

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** 4020 Crossroads Place – Regina Gross, applicant; Request for a rear yard setback variance from 15 feet to 4 feet for a proposed sunroom addition in PUD (Planned Unit Development) district.

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

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

Agenda Date 9/22/08 Regular  Consent  Public Hearing – 6:00

**MOTION/RECOMMENDATION:**

1. **Deny** the request for a rear yard setback variance from 15 feet to 4 feet for a proposed sunroom addition in PUD (Planned Unit Development) district; or
2. **Approve** the request for a rear yard setback variance from 15 feet to 4 feet for a proposed sunroom addition in PUD (Planned Unit Development) district; or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Regina Gross Location: 4020 Crossroads Place Zoning: PUD (Planned Unit Development) Subdivision: Deer Run Unit 14 A
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to extend an existing covered patio in order to construct a sunroom to the rear of the home.</li> <li>• The proposed 330 square foot sunroom will encroach 11 feet into the required 15-foot rear yard 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:

Reviewed by:  
Co Atty: gjc  
Pln Mgr: js

	<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, structures or building in the same zoning district.</li><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>
<b>STAFF RECOMMENDATION</b>	<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 330 square foot sunroom addition to the rear 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 # BV-2008-82  
Meeting Date 9/22/08

Sanford FL 32771

**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: Regina Cross  
Address: 4020 Crossroads Place City: Casselberry Zip code: 32707  
Project Address: 4020 Crossroads Place City: Casselberry Zip code: 32707  
Contact number(s): Florida Exteriors / 407-322-3545 Regina 407-294-0123  
Email address: \_\_\_\_\_

• 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>Add 5x22 slab to existing covered patio to make a 15.4x2 Acrylic 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.	

RECEIVED JUL 31 2008

What type of variance is this request?			
<input type="checkbox"/> Minimum lot size	Required lot size:		Actual lot size:
<input type="checkbox"/> Width at the building line	Required lot width:		Actual lot width:
<input type="checkbox"/> Front yard setback	Required setback:		Proposed setback:
<input checked="" type="checkbox"/> Rear yard setback	Required setback:	<u>15.</u>	Proposed setback: <u>4.03</u>
<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>			

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: Regina Cross

**FOR OFFICE USE ONLY**

Date Submitted: 7/31/08 Reviewed By: D. McDevine  
 Tax parcel number: 14-21-30-502-000-0090 Zoning/FLU PLU / 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**

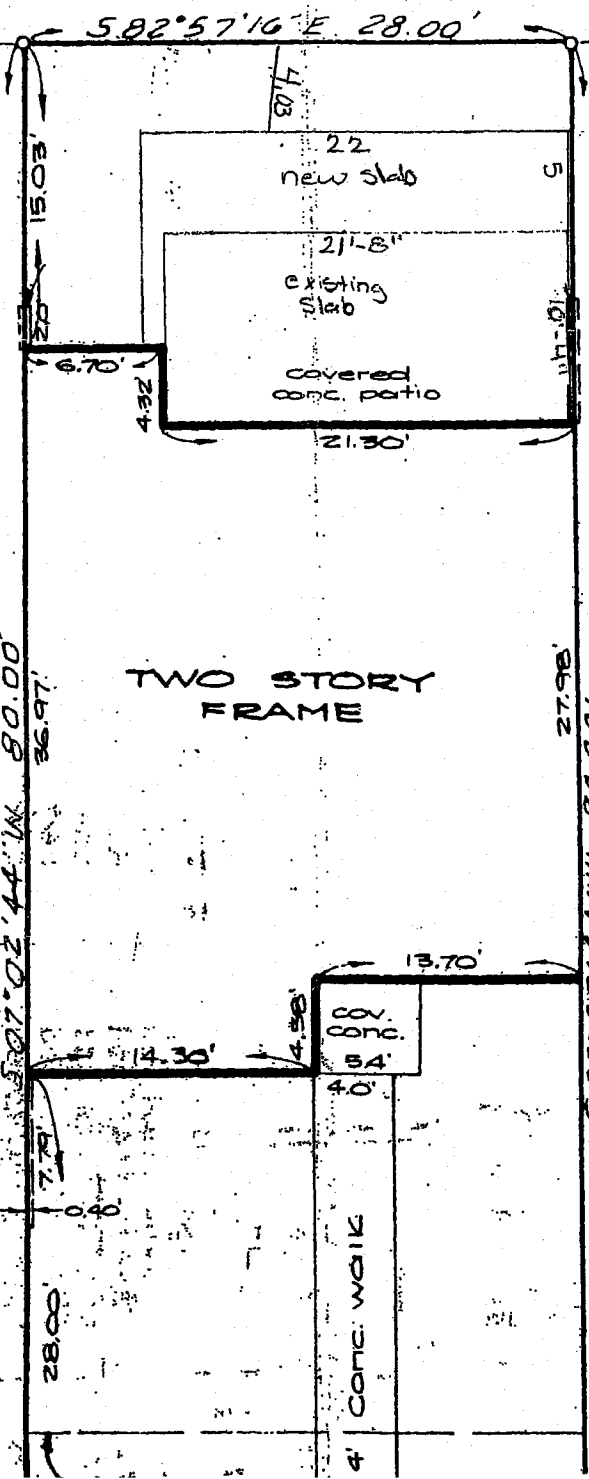
*Please return this checklist with your application!*

