

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

**SUBJECT:** 3025 Ashford Park Place – Michael Lofaro, applicant; Request for a rear yard setback variance from 15 feet to 7 feet for a screen room in PUD (Planned Unit Development) district.

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

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

**Agenda Date** 02/23/09 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **Deny** the request for a rear yard setback variance from 15 feet to 7 feet for a screen room in PUD (Planned Unit Development) district; or
2. **Approve** the request for a rear yard setback variance from 15 feet to 7 feet for a screen room in PUD (Planned Unit Development) district; or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	<p>Applicant: Michael Lofaro                  Location: 3025 Ashford Park Place                  Zoning: PUD (Planned Unit Development)                  Subdivision: Ashford Park Townhomes Replat One</p>
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct an 8-foot by 18-foot screen room that would encroach 8 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>	<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: guc  
 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 rear yard setback for an 8-foot by 18-foot screen room 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 # BU2009-07  
Meeting Date 2-23-09



# 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: Michael Lafaro  
Address: 3025 Ashford Park PL City: Oviedo Zip code: 32765  
Project Address: 3025 Ashford Park PL City: Oviedo Zip code: 32765  
Tax Parcel number: 36-21-30-514-0000 -0370  
Contact number(s): 407 466-1570  
Email address: FAR0827@AOL.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?		RE	26	2008
<input type="checkbox"/> Shed	Please describe:			
<input type="checkbox"/> Fence	Please describe:			
<input type="checkbox"/> Pool	Please describe:			
<input type="checkbox"/> Pool screen enclosure	Please describe:			
<input checked="" type="checkbox"/> Covered screen room	Please describe: would like to build a screen room 8x18			
<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 checked="" type="checkbox"/> Rear yard setback	Required setback:	15	Proposed setback:	7
<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:	
<b>Use below for additional yard setback variance requests:</b>				
<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>				

Signed:

Date: 1-22-09

**FOR OFFICE USE ONLY**

Date Submitted: 1-26-09 Reviewed By: P. Johnson  
 Zoning/FLU PUD / HIPTK  
 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!*

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless all of the information in the Variance application and submittal checklist is provided to the Planning division.

<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. Ownership Disclosure Form (Seminole County Application & Affidavit).
N/A	3. <b>Owner's authorization letter (if needed). This form can be obtained at <a href="http://www.seminolecountyfl.gov/pd/planning/forms.asp">http://www.seminolecountyfl.gov/pd/planning/forms.asp</a></b>
	4. 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>See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan.</b>
✓	<input type="checkbox"/> Please start with a clean survey (ex: white out old approval stamps)
✓	<input type="checkbox"/> Size and dimension of the parcel
✓	<input type="checkbox"/> Location and name of all abutting streets
✓	<input type="checkbox"/> Location of driveways
✓	<input type="checkbox"/> Location, size and type of any septic systems, drain field and wells
✓	<input type="checkbox"/> Location of all easements
✓	<input type="checkbox"/> Existing or proposed house <u>or</u> addition <i>(Label existing, label proposed, and include square footage and dimensions of each )</i>
✓	<input type="checkbox"/> Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
✓	<input type="checkbox"/> Building height
✓	<input type="checkbox"/> Setbacks from each building to the property lines
✓	<input type="checkbox"/> Location of proposed fence(s)
✓	<input type="checkbox"/> Identification of available utilities (ex: water, sewer, well or septic)
✓	5. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.

