

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

SUBJECT: 2803 Willow Bay Terrace – Vartkes & Sona Garabedian, applicants;
Request for a rear yard setback variance from 30 feet to 15 feet for an 18-foot by 16-foot screen room in R-1A (Single Family Dwelling) district.

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

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

Agenda Date 8/24/09 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **Deny** the request for a rear yard setback variance from 30 feet to 15 feet for an 18-foot by 16-foot screen room in R-1A (Single Family Dwelling) district; or
2. **Approve** the request for a rear yard setback variance from 30 feet to 15 feet for an 18-foot by 16-foot screen room in R-1A (Single Family Dwelling) district; or
3. **Continue** the request to a time and date certain.

GENERAL INFORMATION	<p>Applicant: Vartkes & Sona Garabedian Location: 2803 Willow Bay Terrace Zoning: R-1A (Single Family Dwelling) district Subdivision: Lakehurst</p>
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a 288 square foot screen room that would encroach 15 feet into the required 30-foot rear yard setback. • There are currently no code enforcement or building violations for this property. • There is no record of prior variances for this property.
STAFF FINDINGS	<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"> • No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands,

Reviewed by: _____
Co Atty: JK
Pin Mgr: _____

	<p>structures or building in the same zoning district.</p> <ul style="list-style-type: none">• Special conditions and circumstances result from the actions of the applicant.• 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.• 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.• The variance requested is not the minimum variance that will make possible reasonable use of the land, building or structure.• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.• The grant of the variance would not be in harmony with the general intent of Chapter 30.
<p>STAFF RECOMMENDATION</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">• Any variance granted shall apply only to the rear yard setback for an 18-foot by 16-foot screen room as depicted on the attached site plan; and• Any additional condition(s) deemed appropriate by the Board, based on information presented at the public hearing.

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 # 842009-69
Meeting Date 7-27-09



VARIANCE APPLICATION **COPY**

SEMINOLE COUNTY PLANNING DIVISION ROOM 2201
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: Vartkes & Sona Garabedian
Address: 2803 Willow Bay Terrace City: Casselberry Zip code: 32707
Project Address: 2803 Willow Bay Terrace City: Casselberry Zip code: 32707
Tax Parcel number: 22-21-30-512-0000-0680
Contact number(s): Jason Rowland 407-509-1969 | 407-678-0500
Email address: supalum@bellsouth.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	Please describe: <u>18x16 with new concrete slab</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.	

RECEIVED JUL 08 2009
REC JUL 08 2009

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:	Proposed setback:	<u>15'</u>
<input type="checkbox"/> Side yard setback	Required setback:	Proposed setback:	
<input type="checkbox"/> Side street setback	Required setback:	Proposed setback:	
<input type="checkbox"/> Fence height	Required height:	Proposed height:	
<input type="checkbox"/> Building height	Required height:	Proposed height:	
Use below for additional yard setback variance requests:			
<input type="checkbox"/> _____ yard setback	Required setback:	Proposed setback:	
<input type="checkbox"/> _____ yard setback	Required setback:	Proposed setback:	
<input checked="" type="checkbox"/> Total number of variances requested <u>1</u>			

