

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

**SUBJECT:** 412 & 414 The Circle – Village on the Green, applicant; Request for a rear yard setback from 20 feet to 13 feet 9 inches for two covered screen rooms on a duplex in PUD (Planned Unit Development).

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

**AUTHORIZED BY:** Kathy Fall      **CONTACT:** Kathy Fall      **EXT.** 7389

**Agenda Date** 7/27/2009 **Regular**     **Consent**     **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **Deny** the request for a rear yard setback from 20 feet to 13 feet 9 inches for two covered screen rooms on a duplex in PUD (Planned Unit Development); or
2. **Approve** the request for a rear yard setback from 20 feet to 13 feet 9 inches for two covered screen rooms on a duplex in PUD (Planned Unit Development); or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Village on the Green Location: 412 & 414 The Circle Zoning: PUD Subdivision: Village on the Green at Sabal Point
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant is requesting to construct a covered screen room onto a duplex and to bring into compliance existing covered screen room on the same duplex in which both encroach 6 feet 3 inches into the 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: MC  
 Pln Mgr: \_\_\_\_\_

	<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 proposed covered screen room and the existing covered 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 # BV2009-58  
 Meeting Date 7-27-09



VARIANCE APPLICATION

SEMINOLE COUNTY PLANNING DIVISION ROOM 2201  
 1101 East First Street Sanford FL 32771 (407) 535-7444

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

Name: VOTG DBA-Orlando Inc. Jim Southern  
 Address: 500 Village Place City: Longwood Zip code: 32779  
 Project Address: 412 The Circle City: Longwood Zip code: 32779  
 Tax Parcel number: 03-21-29-300-0230-0000  
 Contact number(s): 407-571-5450  
 Email address: Jim.Southern@LCRC.net

Is the property available for inspection without an appointment?

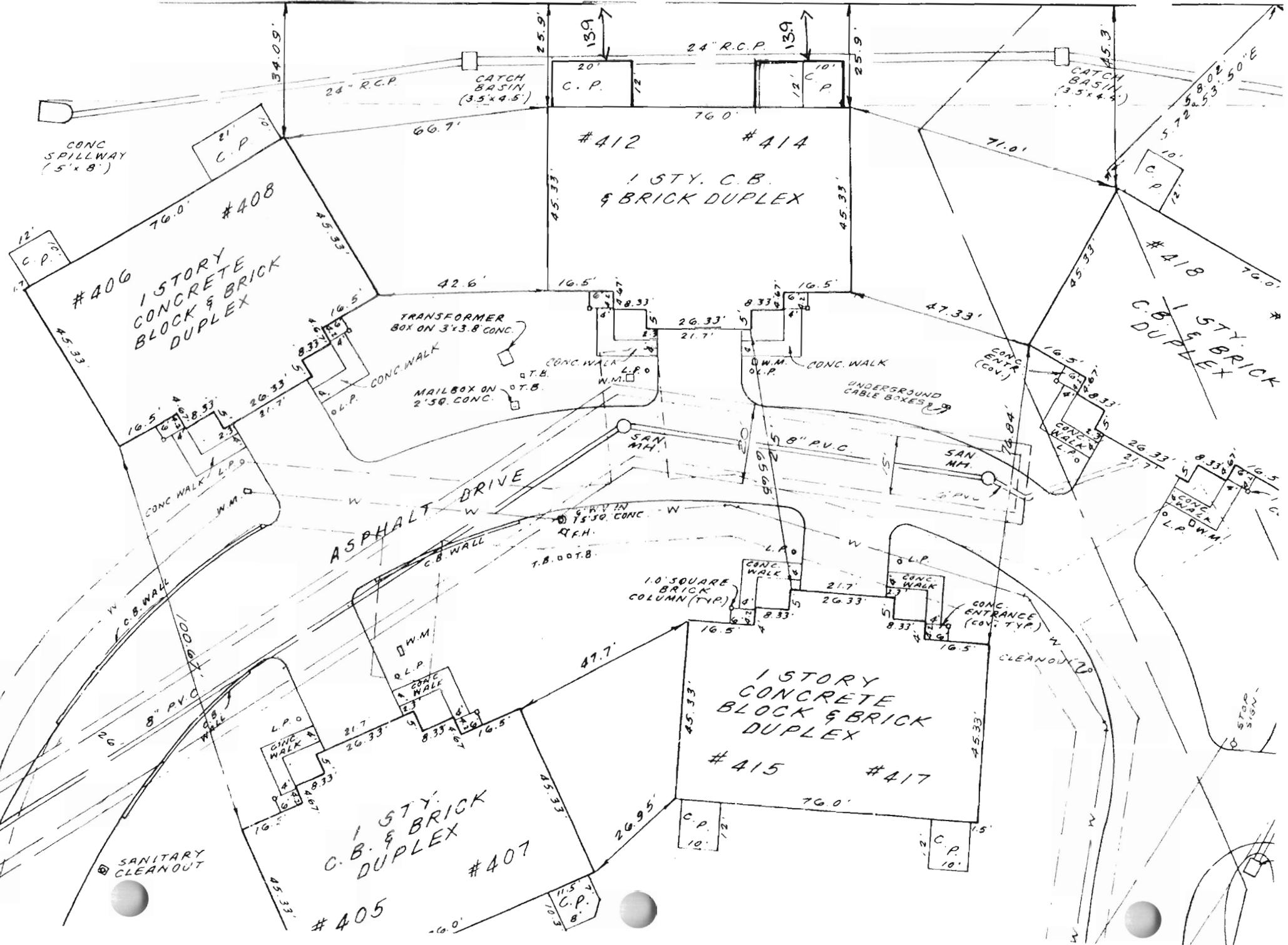
Yes  No If gated please provide a gate code to staff.