TRACT  
DRAINAGE, LAN  
AND UTILITIE

Back of  
House

S00°42'43"E  
21.33'

64.8

65.2

141.3

7' SETBACK

Would like to build  
a screen room here

10.0'  
UCCS

0.7x5.0'  
WING WALL

de  
yard

ING  
CT

House

0.0'  
3'x14'  
A/C PAD

85.00'  
N89°17'17"E

TWO STORY  
CONCRETE BLOCK  
& WOOD FRAME  
RESIDENCE  
FINISH FLOOR  
ELEVATION=66.37

589'17"17"W  
85.00'

LOT  
88

LOT  
89

LO  
90



COVERED  
ENTRY

9.6'  
4.0'  
11.7'

LOT  
87  
20.0'  
CONCRETE  
DRIVEWAY

Driveway

N00°42'43"W  
21.33'

64.6

141.3

42'43"W

204.00'



13'  
N00°42'4

MONTICELLO  
HEIGHTS LANE

ASHFORD PAI  
COMMON AREA

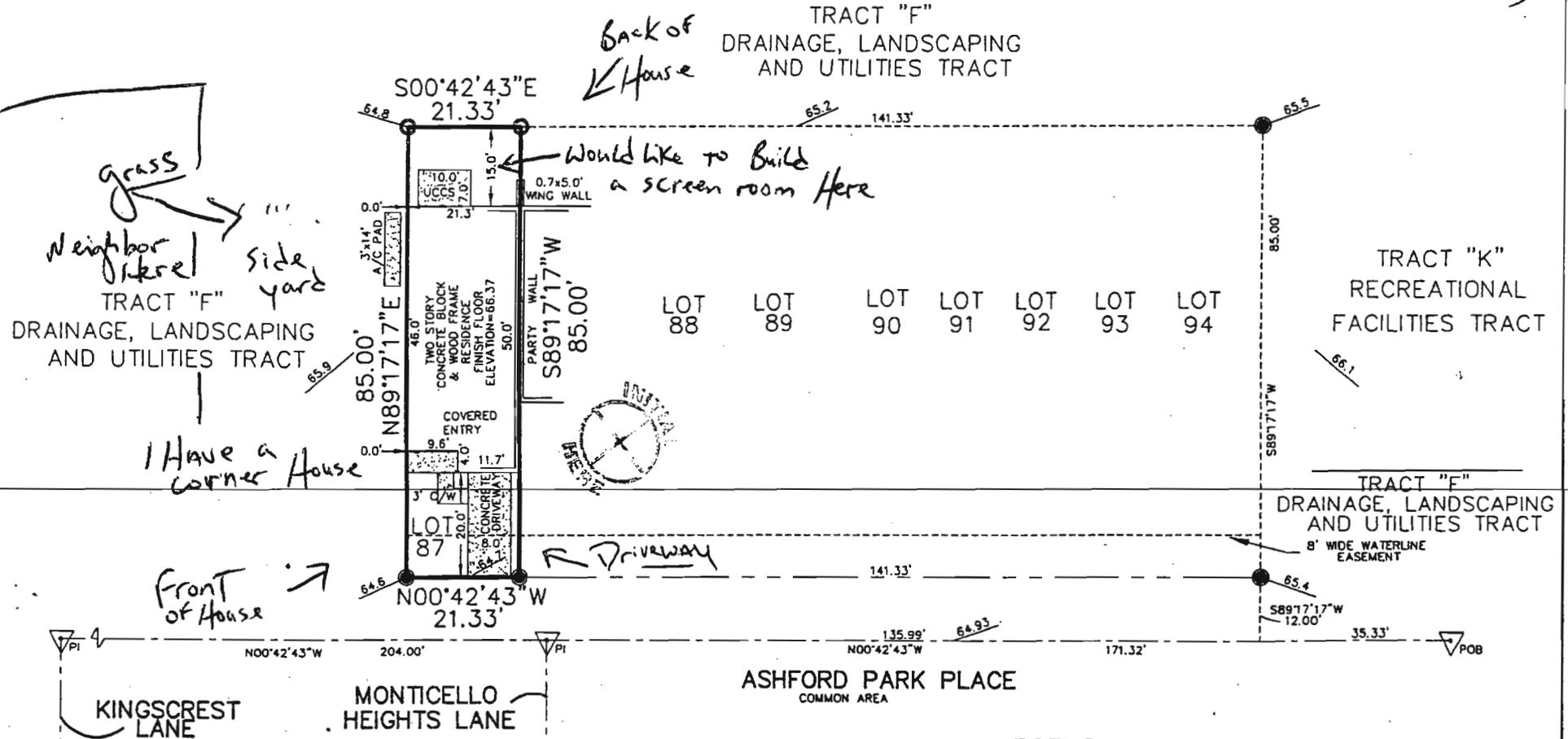
I HEREBY CERTIFY, THAT THIS BOUNDARY  
SURVEY, SUBJECT TO THE SURVEYOR'S NOTES  
CONTAINED HEREON MEETS THE APPLICABLE

