

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

SUBJECT: 785 St. Johns River Drive – Mark Robertson, applicant; Request for a side street (west) setback variance from 25 feet to 8.5 feet for an existing privacy fence in PUD (Planned Unit Development) district.

DEPARTMENT: Planning & Development DIVISION: Planning

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

Agenda Date 01/26/09 Regular  Consent  Public Hearing – 6:00

**MOTION/RECOMMENDATION:**

1. **Deny** the request for a side street (west) setback variance from 25 feet to 8.5 feet for an existing privacy fence in PUD (Planned Unit Development) district; or
2. **Approve** the request for a side street (west) setback variance from 25 feet to 8.5 feet for an existing privacy fence in PUD (Planned Unit Development) district; or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Mark Robertson Location: 785 St Johns River Drive Zoning: PUD (Planned Unit Development) district Subdivision: Sanford Place
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant constructed a 6-foot privacy fence that encroaches 16.5 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</li> </ul>

Reviewed by: \_\_\_\_\_  
Co Atty: ELC  
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 (west) setback for a privacy 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

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

Application # BV 2008-119  
Meeting Date 1-20-09



**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: Mark W. Robertson  
Address: 785 St. Johns River Dr City: Sanford Zip code: 32773  
Project Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip code: \_\_\_\_\_  
Tax Parcel number: 13-20-30-505-0000-0340  
Contact number(s): (407) 463-2276  
Email address: N/A

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>wooden privacy 6ft.</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:	Proposed setback:	<u>8'6"</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:	

Total number of variances requested 1

Signed: [Signature] Date: 12-03-08

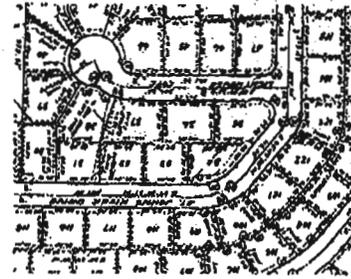
# ATTN: Patricia Johnson, For Joy SWEETFIELD OFF & FERRY

378 Waymont Court - Lake Mary, FL 32746 - Voice 407.688.7651 - Fax 407.688.7691

Lot 34, SANFORD PLACE, according to the plat thereof, as recorded in Plat Book 33, Page(s) 33 through 35, of the Public Records of Seminole County, FL.

Community number: 120289 Panel: 0045  
Suffix: E.F.I.R.M. Date: 4/17/1995 Flood Zone: X  
Date of field work: 2/2/2007 Completion Date: 2/5/2007

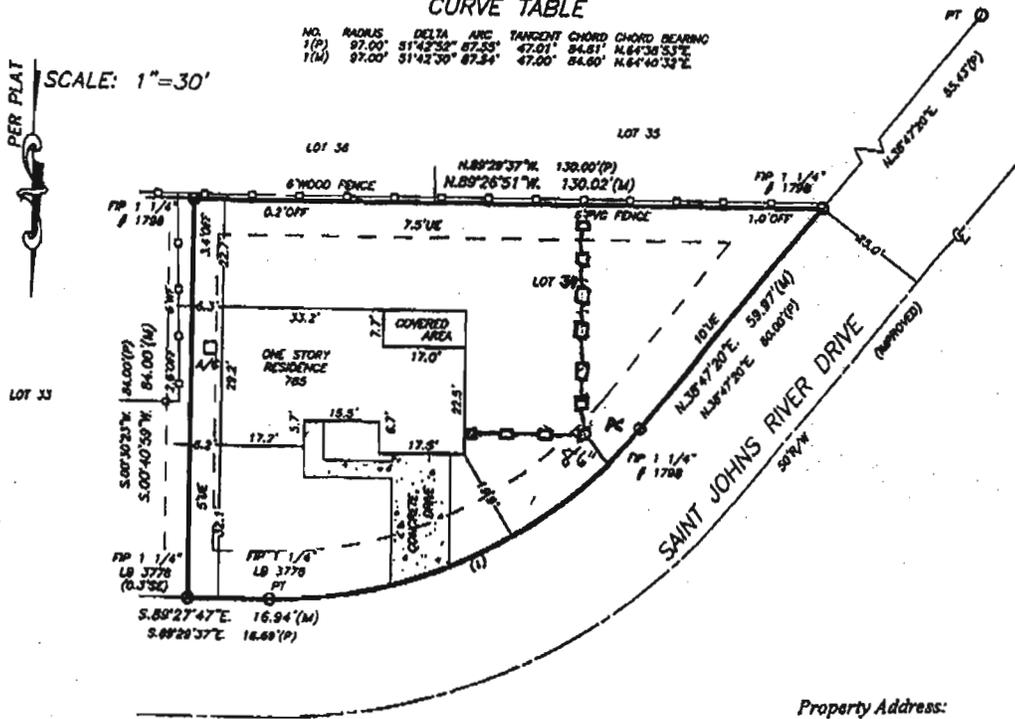
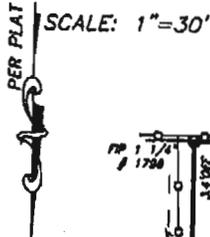
Certified to:  
Amanda Robertson: The Closing Agent II, Inc.: Commonwealth Land Title Insurance Company; Wells Fargo Home Mortgage, Inc., its successors and/or assigns.