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 checked="" type="checkbox"/> Covered screen room (2)	Please describe: <u>Two Covered screen rooms (Duplex)</u>
<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:	<u>20'</u>	Proposed setback: <u>13.9'</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 type="checkbox"/> Total number of variances requested _____			

Signed: Steve C. Bridgwater X Date: 6-4-09

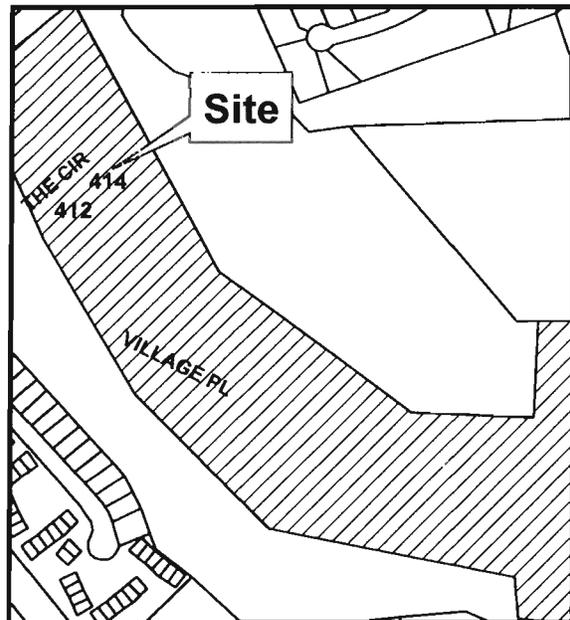


Village on the Green, Jim Southern  
412 & 414 The Circle  
Longwood, Florida 32779



Seminole County Board of Adjustment  
July 27, 2009  
Case: BV2009-58 (Map 3155 Grid A2)  
Parcel No: 03-21-29-300-0230-0000

- Zoning
-  BV2009-58
  -  R-1A
  -  OP
  -  PUD



III. BUILDING AND LOT INFORMATION

TYPE OF HOUSE	MINIMUM LOT SIZE SQ. FT.	MINIMUM LIVING AREA SQ. FT.	(1) MINIMUM SETBACK (2)			MAXIMUM HEIGHT
			FY	BY	SY	
Single Family (Tracts A-E)	8400	1400	25'	30'	10'	35'
Single Family Zero Lot Line (Tracts F-G)	6000	1000	25'	20'	(3)	35'
Patio Homes (Tracts H-L)	3200	1000	25'	20'	(3)	35'
Multi-Family (Tracts M-X)	1500	550	(4)	(4)	(4)	35'

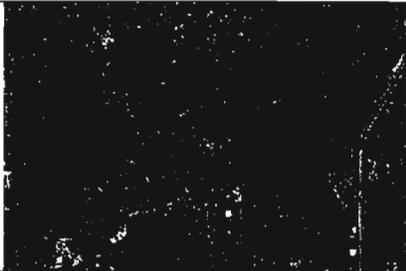
- (1) Measured from property lines unless otherwise indicated.
- (2) For corner lot, 25' from side street.
- (3) 15' between buildings.
- (4) Shall comply with R-3 requirements of Seminole County Zoning Ordinance.