# PLAT OF SURVEY

DESCRIPTION: (AS FURNISHED)

LOT 87, ASHFORD PARK TOWNHOMES, REPLAT ONE,  
AS RECORDED IN PLAT BOOK 64, PAGES 68-74, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

*Comm*

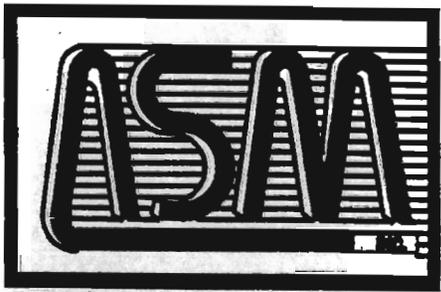


I HEREBY CERTIFY, THAT THIS BOUNDARY SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*James Jay Jiles 3/16/05*

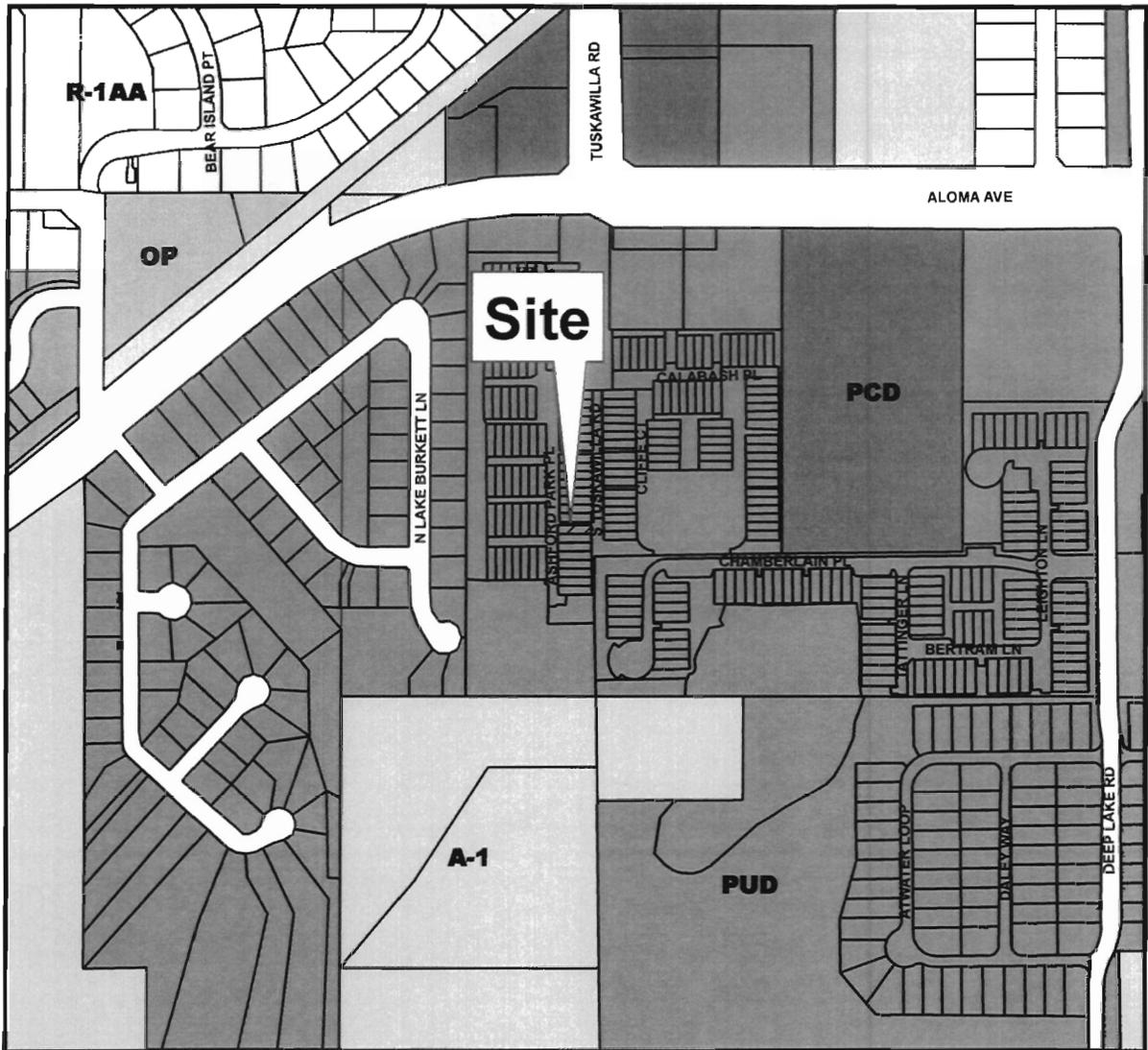
JAMES JAY JILES PSM #4997 DATE

FOR THE FIRM



**AMERICAN SURVEYING & MAPPING**  
CERTIFICATION OF AUTHORIZATION NUMBER LB#6393  
1030 N. ORLANDO AVENUE, SUITE B  
WINTER PARK, FLORIDA  
32789 (407) 55-7979

Michael Lofaro  
 3025 Ashford Park Place  
 Oviedo, Florida 32765



Seminole County Board of Adjustment  
 February 23, 2009  
 Case: BV2009-07 (Map 3211 Grid C6)  
 Parcel No: 36-21-30-514-0000-0870

Zoning

-  BV2009-07
-  A-1
-  R-1AA
-  R-3A
-  OP
-  PUD
-  PCD

N  




