

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

**SUBJECT:** 426 Ringwood Circle - Bruce & Julie Lapina, applicants; Request for a side street (south) setback variance from 20 feet to 10 feet for a 6-foot privacy fence in PUD (Planned Unit Development) district.

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

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

**Agenda Date** 10/27/08    **Regular**     **Consent**     **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **Deny** the request for a side street (south) setback variance from 20 feet to 10 feet for a 6-foot privacy fence in PUD (Planned Unit Development) district ; or
2. **Approve** the request for a side street (south) setback variance from 20 feet to 10 feet for a 6-foot privacy fence in PUD (Planned Unit Development) district; or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	<p>Applicant: Bruce &amp; Julie Lapina                  Location: 426 Ringwood Cir                  Zoning: PUD (Planned Unit Development) district                  Subdivision: Deer Run Unit 21B</p>
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct a 6-foot high PVC privacy fence that would encroach 10 feet into the required 20-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>	<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"> <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 side street (south) setback for the fence 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

RECEIVED AUG 22 2008

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

Application # 6V 2008-89  
Meeting Date Oct 27, 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: Bruce and Julie Lapina  
Address: 426 Ringwood Circle City: Winter Springs Zip code: 32708  
Project Address: 426 Ringwood Circle City: Winter Springs Zip code: 32708  
Contact number(s): 407 718 9477 407 492 0494 407 695 3170  
Email address: jlapina@att.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 checked="" type="checkbox"/> Fence	Please describe: <u>6 ft white T &amp; G PVC</u>
<input type="checkbox"/> Pool	Please describe:
<input 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.	

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:	<u>20 FT</u>	Proposed setback: <u>10 FT</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:

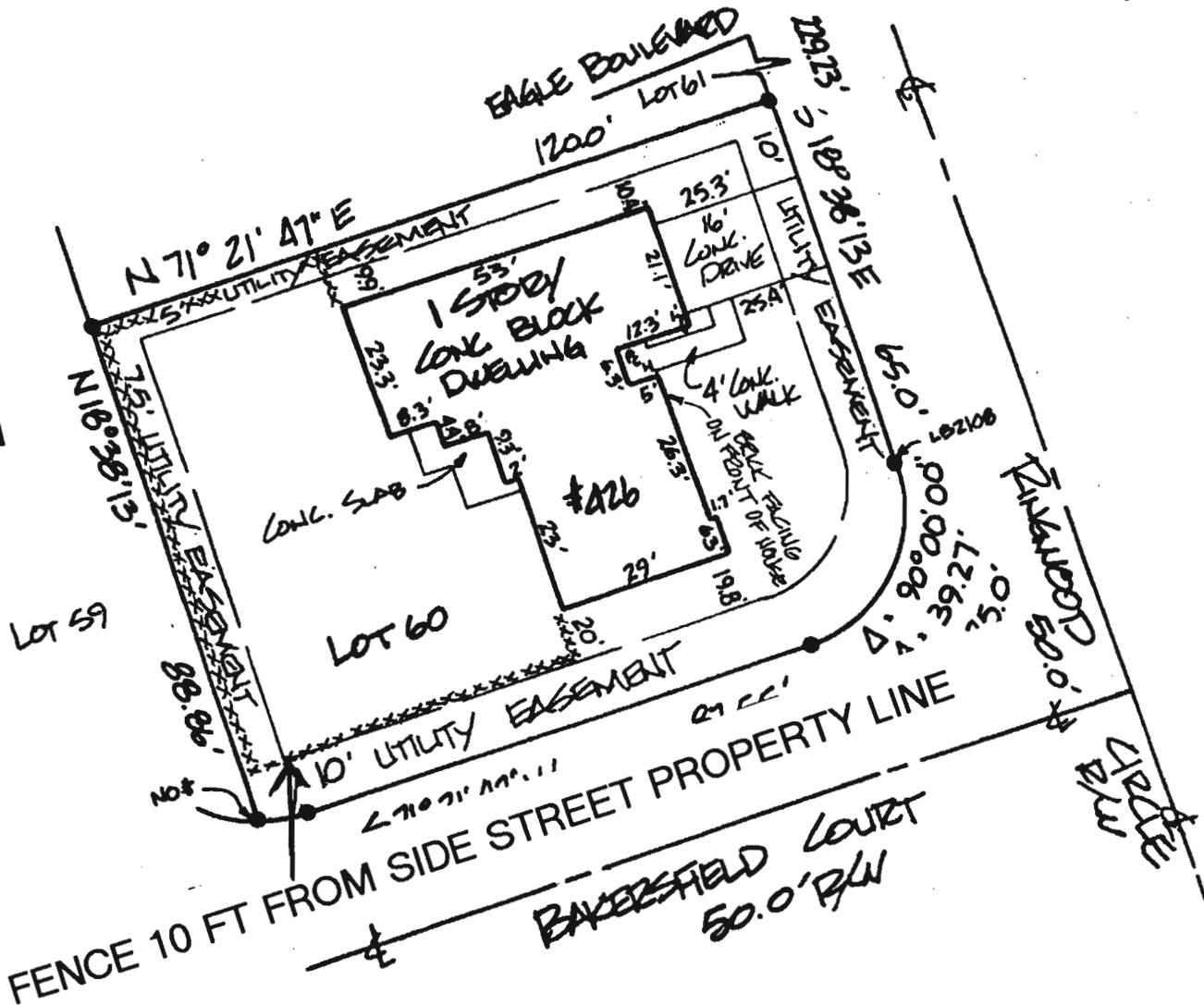
Signed: Bruce Lapina Julie Lapina

Legal Description: **LOT 60 DEER RUN UNIT 21 B**

Recorded in Plat Book **21** Page **52** of the Public Records of

**SEMINOLE**

County, Florida



xxxxxx = Proposed FENCE

**SURVEYOR'S CERTIFICATION**

This is to certify that I have consulted the Federal Insurance Administration flood hazard boundary map and found that the building site on the above described property is not located in a special flood hazard area.

I hereby certify that the survey represented on this map was made under my direction on the date shown based on the information furnished to me as noted and conforms to the MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA in accordance with CH. 21HH-6, Florida Administrative Code and that there is

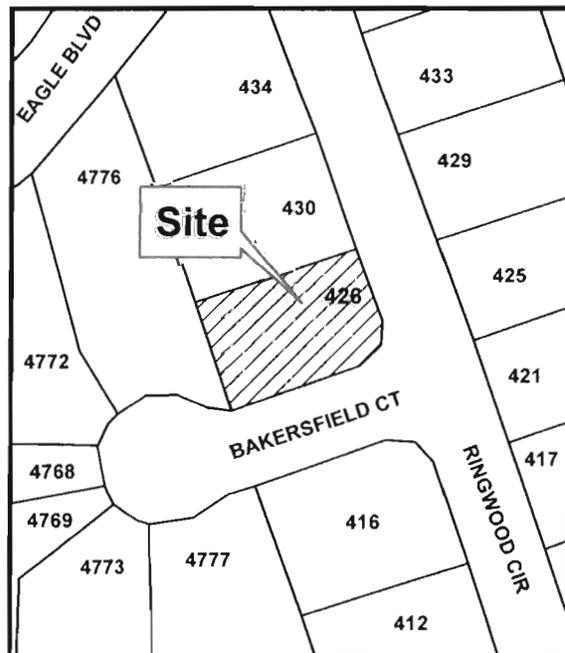
Bruce and Julie Lapina  
426 Ringwood Circle  
Winter Springs, Florida 32708



Seminole County Board of Adjustment  
October 27, 2008  
Case: BV2008-89 (Map 3211, Grid B1)  
Parcel No: 13-21-30-508-0000-0600