- A. Owner shall plat the Single Family lots contiguous to the eastern boundary of the Sweetwater Oaks Development into lots of no less than 15,000 square feet.
- B. The following setbacks shall apply in the Sabal Point Planned Unit Development.
  - 1. All buildings shall be setback at least twenty five (25) feet from major roads.
  - 2. All buildings shall be setback at least twenty five (25) feet from the major north-south open space spine.
  - ★ 3. All buildings shall be setback at least twenty (20) feet from the boundary line of any other tract, subject to all other provisions of this paragraph.
  - 4. All other setbacks shall be reviewed at the site plan approval stage.
- C. The building height limitation along Wekiwa Springs Road shall not exceed one story within a distance of 100 feet of Wekiwa Springs Road. The maximum building height throughout the development shall not exceed 35 feet.

IV. ROAD AND PEDESTRIAN SYSTEM COMMITMENTS

- A. Owner shall dedicate an additional 28' right-of-way on the east side of Wekiwa Springs Road and cause a bond to be posted or meet whatever financial requirements are established by the County at that time, to insure the construction of an additional two lanes, with a fully grassed median, on Wekiwa Springs Road along the westerly boundary of Owner's property fronting on Wekiwa Springs Road to State Road 434 including all required acceleration and deceleration lanes for all arterial roads to the development. The construction shall begin by June 1, 1979 and shall be completed by January 1, 1980. The County may be obligated to condemn part of the out-parcel (shown in white on the ADOPTED PLAN OF DEVELOPMENT) to provide the necessary right-of-way to complete construction. In this event, Owner agrees to reimburse the County for the costs of acquiring the land within the additional right of way.
- B. Owner agrees to contribute towards the costs for the proposed road plan for the realignment of Wekiwa Springs Road to connect State Road 434 at Montgomery Road in accordance with the terms, conditions and design attached as Exhibits C, D & E.

Personal Property Please Select Account

<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                  407-666-7506</p>																																																								
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 03-21-29-300-0230-0000                  Owner: VILLAGE ON THE GREEN-ORL INC                  Own/Addr: C/O ANSLEY HOLT ,EXEC DIR                  Mailing Address: 500 VILLAGE PL                  City,State,ZipCode: LONGWOOD FL 32779                  Property Address: 497 VILLAGE PL                  Facility Name: VILLAGE ON THE GREEN                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions: 42-PROPRIETARY CONTINUI ()                  Dor: 7402-RETIREMENT COMPLEX</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="text-align: center;">VALUE SUMMARY</th> </tr> <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;">22</td> <td style="text-align: center;">22</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: right;">\$18,196,152</td> <td style="text-align: right;">\$18,272,946</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: right;">\$493,986</td> <td style="text-align: right;">\$493,250</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: right;">\$3,906,024</td> <td style="text-align: right;">\$2,604,016</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;"><b>Just/Market Value</b></td> <td style="text-align: right;"><b>\$22,596,162</b></td> <td style="text-align: right;"><b>\$21,370,212</b></td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;"><b>Assessed Value (SOH)</b></td> <td style="text-align: right;"><b>\$22,596,162</b></td> <td style="text-align: right;"><b>\$21,370,212</b></td> </tr> </tbody> </table> <p style="text-align: center;">Tax Estimator</p>	VALUE SUMMARY			VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	22	22	Depreciated Bldg Value	\$18,196,152	\$18,272,946	Depreciated EXFT Value	\$493,986	\$493,250	Land Value (Market)	\$3,906,024	\$2,604,016	Land Value Ag	\$0	\$0	<b>Just/Market Value</b>	<b>\$22,596,162</b>	<b>\$21,370,212</b>	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	<b>Assessed Value (SOH)</b>	<b>\$22,596,162</b>	<b>\$21,370,212</b>																		
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**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

The owner of the real property associated with this application is a (check one)

Individual                       Corporation                       Land Trust

Limited Liability Company     Partnership

Other (describe): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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	ADDRESS	PHONE NUMBER

(Use additional sheets for more space.)