Location sketch  
Not to Scale

### CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1(P)	97.00'	51°42'32"	67.55'	47.01'	84.61'	N84°38'32"E
1(M)	97.00'	51°42'30"	67.54'	47.00'	84.60'	N84°40'33"E



Property Address:  
785 Saint Johns River Drive  
Sanford, FL 32773

Survey number: SE 84781

### LEGEND

—○— Wood Fence	W.M. Water Meter	NTS Not to Scale
—○— Wire Fence	TEL Telephone Facilities	OR Official Records
—○— Found Nail	CA Covered Area	URB Official Records Book
• Property Corner	B.R. Bearing Reference	PCP Permanent Control Point
R. Record	CH Chord	PRM Permanent Reference Monument
M. Field Measured	RAD Radial	PG Page
CL Clear	N.R. Non Radial	P/MT Pavement
ENCR Encroachment	AC Air Conditioner	PS Plat Book
☐ Concrete	B.M. Bench Mark	POB Point of Beginning
— Property Line	C. Calibrated	POC Point of Commencement
C.M. Concrete Monument	ZZZZ Block Wall	POI Point on Line
S.I.R. Found Iron Rod	Δ Central Angle/Delta	PC Point of Curvature
F.I.P. Found Iron Pipe	DB Deed Book	PRC Point of Reverse Curvature
R/W Right of Way	D. Description or Deed	PT Point of Tangency
N&D Nail & Dick	D.H. Drill Hole	R Radius (Radius)
D.C. Drainage Easement	DAW Driveway	R.O.E. Road Overhang Easement
U.E. Utility Easement	ESM Easement	SIR Set Iron Rod & Cap
FD. Found	EL Elevation	SW Sidewalk
P. Plat	FF Finished Floor	TOB Top of Bank
O.H.U. Overhead Utilities	F.C.M. Found Concrete Monument	TYB Typical
PP Power Pole	EPK Found Parker-Kalman Nail	WC Witness Corner
TR Transformer	L Length	WE Elevation
CAV Cable Race	L.A.L. Limited Access Easement	EW Edge of Water
CB Chord Bearing	M.H. Manhole	P.C.C. Point of Compound Curve
F.C.C. Found Cross Cut	O Found	PI Point of Intersection
	OH Overhead Lines	R/W Right of Way

### GENERAL NOTES

- Legal description provided by others.
- The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat.
- Unimproved portions of footings, foundations or other improvements were not located.
- Well ties are to the face of the wall.
- Only visible encroachments located.
- No identification found on property corners unless noted.
- Dimensions shown are plat and measured unless otherwise noted.
- Elevations if shown are based upon N.G.V.D. 1929 unless otherwise noted.
- Adjoining lots are within the same block unless otherwise noted.
- This is a BOUNDARY SURVEY unless otherwise noted.
- Not valid unless sealed with the signatory surveyors embossed seal.
- Flood zone determinations are provided a courtesy only, and are derived from the best sources available to the surveyor. This information should not be relied upon for flood insurance purposes, and may differ from information provided by others.
- LB-7132
- Septic tank and/or drainfield locations are appropriate and MUST be verified by appropriate utility location companies.
- Bearing basis shown per plat unless otherwise shown.
- Survey is for reference only unless signed and sealed by a Florida Registered Land Surveyor.
- All lines are set radial unless otherwise noted.

I hereby certify that this survey is a true and correct representation of a survey prepared under my direct supervision.

