT REFERENCE MONUMENT
CP - CONCRETE PAD	DBM - DEED & MEASURED
CA - CENTRAL ANGLE	R/W - RIGHT OF WAY
DE - DRAINAGE EASEMENT	R - RADIUS
DESC - DESCRIPTION	SBT - SOUTHERN BELL TELEPHONE
DEED - DEED	UB - UTILITY BOX
(D) - EDGE OF PAVEMENT	UE - UTILITY EASEMENT
EM - ELECTRIC METER	WF - WOOD FENCE
(F) - FIELD	WM - WATER METER
FND - FOUND	WFP - WOODEN POWER POLE
R - IRON ROD	O.R. - OFFICIAL RECORDS
D.U.E. - DRAINAGE & UTILITY EASEMENT	

LOT 14

C-1
R=467.44'
L=119.24'
D-14°36'56"
CBRG=N06°39'52"W
C=118.92'

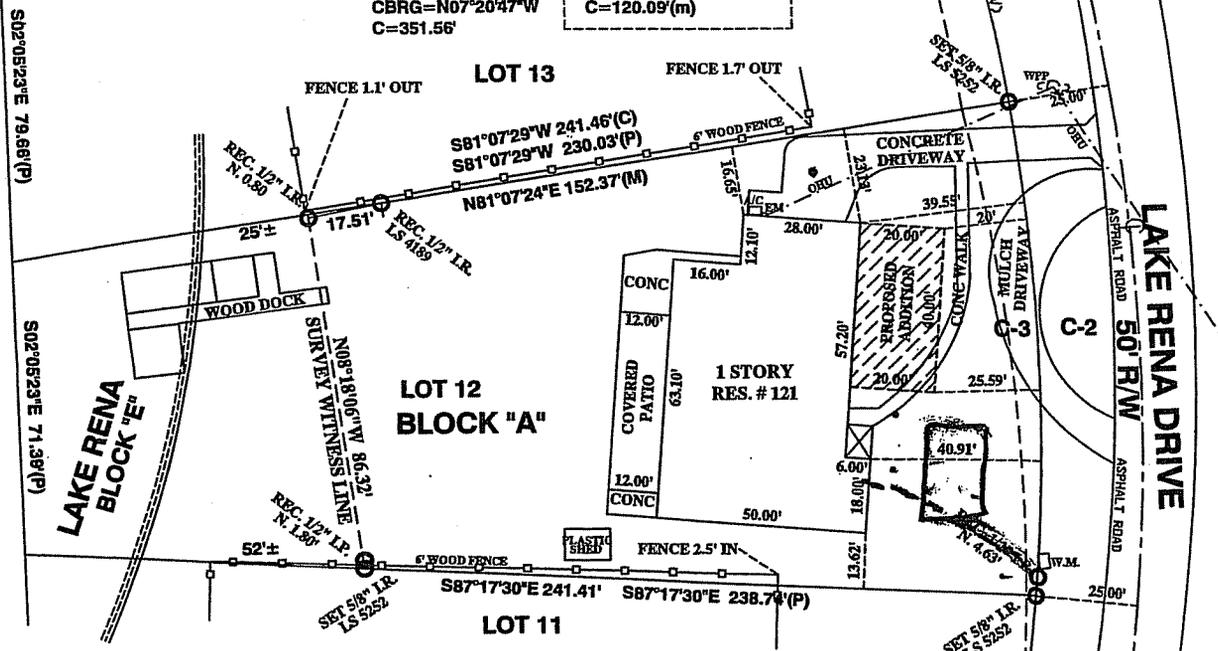
C-2
R=467.44'(m)
L=120.42'(m)
D-14°45'38'(m)
CBRG=N02°20'07"W(m)
C=120.09'(m)

C-2
R=467.44'
L=360.42'
D-44°10'41"
CBRG=N07°20'47"W
C=351.56'

LOT 13

LOT 12
BLOCK "A"