2. For each corporation, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent 2% or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are not traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(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 and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above.

Trust Name: \_\_\_\_\_

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

SEMINOLE COUNTY  
 APPLICATION & AFFIDAVIT

4. For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

5. In the circumstances of a contract for purchase, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, or partnership, provide the information required for those entities in paragraphs 2, 3, and/or 4 above.

Name of Purchaser: \_\_\_\_\_

NAME	ADDRESS	% OF INTEREST

Date of Contract: \_\_\_\_\_

Please specify any contingency clause related to the outcome of the consideration of the application:

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.

6-4-09  
 Date

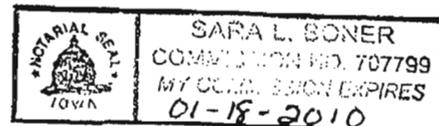
Sara L. Boner  
 Owner, Agent, Applicant Signature

Iowa  
 STATE OF FLORIDA  
Polk  
 COUNTY OF

Sworn to (or affirmed) and subscribed before me this 4<sup>th</sup> day of June, 2009 by Diane C. Bridgewater

Sara L. Boner  
 Signature of Notary Public

Sara L. Boner  
 Print, Type or Stamp Name of Notary Public



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

For Use by Planning & Development Staff

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

# 2009 FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P24801

FILED  
Apr 23, 2009  
Secretary of State

Entity Name: VILLAGE ON THE GREEN-ORLANDO, INC.

**Current Principal Place of Business:**

400 LOCUST STREET  
SUITE 820  
DES MOINES, IA 50309

**New Principal Place of Business:**

**Current Mailing Address:**

400 LOCUST STREET  
SUITE 820  
DES MOINES, IA 50309

**New Mailing Address:**

FEI Number: 42-1176940      FEI Number Applied For ( )      FEI Number Not Applicable ( )      Certificate of Status Desired ( )

**Name and Address of Current Registered Agent:**

CT CORPORATION SYSTEM  
1200 S. PINE ISLAND ROAD  
PLANTATION, FL 33324 US

**Name and Address of New Registered Agent:**

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: \_\_\_\_\_

Electronic Signature of Registered Agent

\_\_\_\_\_ Date

Election Campaign Financing Trust Fund Contribution ( ).

**OFFICERS AND DIRECTORS:**

Title: SD ( ) Delete  
Name: NELSON, JOEL D  
Address: 400 LOCUST STREET, STE 820  
City-St-Zip: DES MOINES, IA 503092334

Title: VT ( ) Delete  
Name: BRIDGEWATER, DIANE C  
Address: 400 LOCUST STREET, STE 820  
City-St-Zip: DES MOINES, IA 503092334

Title: PD ( ) Delete  
Name: KENNY, EDWARD R  
Address: 400 LOCUST STREET, STE 820  
City-St-Zip: DES MOINES, IA 503092334

Title: V (X) Delete  
Name: HARRISON, MARY J  
Address: 800 NW 17 AVENUE  
City-St-Zip: DELRAY BEACH, FL 33445

Title: D ( ) Delete  
Name: LARSON, KENT C  
Address: 400 LOCUST STREET, STE 820  
City-St-Zip: DES MOINES, IA 503092334

Title: AS ( ) Delete  
Name: STOLL, REBECCA S  
Address: 400 LOCUST STREET, STE 820  
City-St-Zip: DES MOINES, IA 503092334

**ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS:**

Title: ( ) Change ( ) Addition  
Name:  
Address:  
City-St-Zip:

Title: ( ) Change ( ) Addition  
Name:  
Address:  
City-St-Zip:

Title: ( ) Change ( ) Addition  
Name:  
Address:  
City-St-Zip:

Title: ( ) Change ( ) Addition  
Name:  
Address:  
City-St-Zip:

Title: ( ) Change ( ) Addition  
Name:  
Address:  
City-St-Zip:

Title: ( ) Change ( ) Addition  
Name:  
Address:  
City-St-Zip:

I hereby certify that the information supplied with this filing does not qualify for the exemption stated in Chapter 119, Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with an address, with all other like empowered.

SIGNATURE: REBECCA S STOLL

AS

04/23/2009

Electronic Signature of Signing Officer or Director

\_\_\_\_\_ Date

# FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS



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## Detail by Entity Name

### Foreign Profit Corporation

VILLAGE ON THE GREEN-ORLANDO, INC.

### Filing Information

**Document Number** P24801  
**FEI/EIN Number** 421176940  
**Date Filed** 06/15/1989  
**State** IA  
**Status** ACTIVE

### Principal Address

400 LOCUST STREET  
SUITE 820  
DES MOINES IA 50309

Changed 05/06/2002

### Mailing Address

400 LOCUST STREET  
SUITE 820  
DES MOINES IA 50309

Changed 05/06/2002

### Registered Agent Name & Address

CT CORPORATION SYSTEM  
1200 S. PINE ISLAND ROAD  
PLANTATION FL 33324 US

Name Changed: 07/01/1992

Address Changed: 07/01/1992

### Officer/Director Detail

#### **Name & Address**

Title SD

NELSON, JOEL D  
400 LOCUST STREET, STE 820  
DES MOINES IA 50309-2334

Title VT

BRIDGEWATER, DIANE C  
400 LOCUST STREET, STE 820  
DES MOINES IA 50309-2334

Title PD

KENNY, EDWARD R  
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Title AS

STOLL, REBECCA S  
400 LOCUST STREET, STE 820  
DES MOINES IA 50309-2334

**Annual Reports**

**Report Year Filed Date**

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2008 04/27/2008  
2009 04/23/2009

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**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 two covered screen room on the duplex 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:

## SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On July 27, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 03 TWP 21S RGE 29E FROM N 1/4 COR RUN S 800.65 FT W 286.80 FT S 455.49 FT TO POB RUN  
S 989.45 FT N 82 DEG 39 MIN 36 SEC W 297.44 FT N 6 DEG 12 MIN 12 SEC W 138.81 FT N 79 DEG 54 MIN 5 SEC W  
795.78 FT N 44 DEG 1 MIN 21 SEC W 615.92 FT N 30 DEG 25 MIN 50 SEC W 579.23 FT N 24 DEG 49 MIN 11 SEC W  
556.89 FT NELY ON CURVE 239.31 FT N 51 DEG 47 MIN E 140 FT S 28 DEG 39 MIN 3 SEC E 947.68 FT S 54 DEG 53 MIN 11 SEC E 756.42 FT S 86 DEG 22 MIN 43 SEC E 395.79 FT N 2 DEG 48 MIN 26 SEC E 310.63 FT E 245 FT TO BEG

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

### FINDINGS OF FACT

**Property Owner:** Village on the Green  
500 Village Place  
Longwood, Fl. 32779

**Project Name:** The Circle (412 & 414)

**Variance Approval:**

Request for a rear yard setback variance from 20 feet to 13 feet 9 inches for covered screen rooms on a duplex. Approval was sought to bring into compliance the construction of an existing covered screen room and construct a proposed covered screen room within the rear yard setback. 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: Kathy Fall, Principal 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 July 27, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 03 TWP 21S RGE 29E FROM N 1/4 COR RUN S 800.65 FT W 286.80 FT S 455.49 FT TO POB RUN  
S 989.45 FT N 82 DEG 39 MIN 36 SEC W 297.44 FT N 6 DEG 12 MIN 12 SEC W 138.81 FT N 79 DEG 54 MIN 5 SEC W  
795.78 FT N 44 DEG 1 MIN 21 SEC W 615.92 FT N 30 DEG 25 MIN 50 SEC W 579.23 FT N 24 DEG 49 MIN 11 SEC W  
556.89 FT NELY ON CURVE 239.31 FT N 51 DEG 47 MIN E 140 FT S 28 DEG 39 MIN 3 SEC E 947.68 FT S 54 DEG 53 MIN 11 SEC E 756.42 FT S 86 DEG 22 MIN 43 SEC E 395.79 FT N 2 DEG 48 MIN 26 SEC E 310.63 FT E 245 FT TO BEG

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

### FINDINGS OF FACT

**Property Owner:** Village on the Green  
500 Village Place  
Longwood, Fl. 32779

**Project Name:** The Circle (412 & 414)

**Variance Approval:**

Request for a rear yard setback variance from 20 feet to 13 feet 9 inches for covered screen rooms on a duplex.

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: Kathy Fall, Principal Planner  
1101 East First Street  
Sanford, Florida 32771