<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 <a href="http://www.seminolecountyfl.gov/pd/planning/forms.asp">http://www.seminolecountyfl.gov/pd/planning/forms.asp</a></i>
✓	3. Provide a legible 8 ½ x 11 inch site plan with the following information <b>NOTE: Please use your property survey for your site plan, if available.</b> <b>View a site plan online 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
N/A	o Location, size and type of any septic systems, drainfield and wells
✓	o Location of all easements
✓	o Existing or proposed house or <u>addition</u> <i>(Label existing, label proposed, and include square footage and dimensions of each)</i>
N/A	o Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
N/A	o Building height
✓	o Setbacks from each building to the property lines
N/A	o Location of proposed fence(s)
N/A	o Identification of available utilities <i>(ex: water, sewer, well or septic)</i>
✓	4. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.

PLAT OF BOUNDARY SURVEY for: Catalina Homes  
DESCRIPTION: Lot 9 Deer Run Unit 14 A

RECORDED IN PLAT BOOK 29 PAGE(S) 96 & 97 PUBLIC RECORDS OF Seminole COUNTY, FLORIDA

TRACT 1

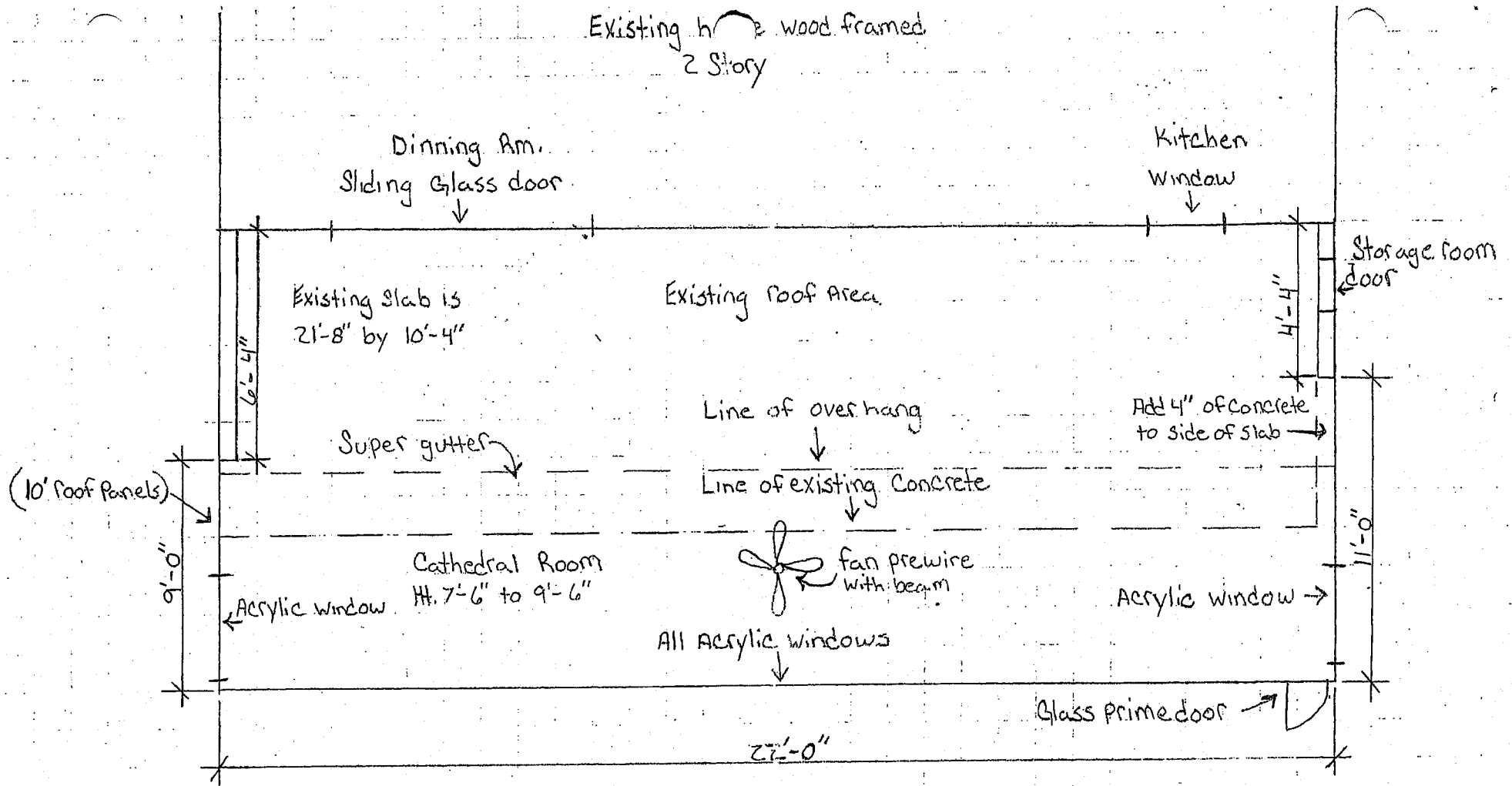


TWO STORY FRAME

10

8

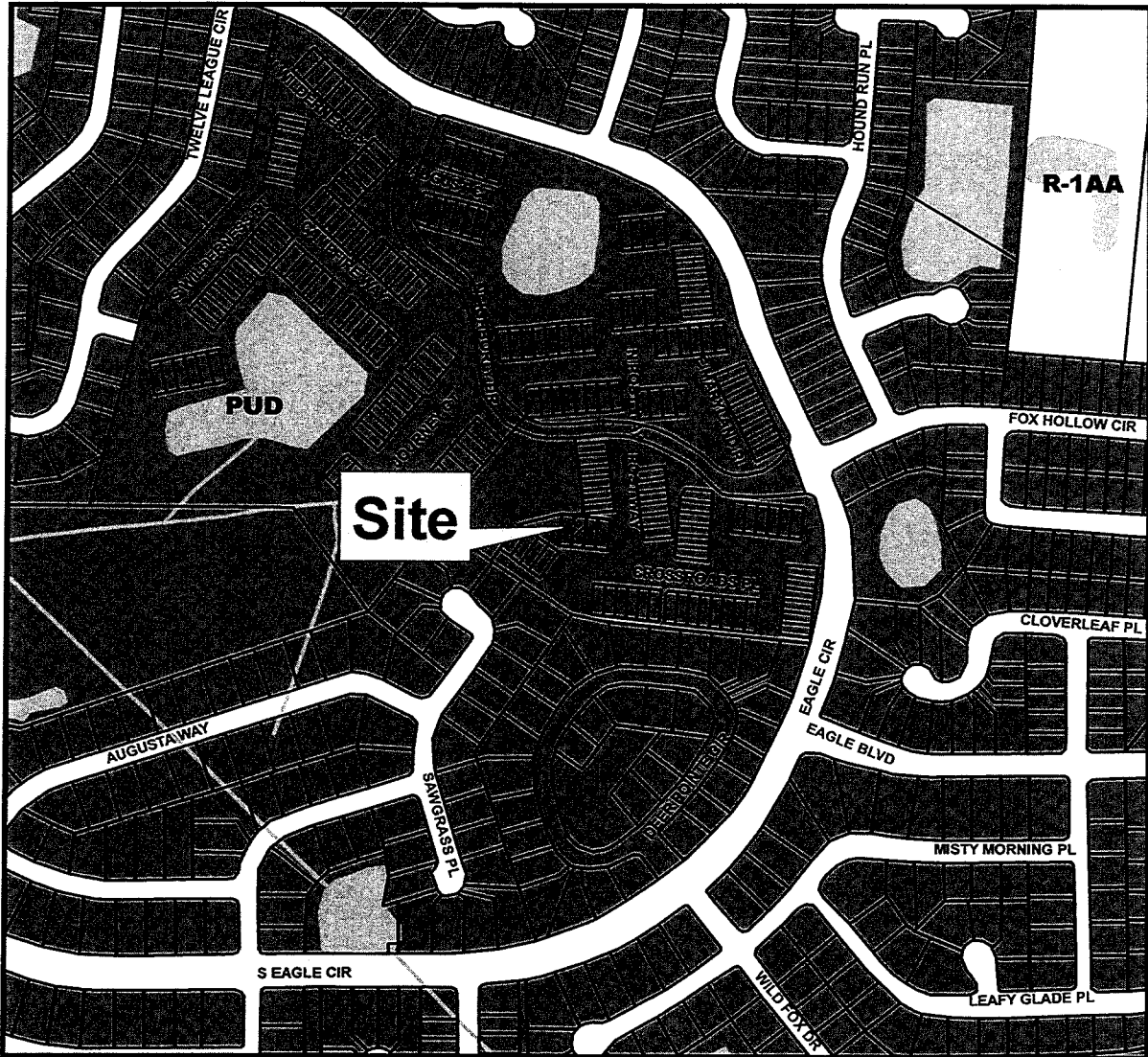
Existing h<sup>o</sup> wood framed  
2 Story