LOT 11



LEGAL DESCRIPTION

LOT 13, BLOCK A, MERREDITH MANOR NOB HILL SECTION, ACCORDING TO THE PLAT THERROF AS RECORDED IN PLAT BOOK 9, PAGES 54-55, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAYS, OR OTHER RESTRICTIONS OF RECORD.
- A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.
- BEARINGS SHOWN HEREON ARE RELATED TO THE NORTH LOT LINE OF LOT 12, AS BEING S81°07'29"W, AS SHOWN ON THE PLAT OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR CLIENT'S REPRESENTATIVE.
- ABOVE GROUND ENCROACHMENTS, IF ANY, AS SHOWN ON SURVEY.
- UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED ON SURVEY.
- PROPERTY LIES IN FLOOD ZONE "X", AS SHOWN ON FEMA / FIRM MAP.
- EASEMENTS SHOWN PER PLAT OF RECORD.
- TAX PARCEL I.D. 04-21-29-514-0A00-0130 SEMINOLE COUNTY.
- ADDRESS OF SURVEY: 123 LAKE RENA DRIVE, LONGWOOD FL 32779.

CERTIFICATION
DEAN A. & TAMELA R. CAMPBELL

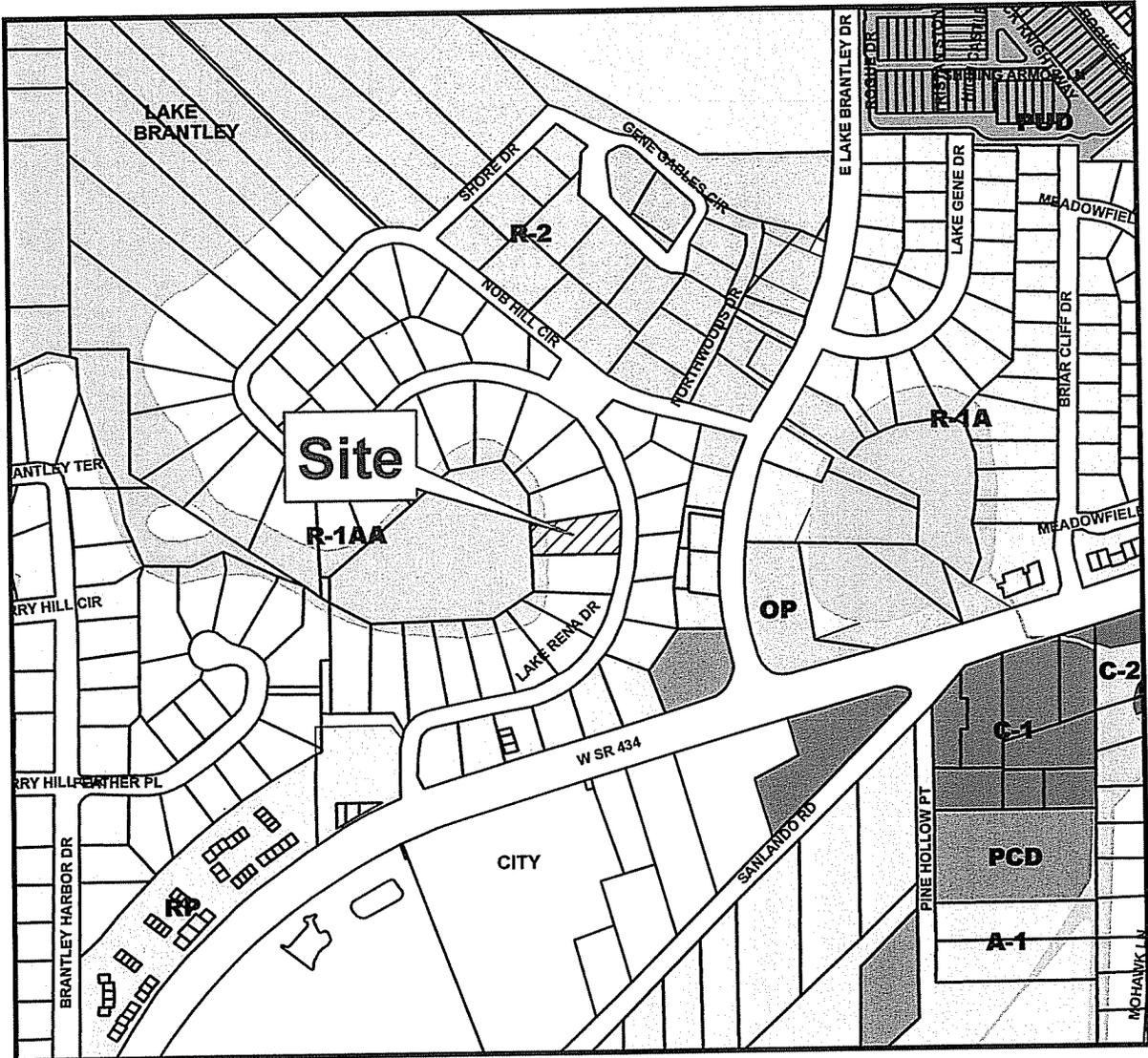
ANDREW V. ASBURY
PROFESSIONAL SURVEYOR & MAPPER
115 Margo Lane, Longwood, FL. 32750
email address: ASBURY5252@aol.com