GUI # 02-5500021 ZONED: PUD SEC: 36 TWP: 21 RNG: 30

DEVELOPMENT:		ASHFORD PARK TOWNHOMES		DEVELOPER:		CENTEX HOMES, MICHAEL J. OLIVER	
LOCATION:		S. TUSKAWILLA RD. AT THE INTERSECTION OF ALOMA AVE. (SR 426)					
FILE#: P&Z:		BA:		SP:		BCC:	5/28/02
DEVEL. ORDER #:				TAX PAR. I.D. #:	36-21-30-300-002N-0000		
PB	PG	LOT	BLK	PARCEL	DBA	COMM DIST.	1
SIDEWALKS: 5' WIDE ON SR 426 & 4' INTERNAL STREETS				SETBACK REQUIREMENTS			
ROAD TYPE (CURB & GUTTER OR SWALE): Private				FY:	20	SIDE ST.:	20
FLOOD PRONE:				SY:	0	RY:	15
COMMENTS OTHER: 1. Need lighting plan approved prior to issuance of any permits. No light poles allowed adjacent to the residential properties to the west. (CDS) 2. (CDS)  <i>[See additional comments on back]</i>				MAIN STRUCTURE OTHER:			
PROJECT MANAGER: CYNTHIA SWEET				ACCESSORY STRUCTURE SETBACKS:			
				SY:		RY:	
				ACCESSORY STRUCTURE OTHER:			