**Zoning**

-  BV2008-89
-  A-1
-  R-1AAA
-  R-1AA
-  PUD



**PARCEL DETAIL**

DAVID JOHNSON, CFA, ASA

**PROPERTY APPRAISER**

SEMINOLE COUNTY FL  
1101 E. FIRST ST  
WINTER SPRINGS, FL 32771-1468  
407-655-7508



**GENERAL**

Parcel Id: 13-21-30-508-0000-0600  
 Owner: LAPINA BRUCE M & JULIE  
 Mailing Address: 426 RINGWOOD CIR  
 City,State,ZipCode: WINTER SPRINGS FL 32708  
 Property Address: 426 RINGWOOD CIR WINTER SPRINGS 32708  
 Subdivision Name: DEER RUN UNIT 21B  
 Tax District: 01-COUNTY-TX DIST 1  
 Exemptions: 00-HOMESTEAD (1994)  
 Dor: 01-SINGLE FAMILY

**VALUE SUMMARY**

VALUES	2008 Working	2007 Certified
Value Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$182,058	\$203,027
Depreciated EXFT Value	\$8,593	\$8,947
Land Value (Market)	\$48,000	\$48,000
Land Value Ag	\$0	\$0
Just/Market Value	\$238,651	\$259,974
Portability Adj	\$0	\$0
Save Our Homes Adj	\$109,166	\$134,260
Assessed Value (SOH)	\$129,485	\$125,714
<b>Tax Estimator</b>		
<b>Portability Calculator</b>		
<b>2008 Notice of Proposed Property Tax</b>		

**2008 Taxes and Taxable Value Estimate**

Taxing Authority	Assessment Value	Exempt Values	Taxable Value	Millage	Taxes
Cnty County	\$129,485	\$50,000	\$79,485	4.5153	\$358.90
Schools	\$129,485	\$25,000	\$104,485	7.5430	\$788.13
Fire	\$129,485	\$50,000	\$79,485	2.3299	\$185.19
Road District	\$129,485	\$50,000	\$79,485	.1107	\$8.80
SJWM(Saint Johns Water Management)	\$129,485	\$50,000	\$79,485	.4158	\$33.05
Natural Lands/Trails I/S Debt	\$129,485	\$50,000	\$79,485	.1451	\$11.53
<b>Total</b>				<b>15.0598</b>	<b>\$1,385.60</b>

**Potential Portability Amount is \$109,166**

The taxable values and taxes are calculated using the current years working values and the proposed millage rates.

**SALES**

Deed	Date	Book Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	09/1986	01768 1079	\$105,000	Improved	Yes
WARRANTY DEED	03/1985	01627 1365	\$93,000	Improved	Yes
WARRANTY DEED	03/1984	01534 0889	\$89,200	Improved	Yes
WARRANTY DEED	10/1983	01497 1810	\$86,100	Vacant	No

Find Comparable Sales within this Subdivision

**2007 VALUE SUMMARY**

Tax Amount(without SOH):	\$3,470
<b>2007 Tax Bill Amount:</b>	\$1,487
<b>Save Our Homes (SOH) Savings:</b>	\$1,983
<b>2007 Taxable Value:</b>	\$100,714

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

**LAND**

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

**LEGAL DESCRIPTION**

PLATS:    
LEG LOT 60 DEERRUN UNIT 21B PB 27 PG 52

**BUILDING INFORMATION**

Bldg	Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
Building	1	SINGLE FAMILY	1984	6	1,712	2,322	1,712	CB/STUCCO FINISH	\$182,058	\$201,169
Attch										
		Appendage / Sqft		OPEN PORCH FINISHED / 60						
		Appendage / Sqft		GARAGE FINISHED / 550						

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

**Permits**

**EXTRA FEATURE**

Description	Year Blt	Units	EXFT Value	Est. Cost New
FIREPLACE	1984	1	\$600	\$1,500
POOL GUNITE	1987	476	\$4,522	\$9,520
SCREEN ENCLOSURE	1987	2,278	\$1,822	\$4,556
COOL DECK PATIO	1987	892	\$1,483	\$3,122
ALUM PORCH W/CONC FL	1987	64	\$166	\$416