CREW CHIEF: E. ZEPP
DRAWN BY: E. TAYLOR
DATE IN FIELD: 04/28/08
SCALE: 1" = 30'
DATE DRAWN: 5/2/08
JOB NUMBER: 08-118

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY UNDER MY SUPERVISION AND THAT I HAVE REVIEWED THE INSTRUMENTS AND PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA ADMINISTRATIVE CODE, CHAPTER 1S, PART 29, AND THE PROVISIONS OF THE FLORIDA STATUTES, CHAPTER 403.
NOT VALID UNLESS REPRODUCED WITH AN EMBOSSED SEAL
Andrew V. Asbury
ANDREW V. ASBURY
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE No. 5252

--- WATER
[] Drainfield

Brett Hiltbrand
 121 Lake Rena Drive
 Longwood, Florida 32779

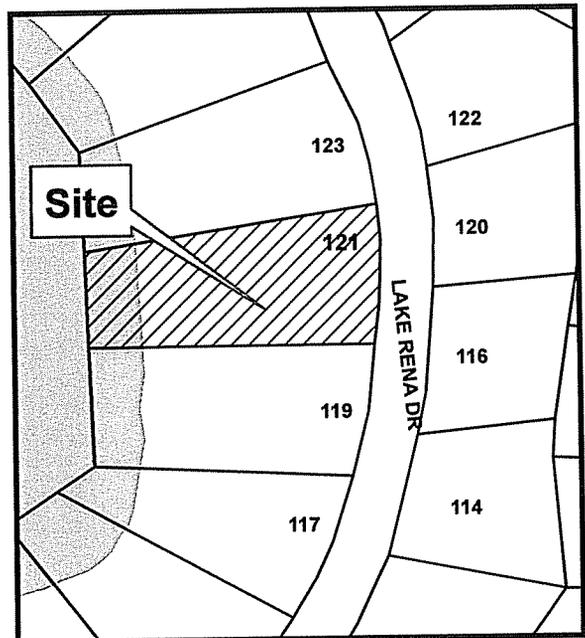


Seminole County Board of Adjustment
 June 23, 2008
 Case: BV2008-54 (Map 3154, Grid E4)
 Parcel No:04-21-29-514-0A00-0120

Zoning

	BV2008-54		R-2		C-2
	A-1		RP 1		PUD
	R-1AA		OP		PCD
	R-1A		C-1		

N



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

Parcel Id: 04-21-29-514-0A00-0120
 Owner: CAMPBELL DEAN A & TAMELA R
 Mailing Address: 121 LAKE RENA DR
 City,State,ZipCode: LONGWOOD FL 32779
 Property Address: 121 LAKE RENA DR LONGWOOD 32779
 Subdivision Name: MEREDITH MANOR NOB HILL SECTION
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions: 00-HOMESTEAD (1998)
 Dor: 01-SINGLE FAMILY

2008 WORKING VALUE SUMMARY

Amendment 1 impact not reflected.

Value Method:	Market
Number of Buildings:	1
Depreciated Bldg Value:	\$215,637
Depreciated EXFT Value:	\$1,696
Land Value (Market):	\$242,256
Land Value Ag:	\$0
Just/Market Value:	\$459,589
Assessed Value (SOH):	\$272,090
Exempt Value:	\$25,000
Taxable Value:	\$247,090

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

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
CORRECTIVE DEED	03/1998	03379	0525	\$100	Improved	No
WARRANTY DEED	12/1997	03347	1593	\$269,000	Improved	Yes
WARRANTY DEED	06/1987	01863	0290	\$135,000	Improved	Yes
QUIT CLAIM DEED	04/1987	01836	0642	\$38,300	Improved	No
WARRANTY DEED	09/1981	01356	1348	\$85,000	Improved	Yes
QUIT CLAIM DEED	01/1979	01208	0138	\$100	Improved	No

Find Comparable Sales within this Subdivision

2007 VALUE SUMMARY

Tax Amount(without SOH):	\$6,597
<u>2007 Tax Bill Amount:</u>	<u>\$3,532</u>
<u>Save Our Homes (SOH) Savings:</u>	<u>\$3,065</u>
2007 Taxable Value:	\$239,165

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
FRONT FOOT & DEPTH	98	150	.000	2,400.00	\$242,256

LEGAL DESCRIPTION

PLATS: Pick...