- R<sub>g</sub> 1. Florida Exteriors is not responsible for sod, sprinklers, landscaping, phone or cable wires, existing Elec. or plumbing.
- R<sub>g</sub> 2. Extend Existing Slab Protection by 5'-0" by 22'-0" wide, Extend ~~to~~ right side of existing slab by 4" all to be same Ht. as existing (footers on the 5' by 22')
- R<sub>g</sub> 3. Bronze Cathedral Acrylic room with traps on the front and fill on the back, fill on sides with (2) windows and a glass prime door, and 24" Elite Kick Plate.
- R<sub>g</sub> 4. (1) Fan prewire with beam.

REGINA GROSS  
Regina Gross  
7/11/08

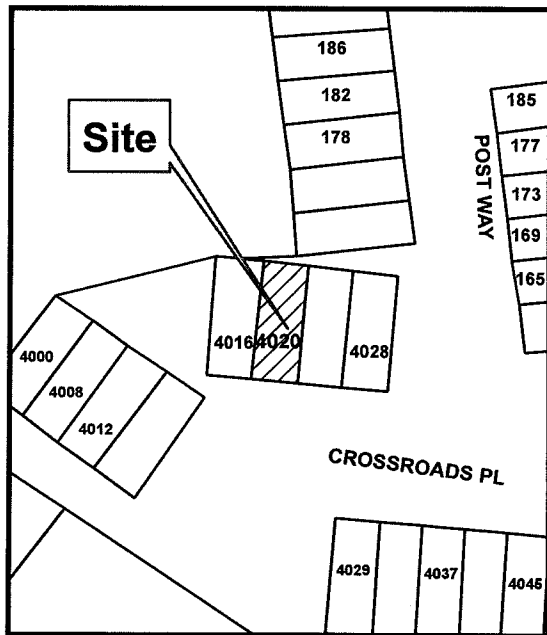

Regina Gross  
4020 Crossroads Place  
Casselberry, Florida 32707



Seminole County Board of Adjustment  
September 22, 2008  
Case: BV2008-82 (Map3158, Grid A7)  
Parcel No: 14-21-30-502-0000-0090

**Zoning**

- BV2008-82
- R-1AA
- PUD





**PARCEL DETAIL**

DAVID JOHNSON, CFA, ASA

**PROPERTY APPRAISER**

SEMINOLE COUNTY FL.