COMMENTS CONT.	IMPACT FEES	
3. Separate permits required for project signage.		
4. Project shall be developed in accordance to the approved developer's commitment agreement for Trinity Retail Center PUD.	TRAFFIC ZONE:	
5. Temporary street signage shall be in place prior to the issuance of any estoppel permits for buildings. Compliance to ORD. 92-1, SEC. 23 & ORD. 90.10 (d) (e).	LAND USE:	CONDOMINIUM RATE/MULTI-FAMILY SCHOOL
6. The 6' high wall is not part of the approved plan. Will require a separate permit for the wall. The plan must be signed & sealed by a structural engineer.	JURISDICTION:	
7. Add a valley gutter at the driveway to out parcels on S. Tuskawilla Rd. (Need to be checked at time of final approval of subdivision).		
8. Provide protection around road at both cul-de-sacs, either curb or add guard rail & at the stretch of road adjacent to retention pond. (at final inspection)	1. ROAD-CO. WIDE	ORD.
9. No open cut on N. Burkett Lane for water main. Must be jack & bore.	2. ROAD-COLL.	ORD.
	3. LIBRARY	ORD.
	4. FIRE	ORD.
	5. PARK	
	6. SCHOOL	ORD.
	7. LAW	
	TOTAL	
	REMARKS:	

**PARCEL DETAIL**

DAVID JOHNSON, CFA, ASA  
**PROPERTY APPRAISER**  
 SEMINOLE COUNTY, FL  
 1101 E. FIRST ST  
 SANFORD, FL 32771-1468  
 407-855-7506

<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 36-21-30-514-0000-0870          Owner: LOFARO MICHAEL P &amp;          Own/Addr: LOFARO JOHN D &amp; PHYLLIS          Mailing Address: 3025 ASHFORD PARK PL          City,State,ZipCode: OVIEDO FL 32765          Property Address: 3025 ASHFORD PARK PL OVIEDO 32765          Subdivision Name: ASHFORD PARK TOWNHOMES          Tax District: 01-COUNTY-TX DIST 1          Exemptions: 00-HOMESTEAD (2006)          Dor: 0103-TOWNHOME</p>	<p><b>VALUE SUMMARY</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">VALUES</th> <th style="text-align: center;">2009 Working</th> <th style="text-align: center;">2008 Certified</th> </tr> </thead> <tbody> <tr> <td>Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td style="text-align: right;">\$149,702</td> <td style="text-align: right;">\$163,032</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Land Value (Market)</td> <td style="text-align: right;">\$36,000</td> <td style="text-align: right;">\$36,000</td> </tr> <tr> <td>Land Value Ag</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td><b>Just/Market Value</b></td> <td style="text-align: right;"><b>\$185,702</b></td> <td style="text-align: right;"><b>\$199,032</b></td> </tr> <tr> <td>Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td><b>Assessed Value (SOH)</b></td> <td style="text-align: right;"><b>\$185,702</b></td> <td style="text-align: right;"><b>\$199,032</b></td> </tr> </tbody> </table> <p 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	\$149,702	\$163,032	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$36,000	\$36,000	Land Value Ag	\$0	\$0	<b>Just/Market Value</b>	<b>\$185,702</b>	<b>\$199,032</b>	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	<b>Assessed Value (SOH)</b>	<b>\$185,702</b>	<b>\$199,032</b>
VALUES	2009 Working	2008 Certified																																
Value Method	Cost/Market	Cost/Market																																
Number of Buildings	1	1																																
Depreciated Bldg Value	\$149,702	\$163,032																																
Depreciated EXFT Value	\$0	\$0																																
Land Value (Market)	\$36,000	\$36,000																																
Land Value Ag	\$0	\$0																																
<b>Just/Market Value</b>	<b>\$185,702</b>	<b>\$199,032</b>																																
Portability Adj	\$0	\$0																																
Save Our Homes Adj	\$0	\$0																																
<b>Assessed Value (SOH)</b>	<b>\$185,702</b>	<b>\$199,032</b>																																

2009 TAXABLE VALUE WORKING ESTIMATE			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$185,702	\$50,000	\$135,702
Schools	\$185,702	\$25,000	\$160,702
Fire	\$185,702	\$50,000	\$135,702
Road District	\$185,702	\$50,000	\$135,702
SJWM(Saint Johns Water Management)	\$185,702	\$50,000	\$135,702
County Bonds	\$185,702	\$50,000	\$135,702