LEG LOT 12 BLK A MEREDITH MANOR NOB HILL SEC
PB 9 PG 55

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	1966	9	2,572	3,792	2,572	CB/STUCCO FINISH	\$215,637	\$276,458
Appendage / Sqft		SCREEN PORCH FINISHED / 528							
Appendage / Sqft		OPEN PORCH FINISHED / 48							
Appendage / Sqft		UTILITY FINISHED / 55							
Appendage / Sqft		GARAGE FINISHED / 589							

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

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
BOAT DOCK	1985	336	\$672	\$1,680
BOAT HOUSE	1985	320	\$1,024	\$2,560

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 APPLICANT AUTHORIZATION FORM
(ORIGINAL ONLY)**

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

TAMELA CAMPBELL DEN A CAMPBELL the fee simple owner of the following
(Owner's Name)

described property (Provide Legal Description or Tax Parcel ID Number(s)) _____
04-2-29-514-0A00-0120

hereby petition Seminole County to amend the Comprehensive Plan, Future Land Use Map, Official Zoning Map (circle one or more) from 25' to 20' and affirm that BRETT HILTBRAND is hereby designated to act as my / our authorized agent and to file the attached application for the stated amendment and make binding statements and commitments regarding the amendment request.

TAMELA CAMPBELL
Owner's Signature

ROY LEWIS DOOLITTLE
MY COMMISSION # DD705842
EXPIRES August 16, 2011
(407) 388-0153 FloridaNotaryService.com

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

SWORN TO AND SUBSCRIBED before me this 27th day of MAY, 2008

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 _____ has identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of MAY, 2008

[Signature]
Notary Public in and for the County and State
Aforementioned
My Commission Expires: 8/16/2011

ROY LEWIS DOOLITTLE
MY COMMISSION # DD705842
EXPIRES August 16, 2011
(407) 388-0153 FloridaNotaryService.com

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: JANA Campbell
Address: 121 LAKE BONA DR
City/Zip: Laywood FL 32779
Phone #: 407 772 6643

Name: Tamela R Campbell
Address: 121 LAKE BONA DR
City/Zip: Laywood FL 32779
Phone #: 407 772 6643

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: _____

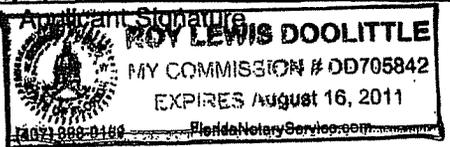
(Use additional sheets for more space.)

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 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.

5/2/08
Date

Brett Hillborn
Owner, Agent, Applicant Signature



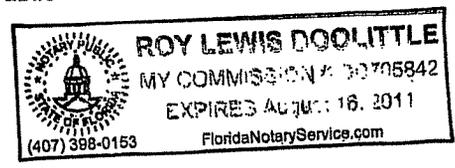
STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 2 day of May, 2008 by _____

Brett Hillborn
Signature of Notary Public

Roy Doolittle
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: _____

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 23, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 12 BLK A
MEREDITH MANOR NOB HILL SEC PB 9 PG 55

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

FINDINGS OF FACT

Property Owner: Dean & Tamela Campbell
121 Lake Rena Dr
Longwood, FL 32779

Project Name: Lake Rena Drive (121)

Requested Development Approval:

Request for a front yard setback variance from 25 feet to 20 feet for a proposed addition in R-1AA (Single Family Dwelling) district.

The Development Approval was sought to permit a room addition to encroach within the required 25-foot front 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.