Signed: X Vartkes Garabedian

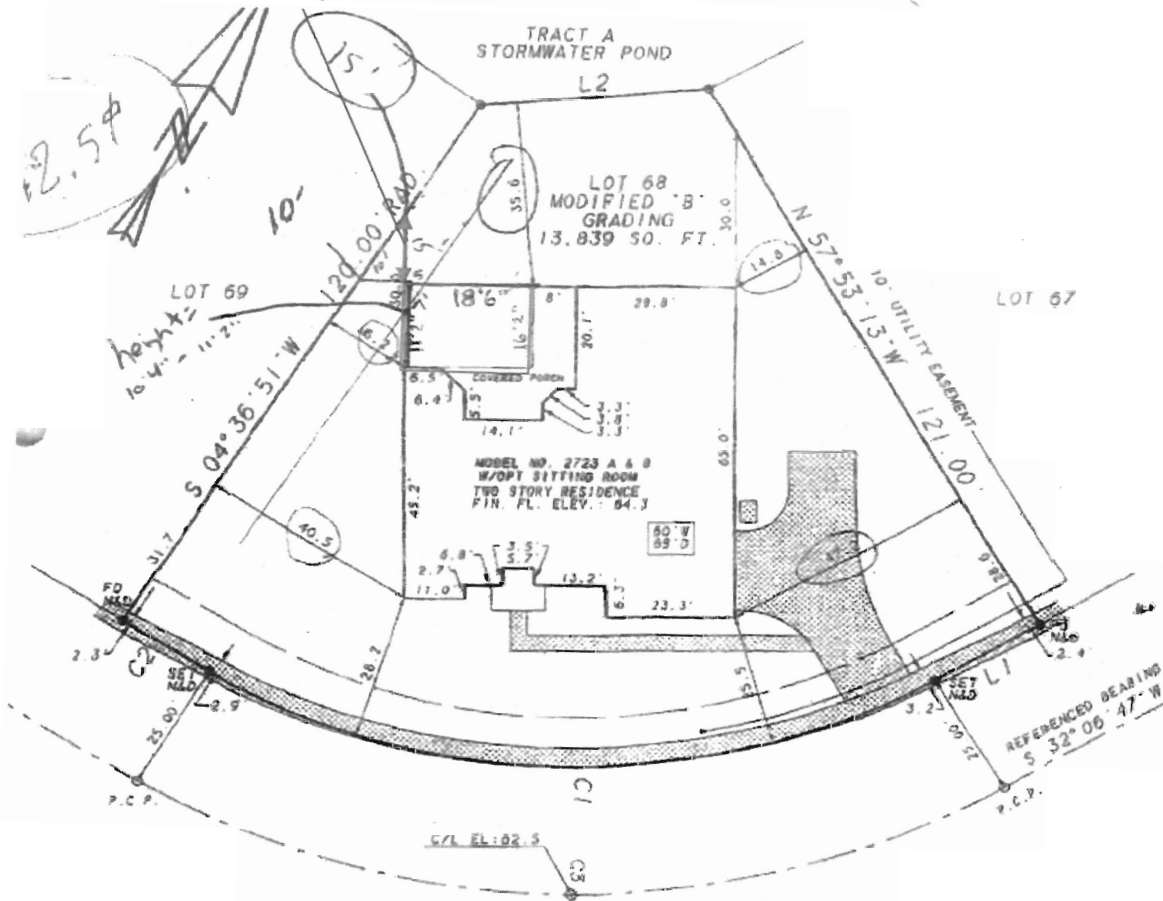
Date: 07.03.09

FOR OFFICE USE ONLY

C 1	60° 52' 04"	130.00'	138.10'	76.37'	131.70'	N 62° 32' 49" E
C 2	01° 38' 00"	650.00'	18.53'	9.27'	18.53'	S 86° 12' 09" E
C 3	60° 52' 04"	155.00'	164.66'	91.06'	157.03'	N 62° 32' 49" E

Screen room 15 feet from rear yard property line

BEARING	DISTANCE
N 32° 06' 47" E	21.89'
S 56° 52' 34" W	41.62'



1/2 WILLOW BAY TERRACE (50' R/W)
TRACT 1 (PRIVATE STREET)

ADDRESS • 2803 WILLOW BAY TERRACE
LEGAL DESCRIPTION: Lot 68, LAKEHURST
according to the plat thereof as recorded in Plat Book 55,
pages 17 - 20 of the Public Records of Seminole County, Florida

HAZARD DATA: The Parcel shown hereon lies within Flood Zone "X"
according to the Flood Insurance Rate Map Community Panel Number
289-0145E. Dated 04/17/95.

Notes:
• BOUNDARY Survey performed in the field on 1-11-01
if, surface or subsurface utility installations, underground improvements or
accidental encroachments, if any, were located.
lines shown are to the exterior unfinished foundation surface or formboard.

Setbacks:
Front 25' Rear 30'
Side 10' Corner 25'