**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: 13

TWP: 21

RNG: 30

<b>DEVELOPMENT:</b> Deer Run Unit 21B		<b>DEVELOPER:</b> Amerifirst Development Corp.	
<b>LOCATION:</b> 53 Lots - 19.625 Acres			
<b>FILE#:</b>	<b>BA:</b>	<b>SP:</b>	<b>BCC:</b> 2/11/83
<b>P&amp;Z:</b>			
<b>PB</b> 27	<b>PG</b> 52	<b>Lot</b>	<b>Bik</b>
		<b>Parcel</b>	<b>DBA</b>
			<b>Comm Dist</b>
<b>DEVEL. ORDER #:</b>		<b>TAX PAR. I.D. #:</b>	
<b>SIDEWALKS:</b> Sidewalks to be installed on one side of Eagle Boulevard.		<b>SETBACK REQUIREMENTS</b>	
		<b>FY:</b> 20	<b>SY:</b> 7.5
		<b>SIDE ST.:</b>	<b>RY:</b> *25
<b>ROAD TYPE:</b> (CURB & GUTTER OR SWALE)		<b>MAIN STRUCTURE OTHER:</b> *20' rear setback when abutting a greenbelt or lake Max Height: 35' Min Lot size: 7,500 sq. ft.	
<b>COMMENTS OTHER:</b>		<b>ACCESSORY STRUCTURE SETBACKS:</b>	
1) Direct access to Eagle Boulevard from Lots 32, 57, 58, 59, 62, 63 and 83 not permitted.		<b>SY:</b>	<b>RY:</b>
2) Double fronted lots must be fenced (Lots 31, 57, 58, 59, 62, 63 and 83).		<b>ACCESSORY STRUCTURE OTHER:</b>	
3) Participation in signalization at the entrance on Tuskawilla Road.			

IMPACT FEES	
SCREEN:	
TRAFFIC ZONE:	
LAND USE:	
1. ROAD-CO. WIDE	200.00
2. ROAD-COLL.	
3. LIBRARY	
4. FIRE	10.00
5. PARK	
6. SCHOOL	
7. LAW	
8. DRAINAGE	
TOTAL	
<b>REMARKS:</b>	

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: BRUCE LAPINA Name: \_\_\_\_\_  
Address: 426 RINGWOOD CIRCLE Address: \_\_\_\_\_  
City/Zip: WINTER SPRINGS 32708 City/Zip: \_\_\_\_\_  
Phone #: 407 695 3170 Phone #: \_\_\_\_\_

Name: JULIE LAPINA Name: \_\_\_\_\_  
Address: 426 RINGWOOD CIRCLE Address: \_\_\_\_\_  
City/Zip: WINTER SPRINGS 32708 City/Zip: \_\_\_\_\_  
Phone #: 407 695 3170 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: _____	Name of Corporation: _____
Officers: _____	Officers: _____
Address: _____	Address: _____
City/Zip: _____	City/Zip: _____
Directors: _____	Directors: _____
Address: _____	Address: _____
City/Zip: _____	City/Zip: _____
Shareholders: _____	Shareholders: _____
Address: _____	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: _____	Beneficiaries: _____
Address: _____	Address: _____
City/Zip: _____	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.

Date 8-21-08 \_\_\_\_\_  
Owner, Agent, Applicant Signature Bruce & Julie Lopez

STATE OF FLORIDA  
COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me this 21<sup>st</sup> day of August, 2008 by Bruce & Julie Lopez

Signature of Notary Public \_\_\_\_\_  
Print, Type or Stamp Name of Notary Public Jenni Patel

Personally Known \_\_\_\_\_ OR Produced Identification DAV  
Type of Identification Produced DRIVERS LICENSE



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

**DEER RUN 21-A HOMEOWNERS ASSOCIATION, INC.**

EPM Services

PO Box 197043

Winter Springs, FL 32719

PHONE: 407-327-5824 FAX: 407-327-5816

E-MAIL [Richard.Martel@epmservices.com](mailto:Richard.Martel@epmservices.com)

July 28, 2008

D1 /

Bruce M. & Julie Lapina

426 Ringwood Circle

Winter Springs FL 32708

RE: 426 Ringwood Circle  
ARC APPROVAL

Dear Bruce M. & Julie Lapina:

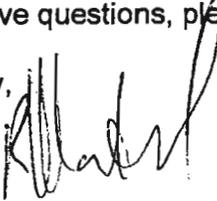
I am pleased to inform you that the Architectural Control Committee of Deer Run 21 has approved your application for architectural change. A copy of your application and related documents are enclosed for your records. The association maintains all original copies of the application in its property records.

Approval conditions: Request to install 6ft. white PVC fence conditionally approved:

- 1) Permitting must be obtained from Seminole County and all set-back requirements respected
- 2) Fence will require periodic maintenance to prevent mold / mildew growth. Fence must be kept in a like new manner at all times.

If you have questions, please feel free to contact our office at 407-327-5824.

Sincerely,



Richard Martel, LCAM

Community Manager

For the Board of Directors

DEER RUN 21-A HOMEOWNERS ASSOCIATION, INC.

**APPLICATION TO THE ARCHITECTURAL REVIEW COMMITTEE**

This application form is to be completed by the homeowner and submitted to the Architectural Review Committee for review and action before any work commences. All applications must conform to any applicable county zoning or building regulations. Send the completed application to: **Deer Run 21 A & B Homeowners Association, Inc., c/o EPM Services, PO Box 197043, Winter Springs FL 32719**

This section to be completed by Homeowner(s)  
PROPERTY OWNER NAME **Bruce M. & Julie Lapina**  
PROPERTY ADDRESS **426 Ringwood Circle LOT # 60**  
MAILING ADDRESS **426 Ringwood Circle Winter Springs FL 32708**

HOME PHONE **(407) 695-3170** WORK PHONE **(407) 718-9477**

DESCRIPTION OF CHANGE (i. e., Fence, Pool, Paving, Paint, etc.)

New fence to be installed along property line of side and back yard. Please see attached site survey.

SPECIFICATIONS (must contain particulars, such as colors with samples attached, and materials list. If roof is involved, show outline of roofline as related to existing structure. If fencing is involved, include color, style and height. Follow requirements in covenants and restrictions). You may attach additional sheets.

Proposed fence is White PVC, 6ft High, Tongue & Groove Privacy with one 5ft Gate on the side of the house. Please see picture attached to survey.

SITE PLAN: USE A COPY OF LOT SURVEY IF AVAILABLE OR DRAW HERE SHOWING LOT PROPERTY LINES, LOCATION OF EXISTING HOME AND HIGHLIGHT WHERE IMPROVEMENT WILL BE PLACED. OBSERVE SETBACK REQUIREMENTS:

Note: Approval is valid for only 6 months from approval date.

**APPLICATION MUST BE SIGNED BY HOMEOWNER**

DATE: 7/22/08

SIGNATURE: Bruce Lapina Julie Lapina  
**Bruce M. & Julie Lapina** PROPERTY OWNER

*THIS SECTION TO BE COMPLETED BY ACC COMMITTEE: (The ACC has thirty (30) days in which to respond.)*

APPROVED  DENIED  DATE 7-28-08  
SIGNATURES AND COMMENTS OF COMMITTEE:

Conditional approval:

① Permittting must be obtained from county + set back requirements respected.

② fence will require periodic maintenance to prevent mold/mildew growth.

## SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On October 27, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 60  
DEERRUN UNIT 21B PB 27 PG 52

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

### FINDINGS OF FACT

**Property Owner:** Bruce & Julie Lapina  
426 Ringwood Circle  
Winter Springs, FL 32708

**Project Name:** Ringwood Circle (426)

**Requested Variance:**

Side street (south) setback variance from 20 feet to 10 feet for a 6-foot privacy fence in PUD (Planned Unit Development) district.

Approval was sought to allow a privacy fence 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 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 October 27, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 60  
DEERRUN UNIT 21B PB 27 PG 52

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

### FINDINGS OF FACT

**Property Owner:** Bruce & Julie Lapina  
426 Ringwood Circle  
Winter Springs, FL 32708

**Project Name:** Ringwood Circle (426)

**Variance Approval:**

Side street (south) setback variance from 20 feet to 10 feet for a 6-foot privacy fence 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 side street (south) setback for a fence 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.

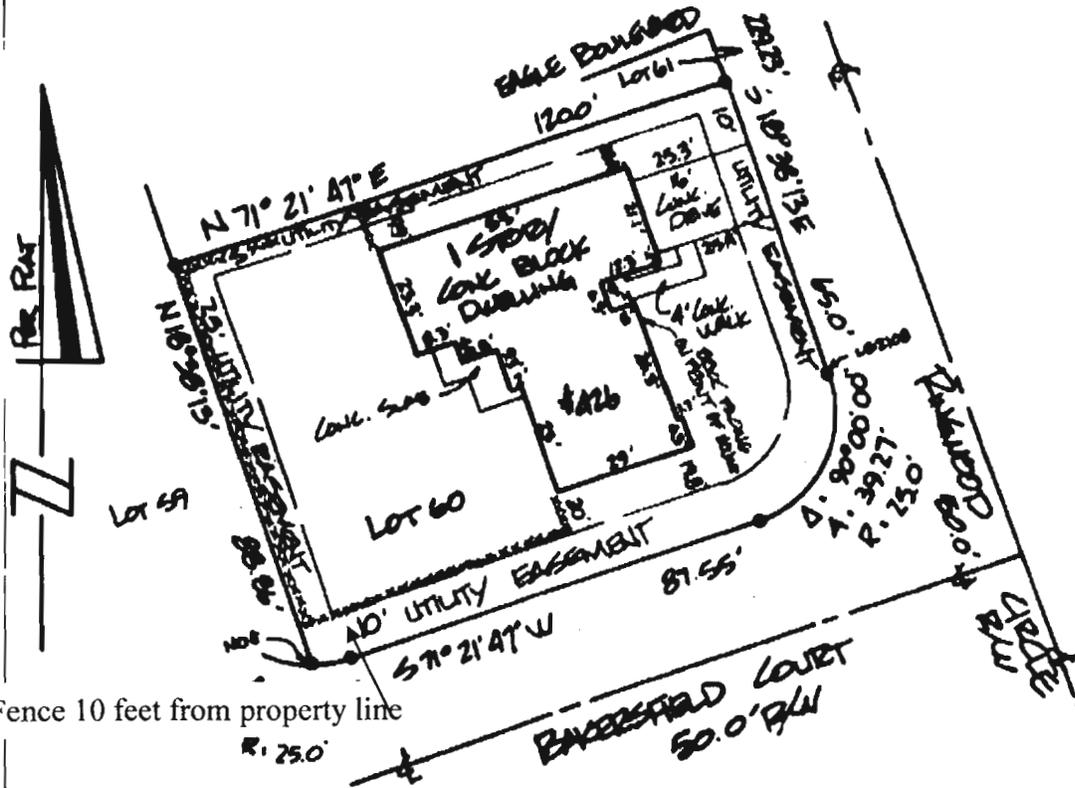
**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:

Legal Description: LOT 60 DUNE RUN UNIT 21 B

Recorded in Plat Book 21 Page 52 of the Public Records of SEMINOLE County, Florida



Fence 10 feet from property line

----- = Proposed Fence

**SURVEYOR'S CERTIFICATION**  
 This is to certify that I have consulted the Federal Insurance Administration flood hazard boundary map and found that the building site on the above described property is not located in a special flood hazard area.