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 June 23, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 12 BLK A
MEREDITH MANOR NOB HILL SEC PB 9 PG 55

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

FINDINGS OF FACT

Property Owner: Dean & Tamela Campbell
121 Lake Rena Dr
Longwood, FL 32779

Project Name: Lake Rena Drive (121)

Requested Development Approval:

Request for a front yard setback variance from 25 feet to 20 feet for a proposed addition in R-1AA (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 front 20-foot by 40-foot room 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

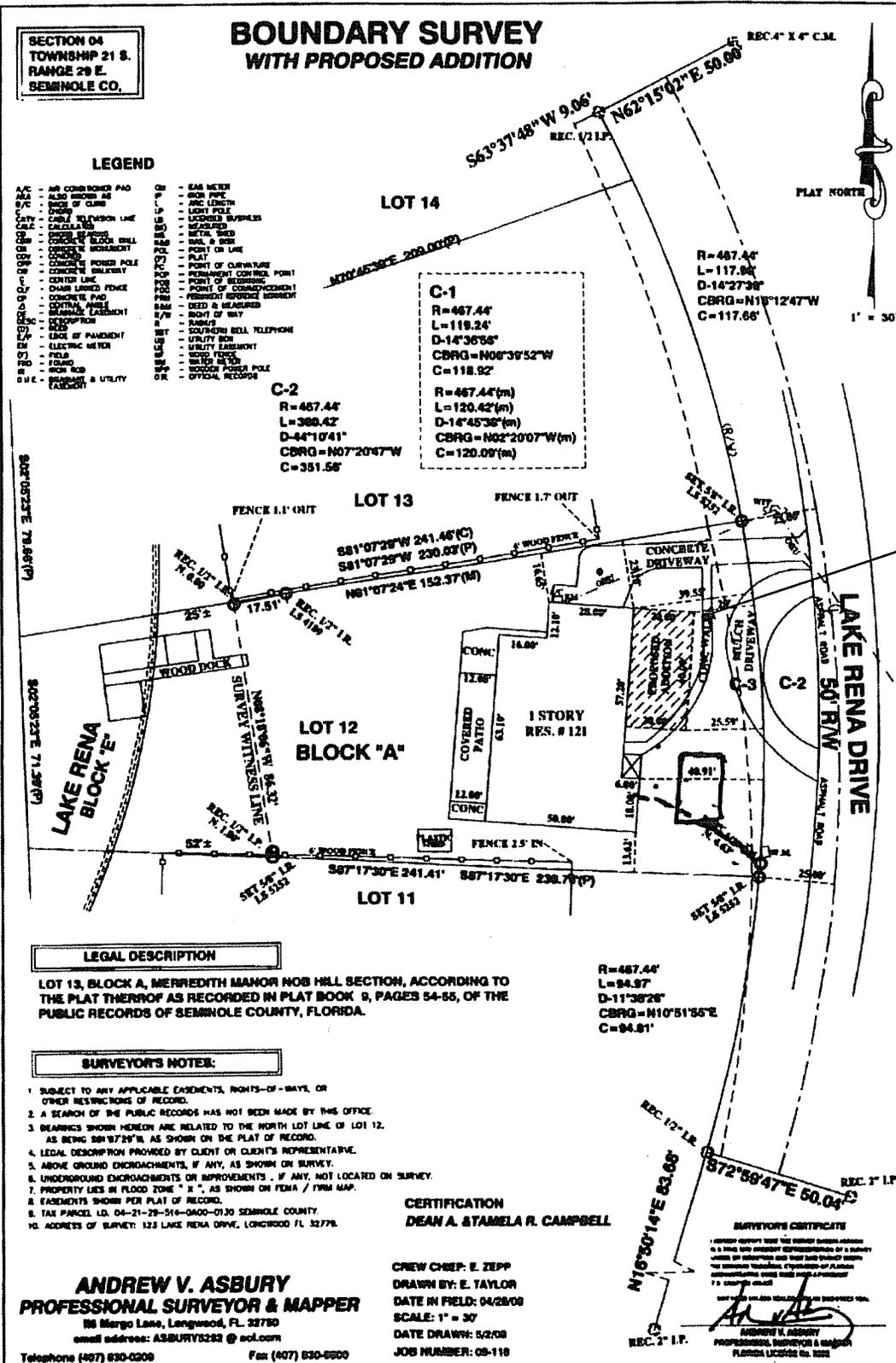
STATE OF FLORIDA)
COUNTY OF SEMINOLE)

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:



--- WATER
[] Deerfield