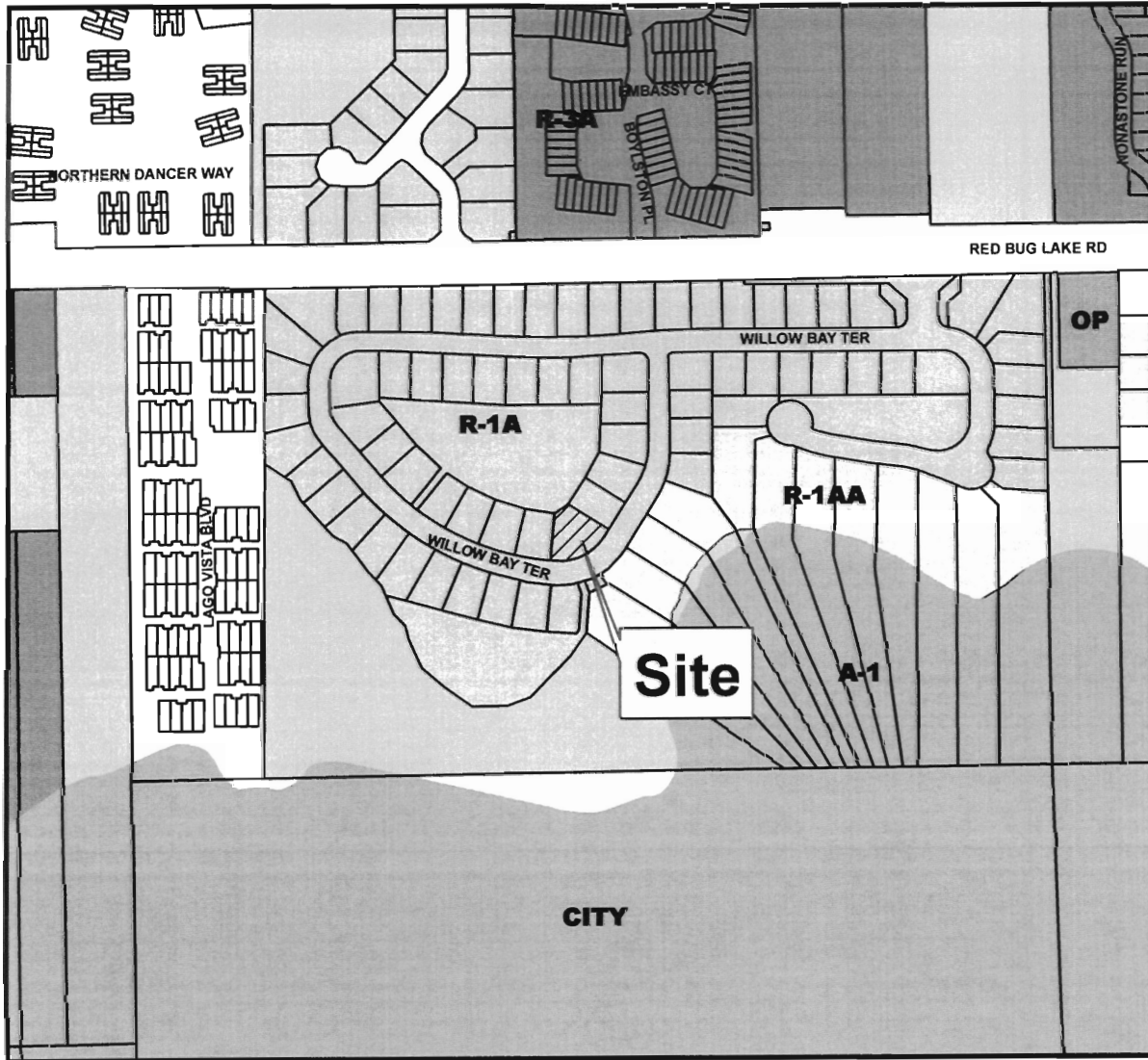
Note: Bearings shown hereon are referenced to the C/L
of WILLOW BAY TERRACE as being N 32° 06' 47" E.

Vertical datum is based on NGVD per Engineering
construction plans by Bowyer-Singleton & Associates, Inc.
and has not been verified. Information used to determine
vertical differences between design finished floor and
crown of pavement. All elevations assumed.

Legend

⊙	Temporary Benchmark (assumed datum)	O/S	Offset
BOV	Back of sidewalk	O.R.B.	Official Records Book
CL	Centerline	PB	Plat Book
∠	Central or (Delta) Angle	PC	Point of Curvature
CALC	Calculated	PCC	Point of Compound Curvature
		P.C.P.	Permanent Control Point

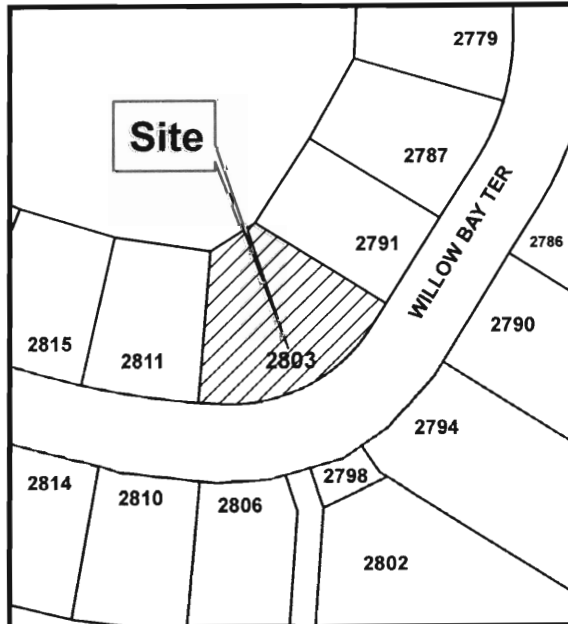

Jason Rowland
2803 Willow Bay Terrace
Casselberry, FL 32707



Seminole County Board of Adjustment
August 24, 2009
Case: BV2009-69 (Map 3210 Grid C2)
Parcel No: 22-21-30-512-0000-0680

Zoning

- BV2009-69
- A-1
- R-1AA
- R-1A
- R-3A
- OP



<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY, FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1408 407-655-7505</p>		
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GENERAL

Parcel Id: 22-21-30-512-0000-0680
 Owner: GARABEDIAN VARTKES V & SONA
 Mailing Address: 2803 WILLOW BAY TER
 City,State,ZipCode: CASSELBERRY FL 32707
 Property Address: 2803 WILLOW BAY TER CASSELBERRY 32707
 Subdivision Name: LAKEHURST
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions: 00-HOMESTEAD (2002)
 Dor: 01-SINGLE FAMILY

VALUE SUMMARY		
VALUES	2009 Working	2008 Certified
Value Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$209,100	\$238,083
Depreciated EXFT Value	\$0	\$0
Land Value (Market)	\$50,000	\$50,000
Land Value Ag	\$0	\$0
Just/Market Value	\$259,100	\$288,083
Portability Adj	\$0	\$0
Save Our Homes Adj	\$16,140	\$45,366
Assessed Value (SOH)	\$242,960	\$242,717
Tax Estimator		
Portability Calculator		

2009 TAXABLE VALUE WORKING ESTIMATE			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$242,960	\$50,000	\$192,960
Schools	\$242,960	\$25,000	\$217,960
Fire	\$242,960	\$50,000	\$192,960
Road District	\$242,960	\$50,000	\$192,960
SJWM(Saint Johns Water Management)	\$242,960	\$50,000	\$192,960
County Bonds	\$242,960	\$50,000	\$192,960

Potential Portability Amount is \$16,140

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

SALES						
Deed	Date	Book Page	Amount	Vac/Imp	Qualified	
WARRANTY DEED	07/2001	04134 1946	\$244,600	Improved	Yes	
<u>Find Comparable Sales within this Subdivision</u>						

2008 VALUE SUMMARY	
Tax Amount (without SOH):	\$4,338
2008 Tax Bill Amount:	\$3,091
Save Our Homes (SOH) Savings:	\$1,247
2008 Certified Taxable Value and Taxes	
DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS	

LAND					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	50,000.00	\$50,000

LEGAL DESCRIPTION

PLATS:

LOT 68 LAKEHURST PB 55 PGS 17 THRU 20

BUILDING INFORMATION									
Bldg Num	Bldg Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bldg Value	Est. Cost New
1	SINGLE FAMILY	2001	12	2,487	3,632	2,786	CB/STUCCO FINISH	\$209,100	\$216,684
Appendage / Sqft		OPEN PORCH FINISHED / 317							
Appendage / Sqft		OPEN PORCH FINISHED / 74							
Appendage / Sqft		GARAGE FINISHED / 455							
Appendage / Sqft		UPPER STORY FINISHED / 299							

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.

Pool Enclosures
Vinyl Enclosures
Glass Enclosures
Aluminum Awnings
Solar Screens
Carpools



Screen Rooms
Hurricane Storm Panels
Aluminum and Vinyl Siding
Soffit and Fascia
Replacement Windows
Mobile Home Roofovers

July 7, 2009

Seminole County Planning Division
1101 East First Street Room 2201
Sanford, Fl 32771

To Whom It May Concern:

As can be seen by the Garabedian's attached survey their lot is in a pie shape, it is also the only lot on their street in this shape. The shape of the lot prevents the Garabedians from being able to add anything to the back of their house because the side property line is used as the rear property line at the corner of the room. If the rear property line was used instead of the side property line there would be no need for this variance, however as we have been told by the zoning technician they are required to use the first property line that a straight light meets from each respective spot on the screen room addition. We are asking for this to be changed and the rear setback of 30' that is used on that side property line be moved to 15' only for the spot where it meets the side property line. The proposed screen room has no other setback issues except for this one, it meets every other required setback. If you have any questions regarding this application you can call me, Jason Rowland, at 407-509-1969. Thank you for you time and consideration relating to this matter.

Sincerely,

Jason Rowland



ALUMINUM ASSOCIATION AWARD OF EXCELLENCE

Job name: Garage

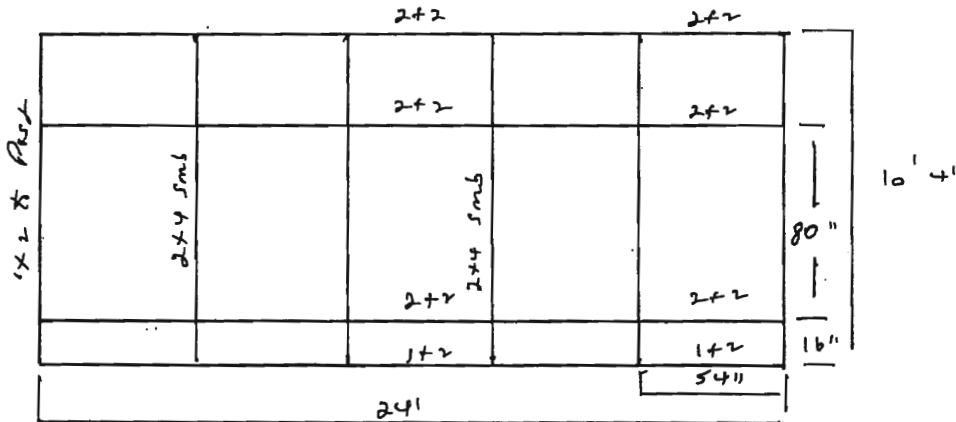
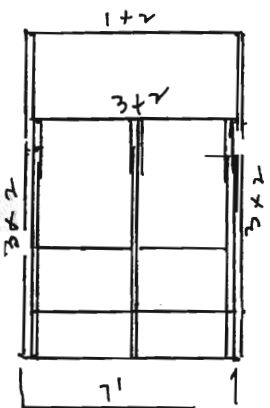
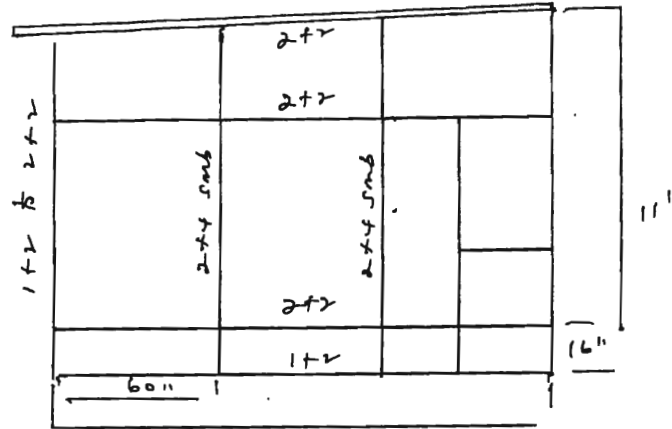
Job number: _____

Date: _____

Drawn by: _____

Scale: 1/4" = 1"

2803 Willow Bay Terr
Cam. Hl 32703



**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
Vartkes Garabedian	2803 Willow Bay Terrace	407-695-2661
Sona Garabedian	" "	" "

(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 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.

07-03-09
Date

X Verdes Cabel
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 3rd day of July, 2009 by _____
Verdes Cabel

Jessie Santiago
Signature of Notary Public

Print, Type or Stamp Name of Notary Public: Jessie Santiago
NOTARY PUBLIC STATE OF FLORIDA
Commission # DD448562
Expires: AUG. 13, 2009
Bonded Thru Atlantic Bonding Co., Inc.

Personally Known _____ OR Produced Identification _____
Type of Identification Produced FN

For Use by Planning & Development Staff	
Date: _____	Application Number: _____

**SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM
(ORIGINAL ONLY)**

An authorized applicant is defined as:

The property owner of record; or
An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Vartkes Garabedian, the fee simple owner of the following
(Owner's Name)

described property (Provide Legal Description or Tax Parcel ID Number(s) 27-21-30-512-000-0680
Lot 68 Calchurst PB 55 PMS 17-20

hereby affirm that Jason Rowland is hereby designated to act as my /our
authorized agent and to file the attached application for the stated special exception / variance request and
make binding statements and commitments regarding the request.


x Vartkes Garabedian
Owner's Signature

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

SWORN TO AND SUBSCRIBED before me this 3rd day of July, 2009

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Vartkes Garabedian who is personally known to me or who has produced ~~an oath~~ has identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of July, 2009

NOTARY PUBLIC-STATE OF FLORIDA
 **Jessie Santiago**
Commission # DD448562
Expires: AUG. 13, 2009
Bonded Thru Atlantic Bonding Co., Inc.

Jessie Santiago
Notary Public in and for the County and State
Aforesaid
My Commission Expires: 8/13/2009

Application to the Board of Adjustment / Planning Division

Last updated 7/24/08

Herx & Associates Inc.

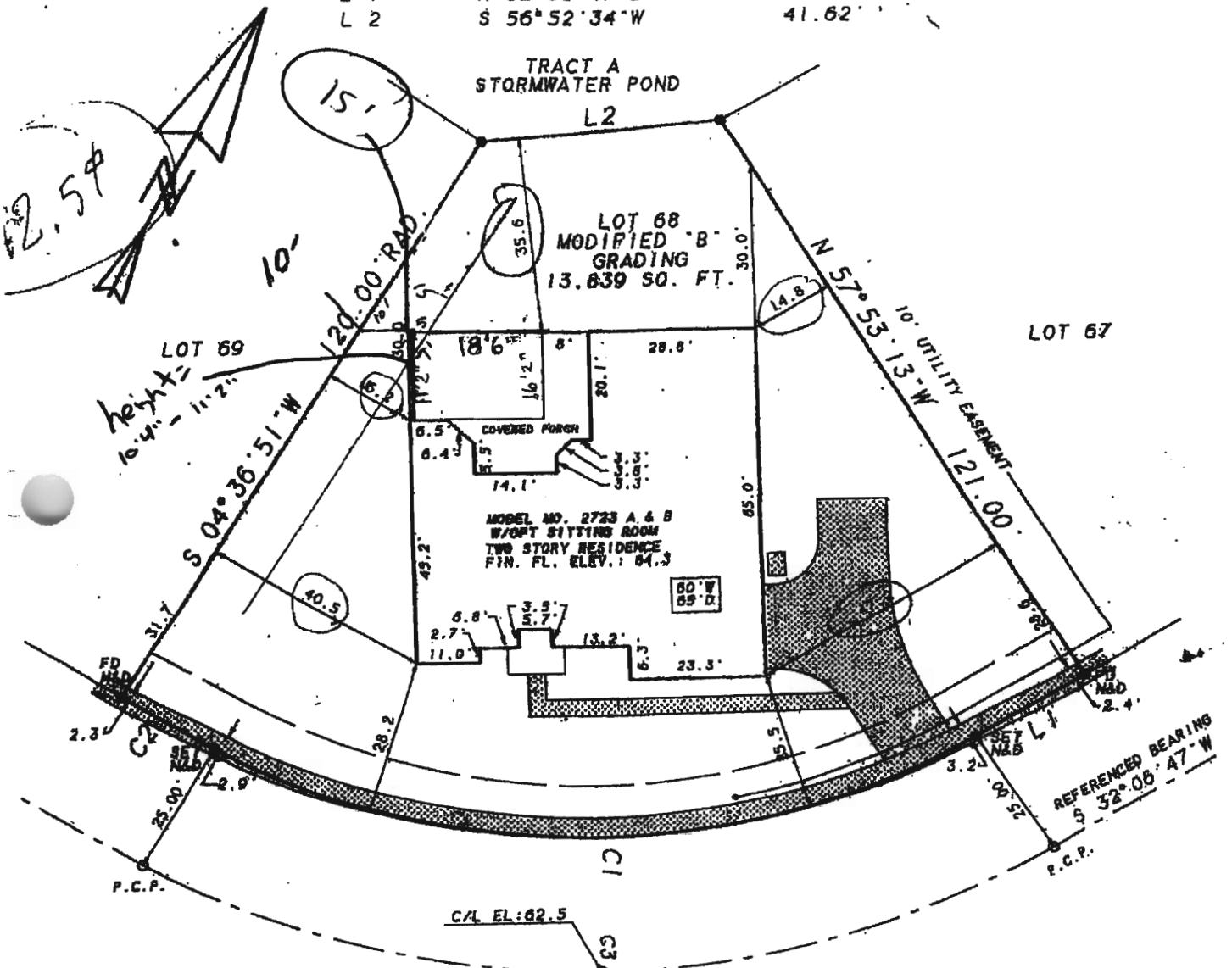
Land Surveying

455 Douglas Avenue Suite 1455, Altamonte Springs, Florida 32714 (407)788-8808

Member of the Florida Surveying and Mapping Society and American Congress on Surveying and Mapping

Map of Survey						
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	60° 52' 04"	130.00'	138.10'	76.37'	131.70'	N 62° 32' 49" E
C 2	01° 38' 00"	650.00'	18.53'	9.27'	18.53'	S 86° 12' 09" E
C 3	60° 52' 04"	155.00'	164.66'	91.06'	157.03'	N 62° 32' 49" E

LINE	BEARING	DISTANCE
L 1	N 32° 06' 47" E	21.89'
L 2	S 56° 52' 34" W	41.62'



WILLOW BAY TERRACE (50' R/W)
TRACT 1 (PRIVATE STREET)

DRESS # 2803 WILLOW BAY TERRACE
LEGAL DESCRIPTION: Lot 68, "LAKEHURST" according to the plat thereof as recorded in Plat Book 55, pages 17-20 of the Public Records of Seminole County, Florida.

HAZARD DATA: The Parcel shown hereon lies within Flood Zone "X" according to the Flood Insurance Rate Map Community Panel Number 289-0145E. Dated 04/17/95.

Notes:
BOUNDARY Survey performed in the field on 1-11-01
All surface or subsurface utility installations, underground improvements or encroachments, if any, were located.
As shown are to the exterior unfinished foundation surface or formboard.
As shown hereon, if any, are assumed and were obtained from approved.

Setbacks:
Front 25' Rear 30'
Side 10' Corner 25'

Note: Bearings shown hereon are referenced to the C/L of WILLOW BAY TERRACE as being N 32° 06' 47" E.
Vertical datum is based on NGVD per Engineering construction plans by Boyer-Singleton & Associates, Inc. and has not been verified. Information used to determine vertical difference between design finished floor and crown of pavement. All elevations assumed.

Legend		O/S	Official
⊙	Temporary Benchmark (assumed datum)	O.R.B.	Official Records Book
BOW	Back of sidewalk	PB	Plat Book
C/L	Centerline	PC	Point of Curvature
Δ	Central or (Delta) Angle	PCG	Point of Compound Curvature
CALC	Calculated	P.C.P.	Permanent Control Point

**SEMINOLE COUNTY DENIAL DEVELOPMENT
ORDER**

On August 24, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 68
LAKEHURST PB 55 PGS 17 THRU 20

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

FINDINGS OF FACT

Property Owner: Vartkes V. & Sona Garabedian
2803 Willow Bay Terrace
Casselberry, FL 32707

Project Name: 2803 Willow Bay Terrace (BV2009-69)

Requested Variance:

A rear yard setback variance from 30 feet to 15 feet for an 18-foot by 16-foot screen room in R-1A (Single Family Dwelling) district.

Approval was sought to 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 August 24, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 68
LAKEHURST PB 55 PGS 17 THRU 20

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

FINDINGS OF FACT

Property Owner: Vartkes V. & Sona Garabedian
2803 Willow Bay Terrace
Casselberry, FL 32707

Project Name: 2803 Willow Bay Terrace (BV2009-69)

Variance Approval:

A rear yard setback variance from 30 feet to 15 feet for an 18-foot by 16-foot screen room in R-1A (Single Family Dwelling) 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 for the 18-foot by 16-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.

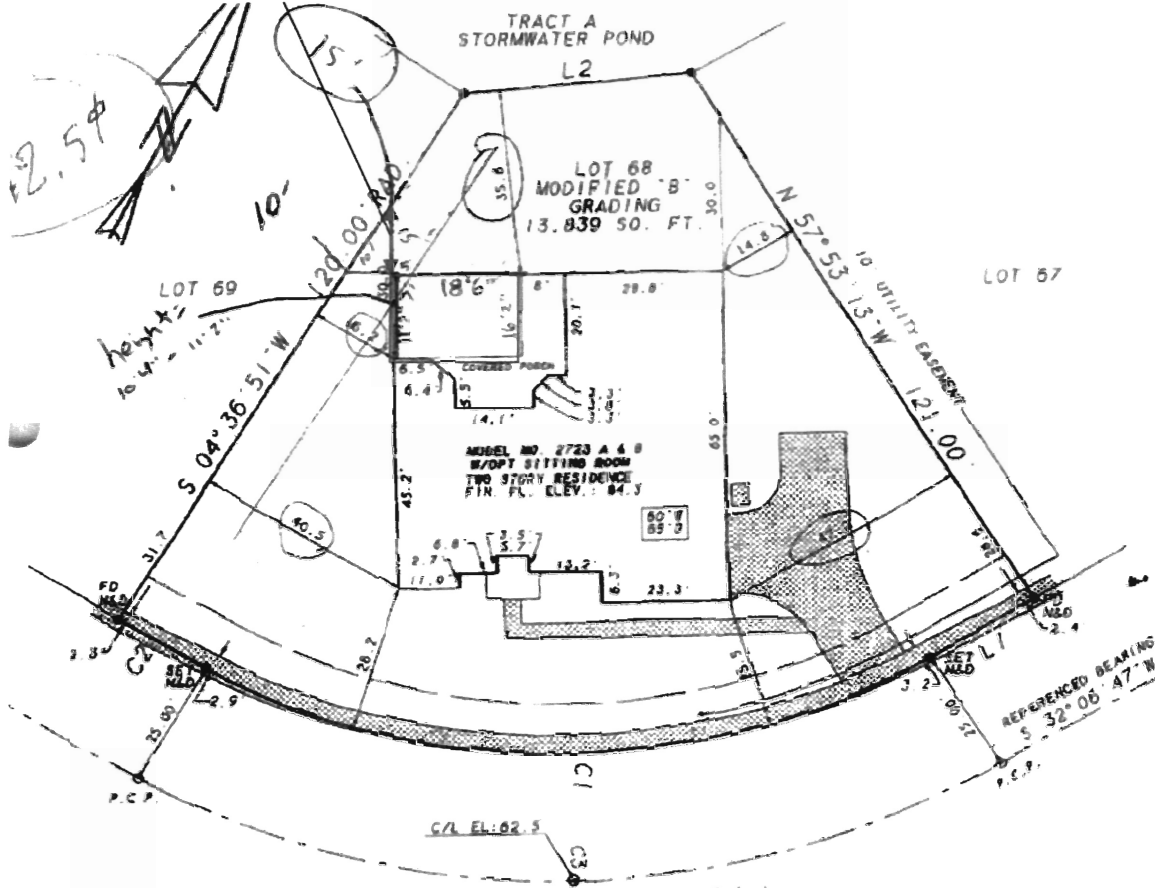
Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

C 1	60°52'04"	130.00'	138.10'	76.37'	131.70'	N 62°32'49"E
C 2	01°38'00"	650.00'	18.53'	9.27'	16.53'	S 86°12'09"E
C 3	60°52'04"	155.00'	164.66'	91.06'	157.03'	N 62°32'49"E

Screen room 15 feet from rear yard property line

BEARING	DISTANCE
N 32°06'47"E	21.89
S 56°52'34"W	41.62



1/4 WILLOW BAY TERRACE (50' R/W)
TRACT 3 (PRIVATE STREET)

ADDRESS # 2803 WILLOW BAY TERRACE
LEGAL DESCRIPTION: Lot 68, "LAKEHURST" according to the plat thereof as recorded in Plat Book 55, pages 17-20 of the Public Records of Seminole County, Florida.
HAZARD DATA: The Parcel shown hereon lies within Flood Zone "X" according to the Flood Insurance Rate Map Community Panel Number 289-0145E, Dated 04/17/95.

Notes:
BOUNDARY Survey performed in the field on 1-11-01. All surface or subsurface utility installations, underground improvements or encroachments, if any, were located. None shown are to the exterior unfinished foundation surface or formboard.

Setbacks:
Front 25' Rear 30'
Side 5' Corner 25'

Note: Bearings shown hereon are referenced to the C/L of WILLOW BAY TERRACE as being N 32°06'47"E. Vertical datum is based on NGVD per Engineering construction plans by Bowyer-Singleton & Associates, Inc. and has not been verified. Information used to determine vertical differences between design finished floor and crown of pavement. All elevations assumed.

Legend

⊕	Temporary Benchmark (assumed datum)	ORIS	Offset
BCW	Back of sidewalk	O.R.B.	Official Record Book
CL	Centerline	PB	Plat Book
∠	Central or (Delta) Angle	PC	Point of Curvature
CALC	Calculated	PCE	Point of Compound Curvature
		P.C.P.	Permanent Control Point