*Louis R. Rafferty*  
Registered Land Surveyor No. 34  
Louis R. Rafferty Professional Surveyor and Mapper No. 63

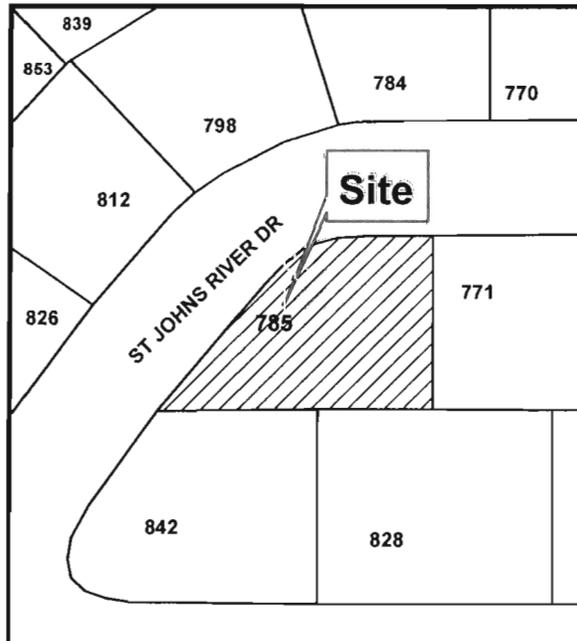
Mark W Robertson  
 785 St Johns River Drive  
 Sanford, Florida 32773



Seminole County Board of Adjustment  
 January 26, 2009  
 Case: BV2008-119 (Map 3105 Grid B2)  
 Parcel No: 13-20-30-505-0000-0340

**Zoning**

-  BV2008-119
-  A-1
-  R-1A
-  CS
-  C-2
-  PUD



<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA  <b>PROPERTY APPRAISER</b>                  SEMINOLE COUNTY FL.                  1101 E. FIRST ST                  SANFORD, FL 32771-1468                  407-688-7506</p>																																												
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 13-20-30-505-0000-0340                  Owner: ROBERTSON MARK W                  Mailing Address: 785 ST JOHNS RIVER DR                  City,State,ZipCode: SANFORD FL 32773                  Property Address: 785 ST JOHNS RIVER DR SANFORD 32773                  Subdivision Name: SANFORD PLACE                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions: 00-HOMESTEAD (2008)                  Dor: 01-SINGLE FAMILY</p>		<p style="text-align: center;"><b>VALUE SUMMARY</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2009 Working</th> <th style="text-align: center;">2008 Certified</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: right;">\$90,686</td> <td style="text-align: right;">\$98,508</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: right;">\$30,000</td> <td style="text-align: right;">\$30,000</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;"><b>Just/Market Value</b></td> <td style="text-align: right;"><b>\$120,686</b></td> <td style="text-align: right;"><b>\$128,508</b></td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;"><b>Assessed Value (SOH)</b></td> <td style="text-align: right;"><b>\$120,686</b></td> <td style="text-align: right;"><b>\$128,508</b></td> </tr> </tbody> </table> <p style="text-align: center;"><b>Tax Estimator</b></p>	VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$90,686	\$98,508	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$30,000	\$30,000	Land Value Ag	\$0	\$0	<b>Just/Market Value</b>	<b>\$120,686</b>	<b>\$128,508</b>	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	<b>Assessed Value (SOH)</b>	<b>\$120,686</b>	<b>\$128,508</b>									
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COMMISSION DISTRICT #:

GUI  
PROJ. #

ZONED: PUD

SEC: 13

TWP: 20

RNG: 30

<b>DEVELOPMENT:</b>		Sanford Place (Part of Creekside PUD)		<b>DEVELOPER:</b>		Joe Baker	
<b>LOCATION:</b>		SE corner of CR 427 and Bedford Road				126 lots	
		PB: 33 PG: 33					
<b>FILE#:</b>		<b>BA:</b>		<b>SP:</b>		<b>BCC:</b>	6/2/87
<b>P&amp;Z:</b>							
<b>DEVEL. ORDER #:</b>		87-0245		<b>TAX PAR. I.D. #:</b>			
<b>SIDEWALKS:</b> Sidewalk required.				<b>SETBACK REQUIREMENTS</b>			
				<b>FY:</b>	15	<b>SIDE ST.:</b>	
				<b>SY:</b>	0& 10	<b>RY:</b>	20
<b>ROAD TYPE:</b> (CURB & GUTTER OR SWALE)		Curb & gutter - Driveway		<b>MAIN STRUCTURE OTHER:</b> Minimum house size: 800 sq. ft. Minimum width 50' Minimum lot 5,000 sq. ft.			
<b>COMMENTS OTHER:</b>				<b>ACCESSORY STRUCTURE SETBACKS:</b>			
1) No trees removed.				<b>SY:</b>	5	<b>RY:</b>	5
2) Original commitments made by the Board of County Commissioners at preliminary plan approval on 11/29/85 were voided upon adoption of the Creekside PUD.				<b>ACCESSORY STRUCTURE OTHER:</b> Minimum house size: 800 sq. ft. Minimum width 50' Minimum lot 5,000 sq. ft.			

IMPACT FEES	
<b>SCREEN:</b>	Ordinance
<b>TRAFFIC ZONE:</b>	59-N
<b>LAND USE:</b>	1
	00
1. ROAD-CO. WIDE	Ordinance
2. ROAD-COLL.	Ordinance
3. LIBRARY	Ordinance
4. FIRE	Ordinance
5. PARK	
6. SCHOOL	
7. LAW	
8. DRAINAGE	
<b>TOTAL</b>	
<b>REMARKS:</b> Curb & gutter, driveway, sidewalk required.	

COMMITMENT CARD

Instructions: print two-sided on card stock and cut along the left and bottom border.

SEMINOLE COUNTY  
**APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

Please provide the information as requested below in accordance with Ordinance No. 07- \_\_\_\_\_:

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

Name: Mark W. Robertson  
Address: 785 ST. Johns River Dr  
Phone #: (407) 463-2276 Cell

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_

(Use additional sheets for more space.)

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

Name of Corporation: \_\_\_\_\_  
Officers: \_\_\_\_\_  
Address: \_\_\_\_\_  
Directors: \_\_\_\_\_  
Address: \_\_\_\_\_  
Shareholders: \_\_\_\_\_  
Address: \_\_\_\_\_

Name of Corporation: \_\_\_\_\_  
Officers: \_\_\_\_\_  
Address: \_\_\_\_\_  
Directors: \_\_\_\_\_  
Address: \_\_\_\_\_  
Shareholders: \_\_\_\_\_  
Address: \_\_\_\_\_

(Use additional sheets for more space.)

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

Name of Trust: \_\_\_\_\_  
Trustees: \_\_\_\_\_  
Address: \_\_\_\_\_

Beneficiaries: \_\_\_\_\_  
Address: \_\_\_\_\_

(Use additional sheets for more space.)

SEMINOLE COUNTY  
APPLICATION AND AFFIDAVIT

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

Name of Partnership: \_\_\_\_\_ Name of Partnership: \_\_\_\_\_  
Principal: \_\_\_\_\_ Principal: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
(Use additional sheets for more space.)

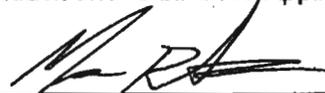
5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to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

Contract Vendee: \_\_\_\_\_ Contract Vendee: \_\_\_\_\_  
Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
(Use additional sheets for more space.)

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

7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject 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.

12-03-08  
Date

  
Owner, Agent, Applicant Signature

STATE OF FLORIDA  
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 3<sup>rd</sup> day of December, 2008 by MARK  
Robertson

Patricia Johnson  
Signature of Notary Public

Print Name of Notary Public: PATRICIA JOHNSON  
Comm# DD0759866  
Stamp:  December 29, 2012  
Florida Notary Assn., Inc.

Personally Known \_\_\_\_\_ OR Produced Identification DRIVER LICENSE  
Type of Identification Produced R163-559-79-421-D

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

## SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 26, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 34  
SANFORD PLACE PB 33 PGS 33 TO 35

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

### FINDINGS OF FACT

**Property Owner:** Mark Robertson  
785 St Johns River Drive  
Sanford, FL 32773

**Project Name:** St Johns River Drive (785)

**Requested Variance:**

Request for a side street (west) setback variance from 25 feet to 8.5 feet for a privacy fence in PUD (Planned Unit Development) district.

Approval was sought to allow for 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 \_\_\_\_\_, 2009.

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

My Commission Expires:

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 26, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 34  
SANFORD PLACE PB 33 PGS 33 TO 35

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

### FINDINGS OF FACT

**Property Owner:** Mark Robertson  
785 St Johns River Drive  
Sanford, FL 32773

**Project Name:** St Johns River Drive (785)

**Variance Approval:**

A side street (west) setback variance from 25 feet to 8.5 feet for a 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 (west) setback for an existing privacy 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 \_\_\_\_\_, 2009.

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

My Commission Expires:

ATTN: Patricia Johnson, For Joy  
 SW FERRIS DRIVE & FAIRWAY

376 Waymont Court - Lake Mary, FL 32766 - Voice 407-488-7681 Fax 407-688-7691

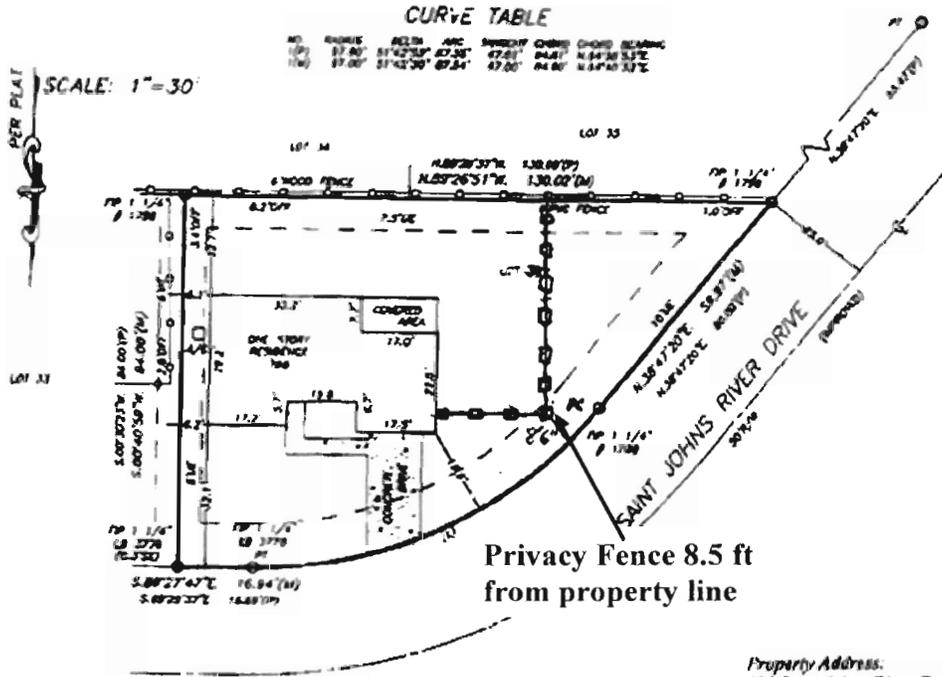
Lot 34, SANFORD PLACE, according to the plat thereof, as recorded in Plat Book 33, Page(s) 33 through 35, of the Public Records of Seminole County, FL.

Community number: 120289 Panel: 0045  
 Suffix: E.F.R.M. Date: 4/17/1995 Flood Zone: X  
 Date of field work: 2/2/2007 Completion Date: 2/3/2007

Certified to:  
 Amanda Robertson; The Closing Agent II, Inc. Commonwealth Land Title Insurance Company; Wells Fargo Home Mortgage, Inc., its successors and/or assigns.



Location sketch  
 Not to Scale



Property Address:  
 785 Saint Johns River Drive  
 Sanford, FL 32773

Survey number: SL 84781

LEGEND

Wood Fence	Water Meter	not to Scale
Wire Fence	W/PL	Official Record
Bound. Nail	TEL	Official Record Book
Property Corner	CON	Plat
Bound.	CON	Plat
Field Measured	CON	Plat
Chain	CON	Plat
Stake	CON	Plat
Surveying Instrument	CON	Plat
CONCRETE	CON	Plat
Property Line	CON	Plat
CONCRETE MEASUREMENT	CON	Plat
Found Iron Nail	CON	Plat
Found Iron Pipe	CON	Plat
Right of Way	CON	Plat
North Arrow	CON	Plat
Drainage Easement	CON	Plat
Utility Easement	CON	Plat
Found	CON	Plat
Plat	CON	Plat

GENERAL NOTES

- Legal description provided by others.
- The units shown herein were not abstracted from records or other records and encroachments are shown on the plat.
- Improvements shown as located, but not shown as improved, were not located.
- Well ties are to the back of the well.
- On-site encroachments located.
- No encroachments found on property corners along road.
- Dimensions shown are flat and measured unless otherwise noted.
- Dimensions shown are based upon NGS 1983 unless otherwise noted.
- Adjacent lots are within the same block unless otherwise noted.
- This is a boundary survey.
- Not valid unless sealed with the State Surveyor's embossed seal.
- Plat data information is provided for reference only, and is defined from a true location available to the surveyor. If information should not be used upon flood insurance purposes, and may differ from information provided by others.
- Survey is for reference only and signed and sealed by a Florida Registered Professional Surveyor.
- All lines shown are unless otherwise noted.