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

<p align="center"><b>SALES</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>03/2005</td> <td>05676</td> <td>0539</td> <td>\$223,400</td> <td>Improved</td> <td>Yes</td> </tr> </tbody> </table> <p align="center"><a href="#">Find Comparable Sales within this Subdivision</a></p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	03/2005	05676	0539	\$223,400	Improved	Yes	<p align="center"><b>2008 VALUE SUMMARY</b></p> <p align="right">2008 Tax Bill Amount: \$2,433</p> <p align="right">2008 Certified Taxable Value and Taxes</p> <p align="center">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified									
WARRANTY DEED	03/2005	05676	0539	\$223,400	Improved	Yes									

<p align="center"><b>LAND</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>LOT</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">1.000</td> <td style="text-align: right;">36,000.00</td> <td style="text-align: right;">\$36,000</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	36,000.00	\$36,000	<p align="center"><b>LEGAL DESCRIPTION</b></p> <p align="center">PLATS: <input type="button" value="Pick..."/></p> <p align="center">LOT 87 ASHFORD PARK TOWNHOMES REPLAT ONE PB 64 PGS 68 - 74</p>
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
LOT	0	0	1.000	36,000.00	\$36,000								

BUILDING INFORMATION									
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
<a href="#">Building Sketch</a>	1	SINGLE FAMILY	2005	9	780	2,142	1,872 CB/STUCCO FINISH	\$149,702	\$152,757
		Appendage / Sqft		OPEN PORCH FINISHED / 40					
		Appendage / Sqft		GARAGE FINISHED / 230					
		Appendage / Sqft		UPPER STORY FINISHED / 1092					

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.

**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: <u>Michael Kolano</u>	Name: _____
Address: <u>3025 Ashford Park PL</u>	Address: _____
Phone #: <u>407 466-1570</u>	Phone #: _____
Name: _____	Name: _____
Address: _____	Address: _____
Phone #: _____	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: _____
Directors: _____	Directors: _____
Address: _____	Address: _____
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: _____	Beneficiaries: _____
Trustees: _____	Address: _____
Address: _____	_____

(Use additional sheets for more space.)

**SEMINOLE COUNTY  
APPLICATION AND AFFIDAVIT**

4. 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 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.

1-21-09  
Date

[Signature]  
Owner, Agent, Applicant Signature

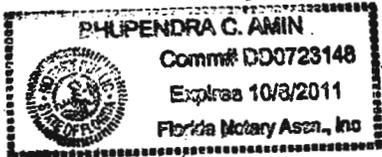
STATE OF FLORIDA  
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 21<sup>st</sup> day of JANUARY, 2009 by MICHAEL P. LOFARD.

B. C. Amin  
Signature of Notary Public

Print, Type or Stamp Name of Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification   
Type of Identification Produced FL ST. DJL  
#6160-555-75-367-0-