1101 E. FIRST ST  
SANFORD, FL 32771-1468  
407-666-7506

**GENERAL**

Parcel Id: 14-21-30-502-0000-0090  
 Owner: GROSS REGINA  
 Mailing Address: 4020 CROSSROADS PL  
 City,State,ZipCode: CASSELBERRY FL 32707  
 Property Address: 4020 CROSSROADS PL CASSELBERRY 32707  
 Subdivision Name: DEER RUN UNIT 14A  
 Tax District: 01-COUNTY-TX DIST 1  
 Exemptions: 00-HOMESTEAD (1994)  
 Dor: 0103-TOWNHOME

**2008 WORKING VALUE SUMMARY**

Amendment 1 impact not reflected.

Value Method: Market  
 Number of Buildings: 1  
 Depreciated Bldg Value: \$117,351  
 Depreciated EXFT Value: \$0  
 Land Value (Market): \$30,000  
 Land Value Ag: \$0  
**Just/Market Value:** \$147,351  
 Assessed Value (SOH): \$74,172  
 Exempt Value: \$25,000  
 Taxable Value: \$49,172

**Tax Estimator**  
**Portability Calculator**

**SALES**

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	04/1998	03416	1715	\$26,900	Improved	No
WARRANTY DEED	10/1984	01586	0516	\$68,900	Improved	Yes

[Find Comparable Sales within this Subdivision](#)

**2007 VALUE SUMMARY**

Tax Amount(without SOH): \$1,900  
**2007 Tax Bill Amount:** \$694  
**Save Our Homes (SOH) Savings:** \$1,206  
**2007 Taxable Value:** \$47,012

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

**LAND**

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	30,000.00	\$30,000

**LEGAL DESCRIPTION**

PLATS:

LEG LOT 9 DEER RUN UNIT 14A PB 29 PGS 96 & 97

**BUILDING INFORMATION**

Bld Num	Bld Type	Year Bld	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	1984	8	854	1,402	1,260	SIDING AVG	\$117,351	\$129,670
	Appendage / Sqft	OPEN PORCH FINISHED / 30							
	Appendage / Sqft	OPEN PORCH FINISHED / 84							
	Appendage / Sqft	UTILITY FINISHED / 28							
	Appendage / Sqft	UPPER STORY FINISHED / 406							

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

**Permits**

**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

<b>DEVELOPMENT:</b>		Deer Run 14A				<b>DEVELOPER:</b>		Amerifirst																	
<b>LOCATION:</b>		52 Units – 9.3533 Acres																							
<b>FILE#:</b>		<b>BA:</b>		<b>SP:</b>		<b>BCC:</b>		4/27/84																	
<b>P&amp;Z:</b>		<b>PB</b>		<b>PG</b>		<b>96, 97</b>		<b>Lot</b>		<b>Blk</b>		<b>Parcel</b>		<b>DBA</b>		<b>Comm Dist</b>									
<b>DEVEL. ORDER #:</b>				<b>TAX PAR. I.D. #:</b>																					
<b>SIDEWALKS:</b>										<b>SETBACK REQUIREMENTS</b>															
										<b>FY:</b>		20'		<b>SIDE ST.:</b>				<b>SY:</b>		0'		<b>RY:</b>		15'	
<b>ROAD TYPE:</b> (CURB & GUTTER OR SWALE)				<b>MAIN STRUCTURE OTHER:</b> Patio Home – Min Lot size 2,000 sq. ft.; Min Home size 700 sq. ft.; Max height 35'																					
<b>COMMENTS OTHER:</b>										<b>ACCESSORY STRUCTURE SETBACKS:</b>															
1) Red Bug Lake Road Improvement Fund: \$200.00/unit.										<b>SY:</b>		0'		<b>RY:</b>		10'									
2) Muck area to be utilized as retention area.										<b>ACCESSORY STRUCTURE OTHER:</b>															
3) Eight inch lines required																									
4) Flood prone areas may be modified as long as compensating storage can be accommodated.																									

IMPACT FEES	
<b>SCREEN:</b>	
<b>TRAFFIC ZONE:</b>	
<b>LAND USE:</b>	
1. ROAD-CO. WIDE	
2. ROAD-COLL.	
3. LIBRARY	
4. FIRE	10.00/unit
5. PARK	
6. SCHOOL	
7. LAW	
8. DRAINAGE	
<b>TOTAL</b>	
<b>REMARKS:</b>	

COMMITMENT CARD

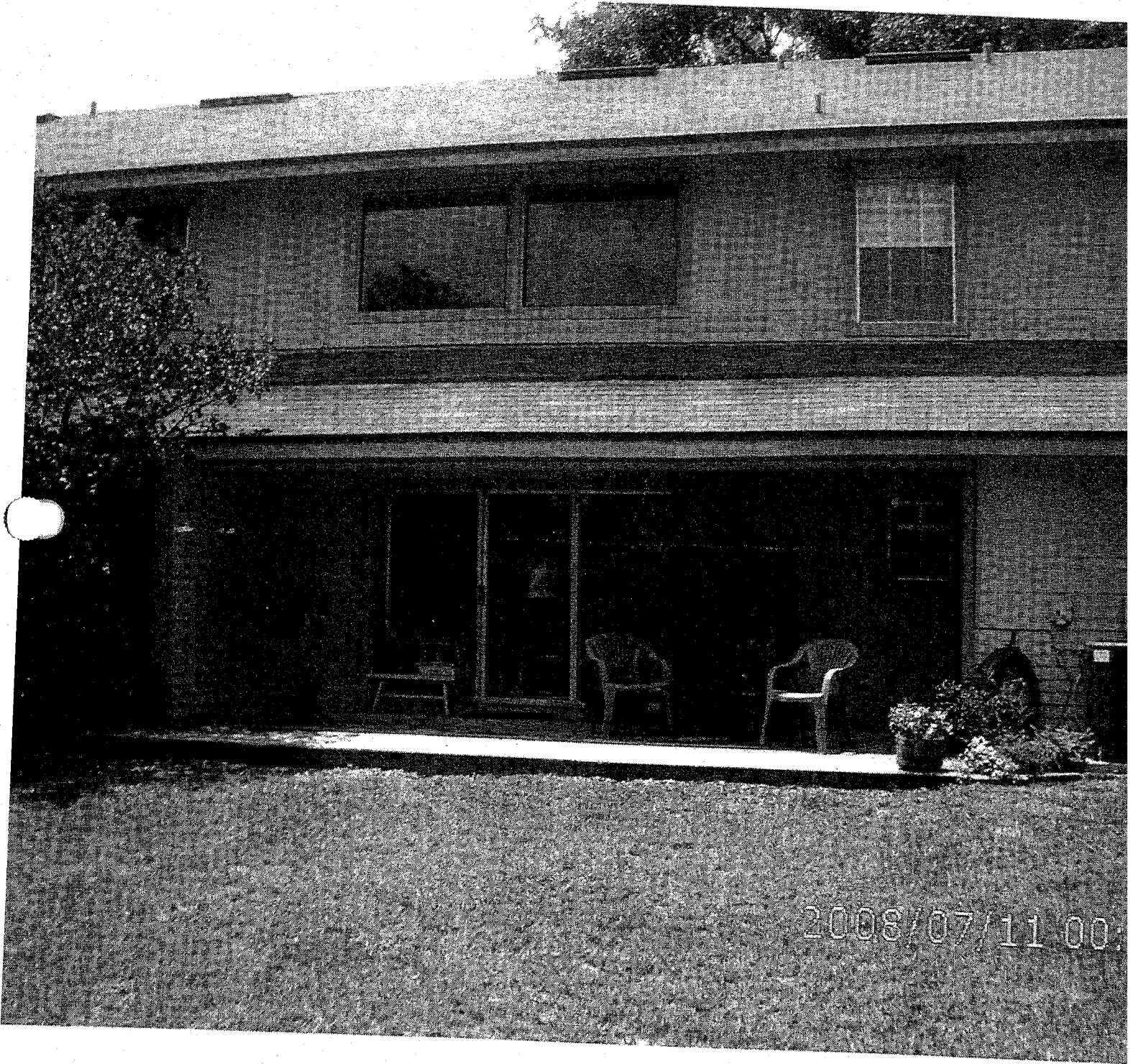
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2008/07/11 0







2008/07/11 00:

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: Regina Cross  
Address: 4020 Crossroads Pl  
City/Zip: Casselberry FL 32707  
Phone #: 407-294-0123

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Phone #: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Phone #: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Phone #: \_\_\_\_\_

(Use additional sheets for more space.)

- N/A-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.)

- N/A-3.* In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust: \_\_\_\_\_  
Trustees: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_

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

(Use additional sheets for more space.)

SEMINOLE COUNTY  
**APPLICATION AND AFFIDAVIT**

For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners.

Name of Partnership: \_\_\_\_\_ Name of Partnership: \_\_\_\_\_  
Principal: \_\_\_\_\_ Principal: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_ City/Zip: \_\_\_\_\_

(Use additional sheets for more space.)

5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to the outcome of the consideration of this petition.

Contract Vendee: \_\_\_\_\_ Contract Vendee: \_\_\_\_\_  
Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_ City/Zip: \_\_\_\_\_

(Use additional sheets for more space.)

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

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

7-31-08  
Date

Regina Gross  
Owner, Agent, Applicant Signature

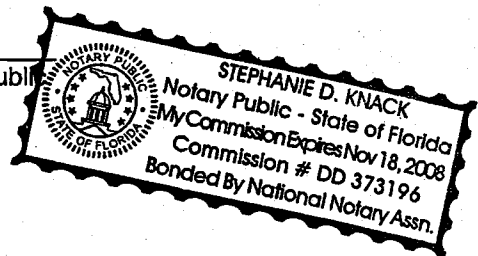
STATE OF FLORIDA  
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 31 day of July, 2008 by Regina Gross

Stephanie Knack  
Signature of Notary Public

Print, Type or Stamp Name of Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification FLDL  
Type of Identification Produced FLDL



**For Use by Planning & Development Staff**  
Date: \_\_\_\_\_ Application Number: \_\_\_\_\_

**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).

I Regina Gross, the fee simple owner of the following  
(Owner's Name)

described property (Provide Legal Description or Tax Parcel ID Number(s) Leg lot 9  
Deer Run Unit 14A PB 29 PGS 96 297  
14-21-30-502-0000-0090

hereby petition Seminole County to ~~amend the Comprehensive Plan, Future Land Use Map, Official Zoning Map~~  
(circle one or more) from Variance to \_\_\_\_\_ and affirm that Florida  
Exteriors 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.

• REGINA GROSS  
• Regina Gross  
Owner's Signature

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.

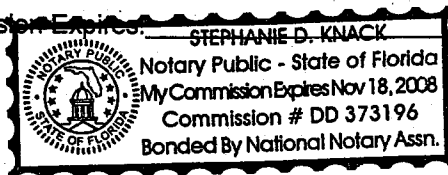
SWORN TO AND SUBSCRIBED before me this 31 day of July, 2008.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Regina Gross, who is personally known to me or who has produced FL DL 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 31 day of July, 2008.

Stephanie D. Knack  
Notary Public in and for the County and State  
Aforementioned

My Commission Expires: \_\_\_\_\_





## SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On September 22, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 9  
DEER RUN UNIT 14A PB 29 PGS 96 & 97

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

### FINDINGS OF FACT

**Property Owner:** Regina Gross  
4020 Crossroads Place  
Casselberry, FL 32707

**Project Name:** Crossroads Place (4020)

#### **Requested Development Approval:**

Request for a rear yard setback variance from 15 feet to 4 feet for a proposed sunroom addition in PUD (Planned Unit Development) district.

The Development Approval was sought to allow for a sunroom to encroach within the rear 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 September 22, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 9  
DEER RUN UNIT 14A PB 29 PGS 96 & 97

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

### FINDINGS OF FACT

**Property Owner:** Regina Gross  
4020 Crossroads Place  
Casselberry, FL 32707

**Project Name:** Crossroads Place (4020)

**Requested Development Approval:**

Request for a rear yard setback variance from 15 feet to 4 feet for a proposed sunroom addition 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: 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 330 square foot sunroom addition to the rear 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:

PLAT OF BOUNDARY SURVEY for: Catalina Homes  
DESCRIPTION: Lot 9 Deer Run Unit 14 "A"  
RECORDED IN PLAT BOOK 29 PAGE(S) 96 E 97 PUBLIC RECORDS OF Seminole COUNTY, FLORIDA

TRACT 1