**For Use by Planning & Development Staff**

Date: \_\_\_\_\_ Application Number: \_\_\_\_\_

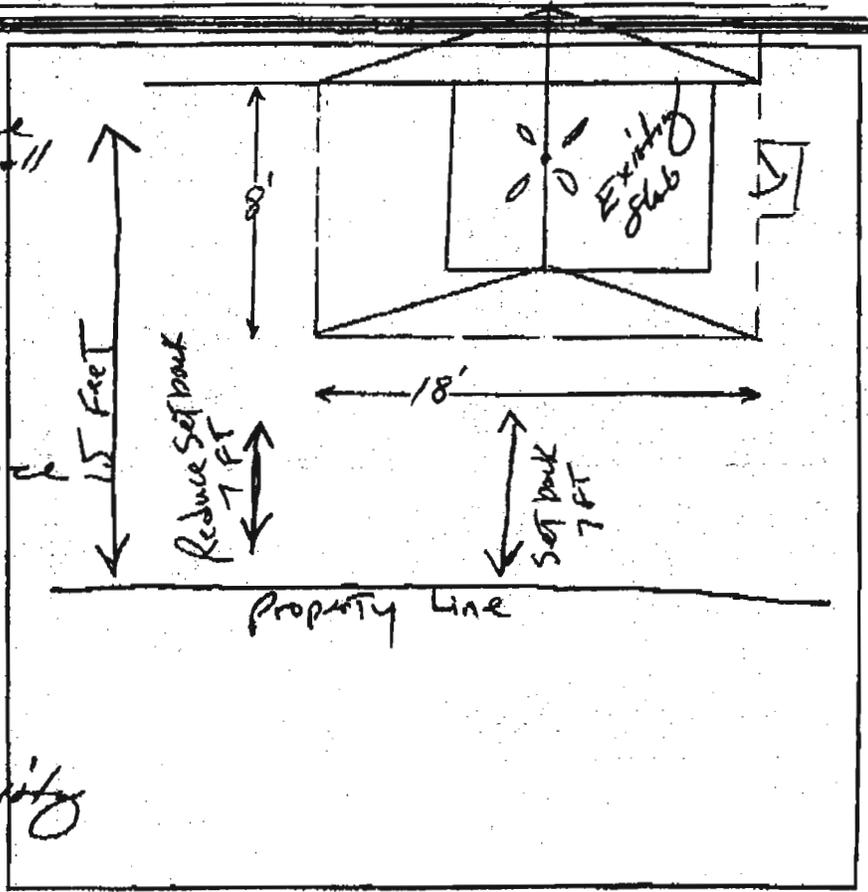
# PRAGER BUILDERS, INC.

2938 Stonewall Place • Sanford, FL 32773  
 Telephone: (407) 324-9960 Fax: (407) 322-3039  
 State Certified: #CBC053007  
 www.pragerbuilders.com



NAME Michael Lofaro HOME # \_\_\_\_\_ CELL# \_\_\_\_\_ DATE 1-14-08  
 ADDRESS 3025 Ashford Park Pl CITY Orlando ZIP 32765  
 DIRECTIONS: Tusla with  
 REFERRED BY: \_\_\_\_\_

SCREEN: 18/14  
 FLAT: \_\_\_\_\_ GABLE:  TIE IN: House wall  
 ROOF SIZE: 10' x 20'  
 DOORS: 1 (included)  
 KICKPLATE: 16" aluminum  
 GUTTERS: included  
 WINDOW TYPE: acrylic (clear)  
 FRAME COLOR: White or Bronze  
 PORCH OVERHANG: 2'  
 HOUSE O.H.: 0 SOFFIT? \_\_\_\_\_  
 TIE IN HEIGHT: 9' Peak  
 FAN BEAMS: 1 Centered  
 SLAB SIZE: 8' x 18'  
 DEMO: 0 overpaw existy  
 ELECTRICAL \_\_\_\_\_



## SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On February 23, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 87  
ASHFORD PARK TOWNHOMES REPLAT ONE PB 64 PGS 68-74

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

### FINDINGS OF FACT

**Property Owner:** Michael Lofaro  
3025 Ashford Park Place  
Oviedo, FL 32765

**Project Name:** Ashford Park Place (3025)

**Requested Variance:**

Request for a rear yard setback variance from 15 feet to 7 feet for a screen room in PUD (Planned Unit Development) district.

Approval was sought to allow for a screen room 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 \_\_\_\_\_, 2009.

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

My Commission Expires:

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On February 23, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 87  
ASHFORD PARK TOWNHOMES REPLAT ONE PB 64 PGS 68-74

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

### FINDINGS OF FACT

**Property Owner:** Michael Lofaro  
3025 Ashford Park Place  
Oviedo, FL 32765

**Project Name:** Ashford Park Place (3025)

**Variance Approval:**

Request for a rear yard setback variance from 15 feet to 7 feet for a screen room 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 rear yard setback for the 8-foot by 18-foot screen room 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:

