

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

**SUBJECT:** 1940 Howell Branch Road – Monisha Seth, applicant; Request for a west side yard setback variance from 10 feet to 3.5 feet and a east side yard setback variance from 10 feet to 5 feet for a existing building in RP (Residential Professional) district;

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

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

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

**MOTION/RECOMMENDATION:**

1. **Approve** the request for a west side yard setback variance from 10 feet to 3.5 feet and a east side yard setback variance from 10 feet to 5 feet for a existing building in RP (Residential Professional) district; or
2. **Deny** the request for a west side yard setback variance from 10 feet to 3.5 feet and a east side yard setback variance from 10 feet to 5 feet for a existing building in RP (Residential Professional) district; or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Monisha Seth Location: 1940 Howell Branch Road Zoning: RP
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant is rezoning the property to allow for a medical use in the Residential Professional district.</li> <li>• The existing building was constructed in 1954 as a single family home.</li> <li>• In 1984 the property was rezoned to Residential Professional but there were associated variances included in the request for the existing building.</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>

Reviewed by: \_\_\_\_\_  
 Co Atty: gmc  
 Pln Mgr: \_\_\_\_\_

<b>STAFF FINDINGS</b>	<p>The applicant has satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none"><li>• 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 did result from the actions of the applicant.</li><li>• The granting of the variance requested would not 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 deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.</li><li>• The variance requested is the minimum variance that will make possible reasonable use of the land, building or structure.</li><li>• The applicant would not still retain reasonable use of the land, building or structure without the granting of the variance.</li><li>• The grant of the variance would be in harmony with the general intent of Chapter 30.</li></ul>
<b>STAFF RECOMMENDATION</b>	<p>Based on the stated findings, staff recommends approval 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 building 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 # BU2007-70  
Meeting Date 6-24-09

**COPY**

**VARIANCE APPLICATION**



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: Monisha Seth dba FKT, LLC  
Address: 901 Versailles Circle City: Maitland Zip code: 32751  
Project Address: 1940 Howell Branch Road City: Winter Park Zip code: 32792  
Tax Parcel number: 33-21-30-504-0F00-0010  
Contact number(s): 407 461 1768, 407 740 7384 Pushpa Seth  
Email address: monisha.seth.md@fhosp.org

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: RECEIVED JUL 08 2009
<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 checked="" 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 checked="" type="checkbox"/> Side yard setback (west)	Required setback:	10'	Proposed setback: WEST 3.5 feet EAST 5 feet
<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 checked="" type="checkbox"/> Side yard setback (east)	Required setback:	10	Proposed setback: 5 feet
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:
<input checked="" type="checkbox"/> Total number of variances requested <u>2</u>			

Signed: Monisha Seth

Date: 7/7/09

**FOR OFFICE USE ONLY**

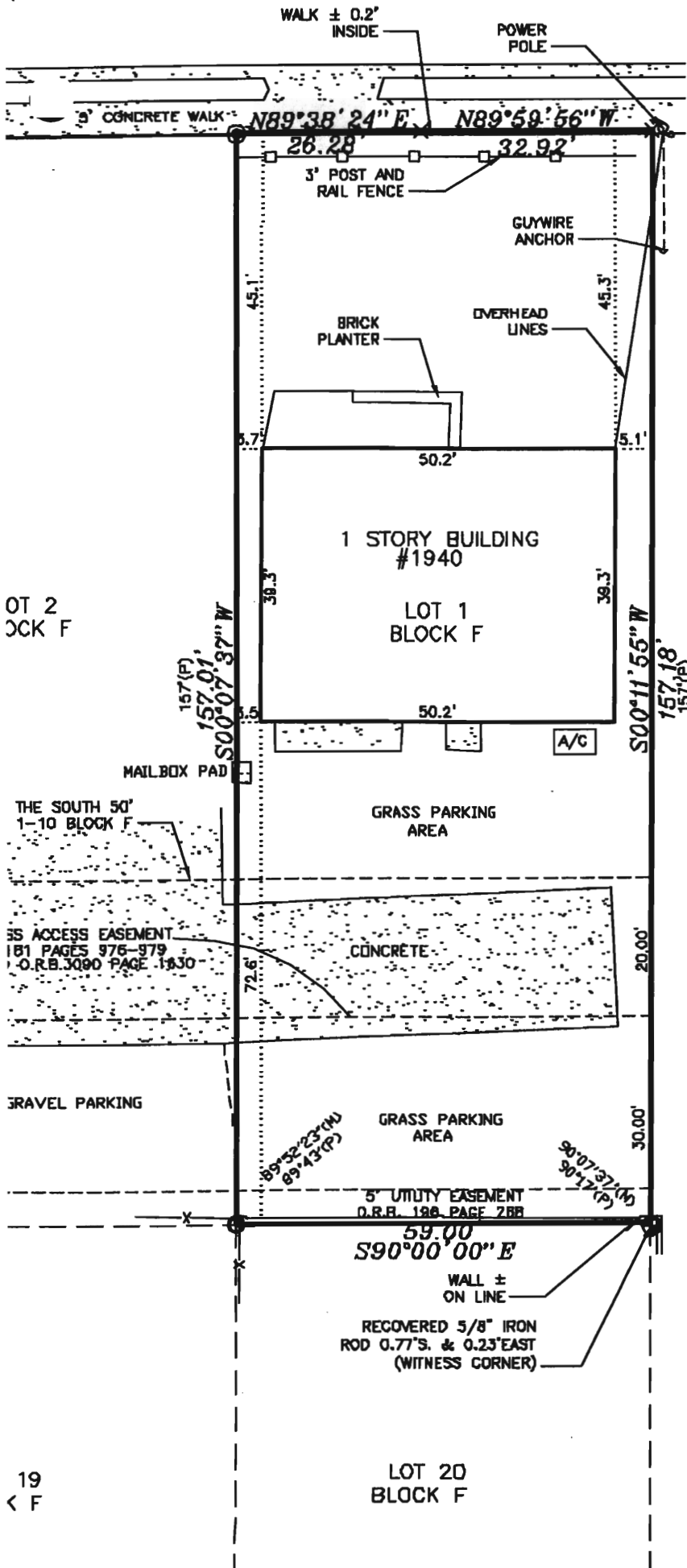
Date Submitted: 7-8-09 Reviewed By: P. Johnson K. Fall  
 Zoning/FLU RT/MOR  
 Legally created parcel (1971 tax roll, 5-acre dev, lot split)  
 Platted Lot (check easements as shown on lots, in notes or in dedication)  
 Lot size \_\_\_\_\_  Meets minimum size and width  
 Application and checklist complete  
 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).
	3. 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>
	4. Provide a legible 8 1/2 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 or 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.

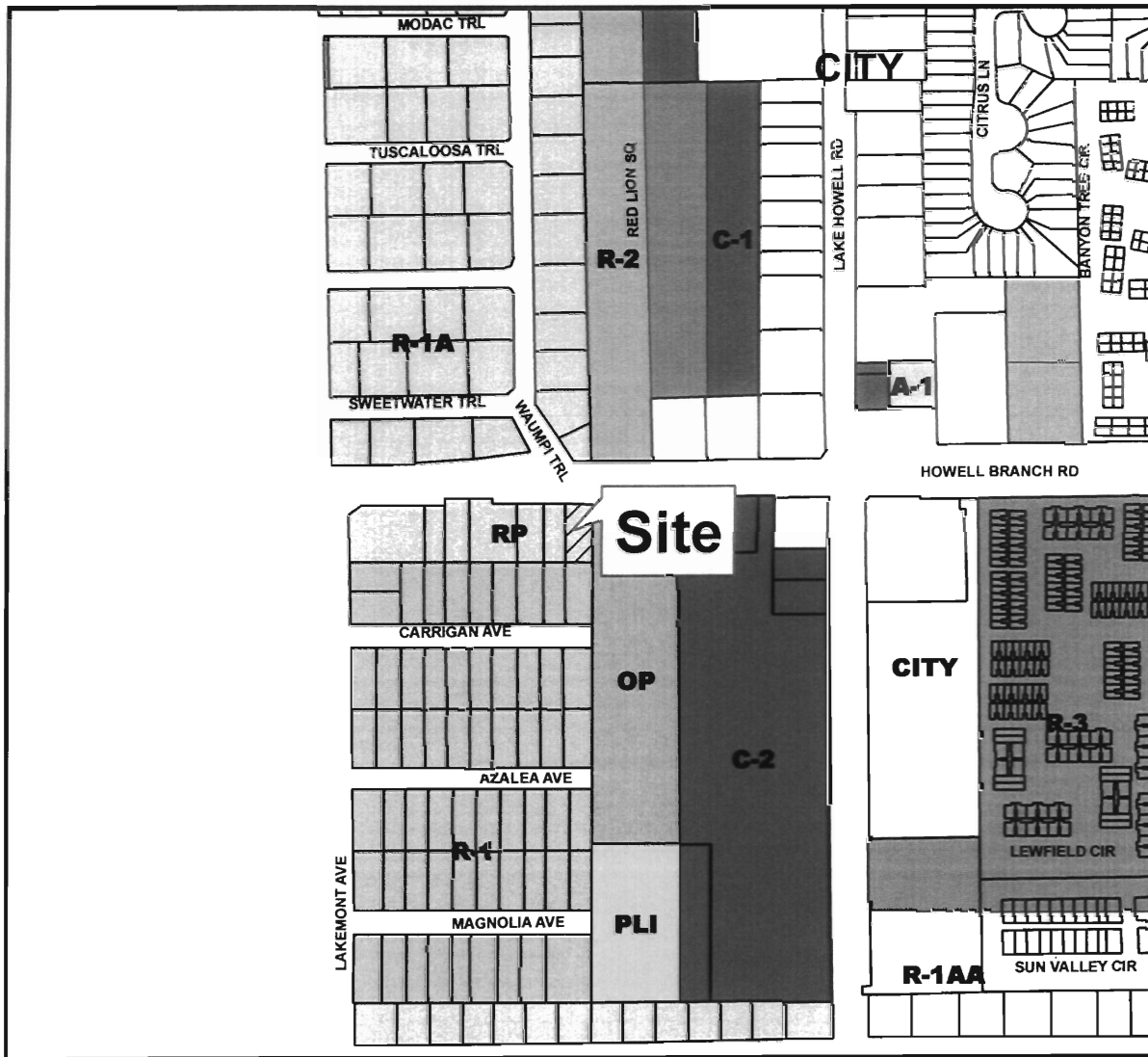


NOT PLATTED (PER PLAT)

OT 2  
OCK F

LOT 20  
BLOCK F

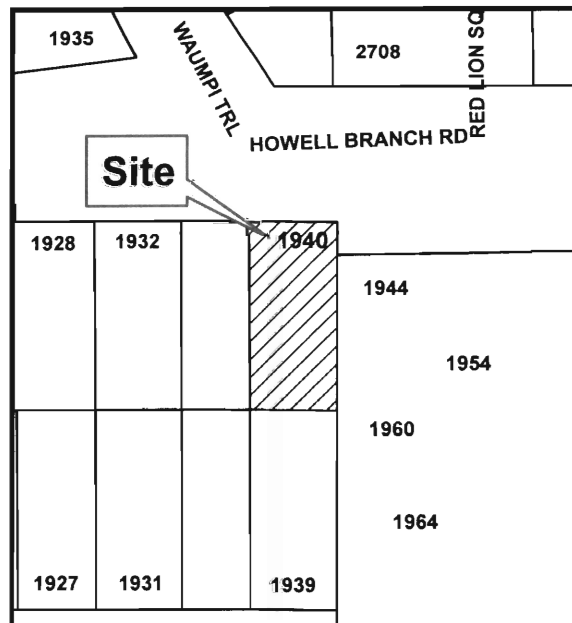
Pushpa Seth  
 1940 Howell Branch Road  
 Winter Park, FL 32792



Seminole County Board of Adjustment  
 August 24, 2009  
 Case: BV2009-70 (Map 3210 Grid A5)  
 Parcel No: 33-21-30-504-0F00-0010

Zoning

	BV2009-70		A-1		RP 1
	R-1AA		OP		C-1
	R-1A		C-2		PLI
	R-1		R-2		
	R-2		R-3		



<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL.</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1466 407-686-7505</p>		
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**GENERAL**

Parcel Id: 33-21-30-504-0F00-0010  
 Owner: FKJ LLC  
 Mailing Address: 901 VERSAILLES CIR  
 City,State,ZipCode: MAITLAND FL 32751  
 Property Address: 1940 HOWELL BRANCH RD WINTER PARK 32792  
 Facility Name:  
 Tax District: 01-COUNTY-TX DIST 1  
 Exemptions:  
 Dor: 1701-OFFICE/CONV. RESIDEN

VALUE SUMMARY		
VALUES	2009 Working	2008 Certified
Value Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$138,467	\$111,151
Depreciated EXFT Value	\$1,318	\$0
Land Value (Market)	\$130,095	\$130,095
Land Value Ag	\$0	\$0
Just/Market Value	\$269,880	\$241,246
Portability Adj	\$0	\$0
Save Our Homes Adj	\$0	\$0
Assessed Value (SOH)	\$269,880	\$241,246
Tax Estimator		

**2009 TAXABLE VALUE WORKING ESTIMATE**

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$265,371	\$0	\$265,371
Schools	\$269,880	\$0	\$269,880
Fire	\$265,371	\$0	\$265,371
Road District	\$265,371	\$0	\$265,371
SJWM(Saint Johns Water Management)	\$265,371	\$0	\$265,371
County Bonds	\$265,371	\$0	\$265,371

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	03/2009	07153	1743	\$369,000	Improved	Yes
WARRANTY DEED	08/1984	01570	1577	\$59,500	Improved	Yes
SHERIFF DEED	01/1975	01042	1210	\$100	Improved	No

Find Sales within this DOR Code

**2008 VALUE SUMMARY**

2008 Tax Bill Amount: \$3,633

**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
SQUARE FEET	0	0	8,673	15.00	\$130,095

**LEGAL DESCRIPTION**

PLATS:

LEG LOT 1 BLK F (LESS RD) TEMPLE TERRACE ANNEX PB 8 PG 61

**BUILDING INFORMATION**

Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New
1	COMM/RES	1954	3	1,560	1	CONCRETE BLOCK - MASONRY	\$138,467	\$157,349

**EXTRA FEATURE**

Description	Year Blt	Units	EXFT Value	Est. Cost New
WALKS CONC COMM	1980	288	\$381	\$953
COMMERCIAL CONCRETE DR 4 IN	1980	1,100	\$937	\$2,343

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**

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
Monisha Seth	901 Versailles Circle	407 644 8946
dba FKJ, LLC	Maitland FL 32751	407 461 1768

(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.

FKJ, LLC

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
Monisha Seth	Manager	901 Versailles Circle Maitland FL 32751	100

(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
	N/A		

(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
	N/A	

(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
	N/A	

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.

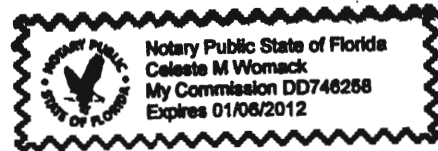
Date 6/15/09

Monisha Seth (dba FKT, LLC)  
Owner, Agent, Applicant Signature

STATE OF FLORIDA  
COUNTY OF ORANGE

Sworn to (or affirmed) and subscribed before me this 15 day of June, 2009 by Monisha Seth

Celeste M. Womack Celeste M. Womack  
Signature of Notary Public Print, Type or Stamp Name of Notary Public



Personally Known  OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

<b>For Use by Planning &amp; Development Staff</b>	
Date: _____	Application Number: _____

Entity Name: FKJ, LLC

Event: Name History

### **Detail by Entity Name**

#### **Florida Limited Liability Company**

FKJ, LLC

#### **Filing Information**

Document Number L08000108499  
FEI/EIN Number 263776193  
Date Filed 11/21/2008  
State FL  
Status ACTIVE  
Last Event LC AMENDMENT  
Event Date Filed 04/14/2009  
Event Effective Date NONE

#### **Principal Address**

901 VERSAILLES CIRCLE  
MAITLAND FL 32751 US

#### **Mailing Address**

901 VERSAILLES CIRCLE  
MAITLAND FL 32751 US

#### **Registered Agent Name & Address**

DOUGLAS, ANTHONY  
901 VERSAILLES CIRCLE  
MAITLAND FL 32751 US

Name Changed: 04/14/2009

Address Changed: 04/14/2009

#### **Manager/Member Detail**

##### **Name & Address**

Title MGRM

SETH, MONISHA  
901 VERSAILLES CIRCLE  
MAITLAND FL 32751 US

#### **Annual Reports**

Report Year Filed Date

2009 02/08/2009

DRAINAGE SUMMARY

THE SITE IS LOCATED ON THE SOUTH SIDE OF HOWELL BRANCH ROAD WEST OF LAKE HOWELL ROAD IN AN EXISTING RESIDENTIAL/COMMERCIAL AREA. THE SITE DRAINS FROM WEST TO EAST AND DISCHARGES TO AN EXISTING SWALE AND INLET AND ULTIMATELY TO THE CRANE STRAND REGIONAL STORMWATER FACILITY.

REQUIRED TREATMENT VOLUME = (1190 sf)(2.6 in.)/(12) = 248 cu.ft.  
AVAILABLE TREATMENT VOLUME = (756 sf)(0.8 ft.) = 453 cu.ft.

Required Setback - 10'  
Existing Setback 3'-5'

RI-A

HOWELL BRANCH ROAD  
80' PUBLIC RIGHT-OF-WAY

WASTEWATER DISPOSAL REQUIREMENTS

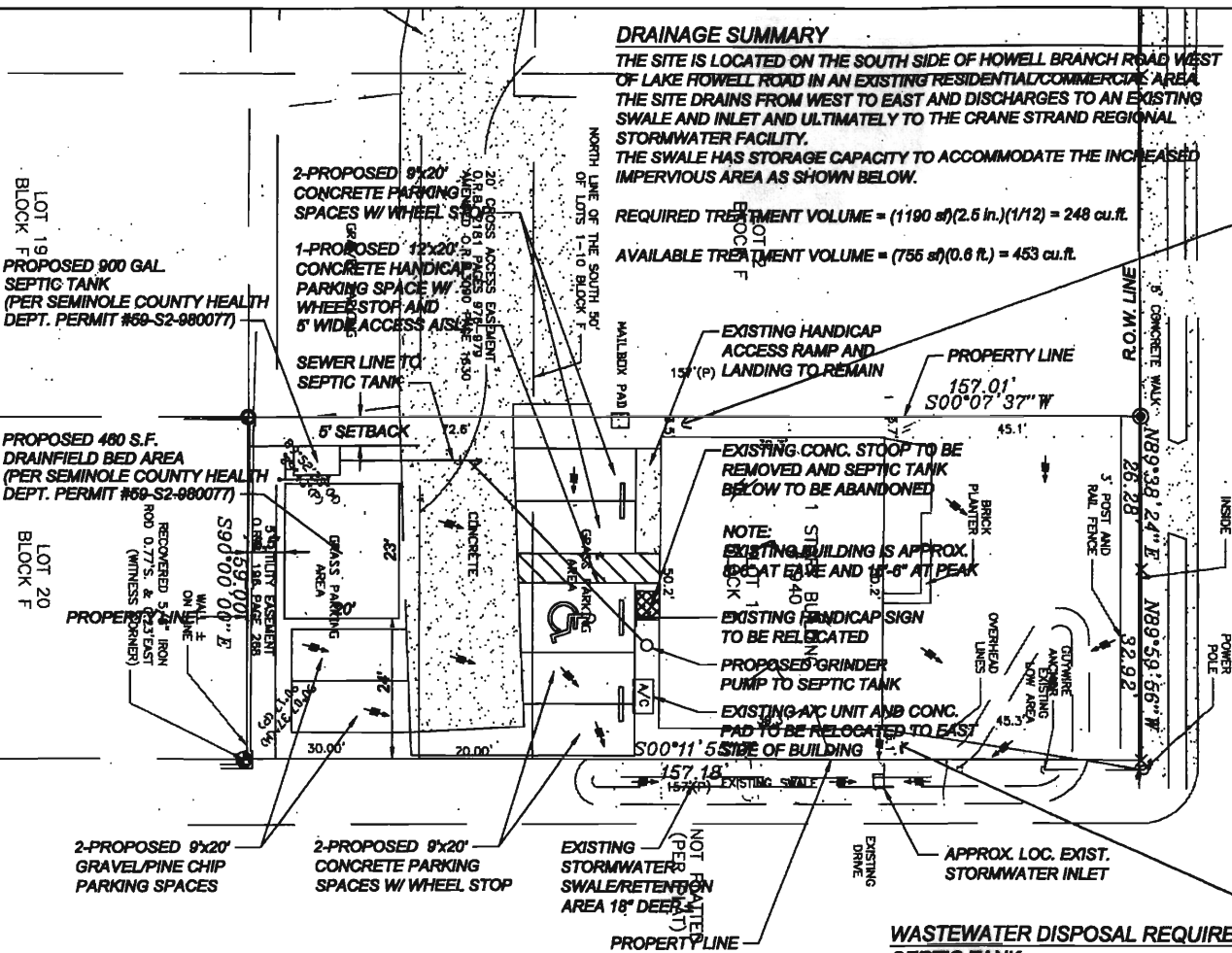
SEPTIC TANK  
REQUIRED: 900 GAL  
PROVIDED: 900 GAL  
DRAINFIELD BED AREA  
REQUIRED: 454 S.F.  
PROVIDED: 480 S.F.

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
04-08-09	DLG	REV FOR SEMINOLE COUNTY PERMIT			

SITE PLAN

DR. SETH'S OFFICE 1840 HOWELL BRANCH ROAD  
SEMINOLE COUNTY, FLORIDA

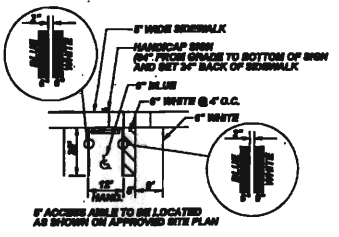
DATE: APRIL 2009  
PROJECT NO.: TC-1  
DRAWN BY: KAS  
CHECKED BY: DMS  
SCALE: 1"=20'  
SHEET: 1 OF 1



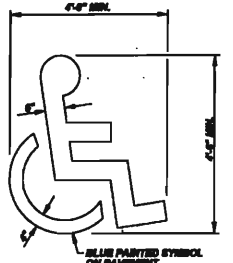
LEGAL DESCRIPTION  
LOT 1, BLOCK F, TEMPLE TERRACE ANNEX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 61, IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA



WHEEL STOP DETAIL



TYPICAL PARKING LAYOUT



INTERNATIONAL HANDICAP SYMBOL



TYPICAL CONCRETE PAVEMENT SECTION

FILE: P:\DWG\TC\_1\_SITE\_PLAN.dwg, 01/18/2009 6:48:03 PM

DAVE SCHMITT ENGINEERING, INC.  
3880 ANGLON PARK EAST BLVD.  
SUITE 210  
ORLANDO, FL 32838  
407-907-6888 FAX 407-697-8888  
Civil/Professional of Architecture 027471

COPYRIGHT 19-2009  
I hereby certify that these 'As-Built' plans furnished to me by the manufacturer listed herein, I, or any employee under my direct supervision, have examined these 'As-Built' plans and believe them to be in compliance with any knowledge of what was actually constructed. This statement is based upon the information of the manufacturer.  
Contractor: [Signature]  
The information on this document and the subject related work of a Public Registered Engineer.

DAVE H. SCHMITT  
FLORIDA PROFESSIONAL ENGINEER  
48284

**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 Monisha Seth (dba FRJ, LLC), the fee simple owner of the following  
(Owner's Name)  
described property (Provide Legal Description or Tax Parcel ID Number(s)) 33-21-30-504 OF00-0010

hereby petition Seminole County to amend the Comprehensive Plan, Future Land Use Map, Official Zoning Map (circle one or more) from RP to RP and affirm that Rushpa Seth is hereby designated to act as my / our authorized agent and to file the attached application for the stated amendment and make binding statements and commitments regarding the amendment request.

Monisha Seth, dba FRJ LLC  
Owner's Name

\_\_\_\_\_  
Owner's Name

Monisha Seth  
Owner's Signature

\_\_\_\_\_  
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.

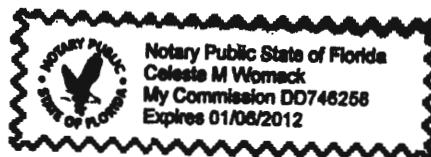
**SWORN TO AND SUBSCRIBED** before me this 15<sup>th</sup> day of June, 2009.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Monisha Seth, who is personally known to me or who has produced N/A 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 15 day of June, 2009.

Celeste M. Womack  
Notary Public in and for the County and State  
Aforementioned

My Commission Expires: 1/6/2012



Monisha Seth, MD  
901 Versailles Circle  
Maitland, FL 32751  
Tel: 407-461-1768  
E-Mail: monisha.seth.md@flhosp.org  
July 8, 2009

Board of Adjustment  
Seminole County Government  
1101 E. First St,  
Sanford, FL 32771

Members of the Board:

I am an internal medicine doctor practising in Orange County for the past five years. In March, 2009

I purchased the property at 1940 Howell Branch Road in Seminole County to relocate my practice.

This property was rezoned in 1984 from R-1 to RP for general business office uses with any proposed medical or dental office requiring additional board approval to ensure proper parking and sizing of septic tanks.

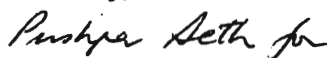
During the rezoning process from RP to RP/Med, we find that the building does not meet current standards for side setbacks. The building was built in 1954. I am not planning any changes to the exterior building. I plan only to rearrange the interior space for my medical practice.

There is no way to meet the required side setback of 10 feet (the current East setback is 5.1 feet and the West setback is 3.5 feet) without demolishing the building which would be financially impossible for me.

Mine is a solo medical practice and I have already invested over \$400,000 in purchasing the property, associated engineering/ legal fees and rezoning efforts.

In view of this tremendous hardship, I sincerely urge that you grandfather my request and grant the required variance for the side setbacks so that I may proceed with rezoning and transferring my practice.

Sincerely,



Monisha Seth

BOUNDARY SURVEY  
FOR

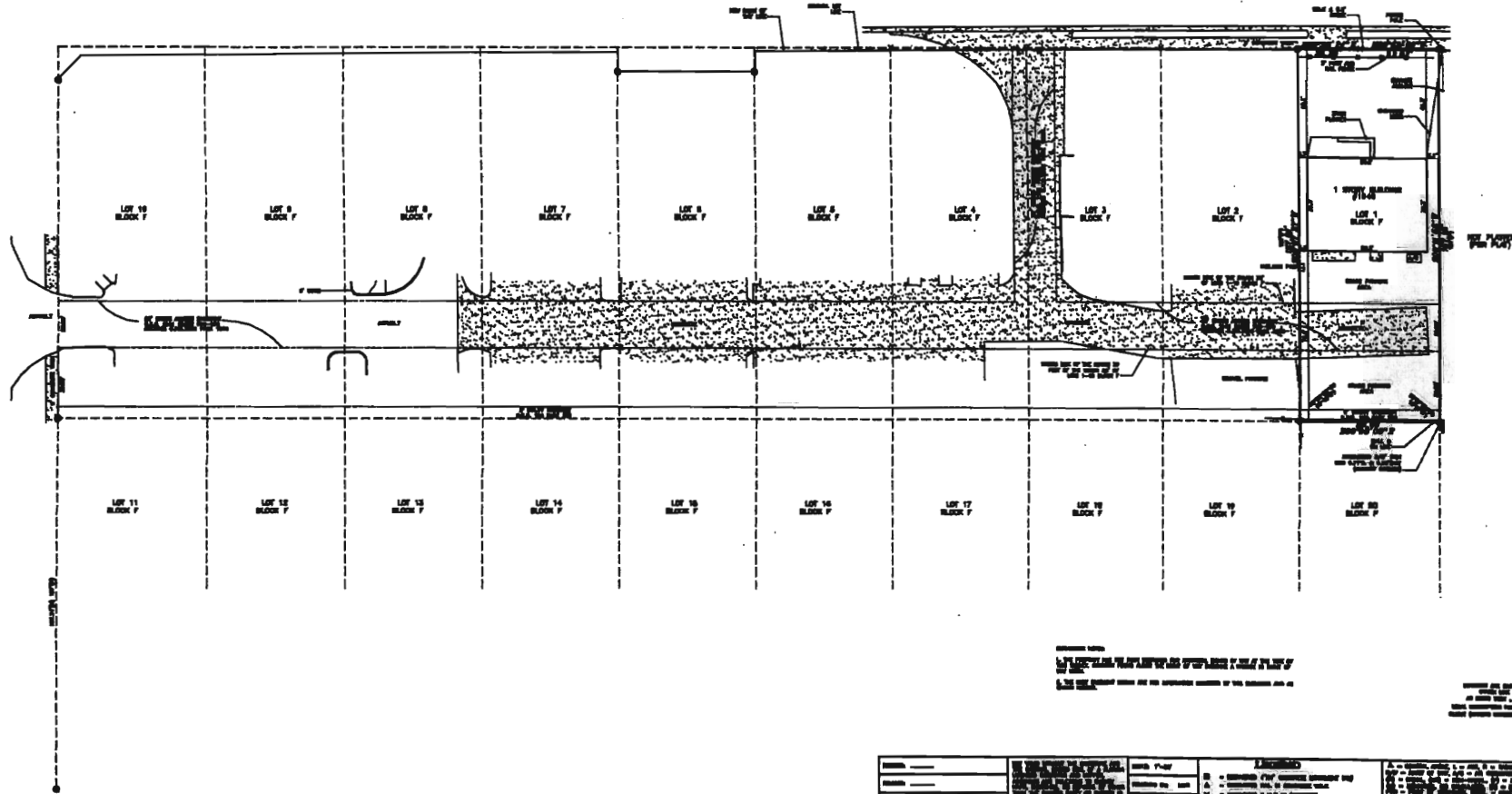
**FKI, LLC.**

LOT 1, BLOCK F, TEMPLE TERRACE ANNEX, ACCORDING TO  
THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 61,  
IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

**HOWELL BRANCH ROAD**

BY ORDER OF THE  
COUNTY PROJECT # 20177 PHASE I

LAKEMONTE AVENUE



REVISIONS:  
1. THE TOTAL PLAT AREA IS 10.00 ACRES  
2. THE TOTAL PLAT AREA IS 10.00 ACRES

THIS PLAT IS SUBJECT TO THE  
EXISTING EASEMENTS AND  
RESTRICTIONS THEREON.

SURVEYOR'S CERTIFICATE		LEGEND	
DATE OF SURVEY	10/10/2017	1. LOT 1, BLOCK F, TEMPLE TERRACE ANNEX	STIPPLED PATTERN
BY	DAVID L. HARRIS	2. HOWELL BRANCH ROAD	SOLID LINE
FOR	FKI, LLC.	3. LAKEMONTE AVENUE	DASHED LINE
IN PRESENCE OF		4. EASEMENT	Wavy Line
WITNESSES		5. UNDEVELOPED	Dotted Line
APPROVED		6. EXISTING EASEMENT	Double Line
DATE	10/10/2017	7. EXISTING RESTRICTION	Thin Solid Line
		8. EXISTING EASEMENT	Thin Dashed Line
		9. EXISTING RESTRICTION	Thin Solid Line
		10. EXISTING EASEMENT	Thin Dashed Line
		11. EXISTING RESTRICTION	Thin Solid Line
		12. EXISTING EASEMENT	Thin Dashed Line
		13. EXISTING RESTRICTION	Thin Solid Line
		14. EXISTING EASEMENT	Thin Dashed Line
		15. EXISTING RESTRICTION	Thin Solid Line
		16. EXISTING EASEMENT	Thin Dashed Line
		17. EXISTING RESTRICTION	Thin Solid Line
		18. EXISTING EASEMENT	Thin Dashed Line
		19. EXISTING RESTRICTION	Thin Solid Line
		20. EXISTING EASEMENT	Thin Dashed Line

**ALTAMONTE SURVEYING AND PLATTING, INC.**

Find Address

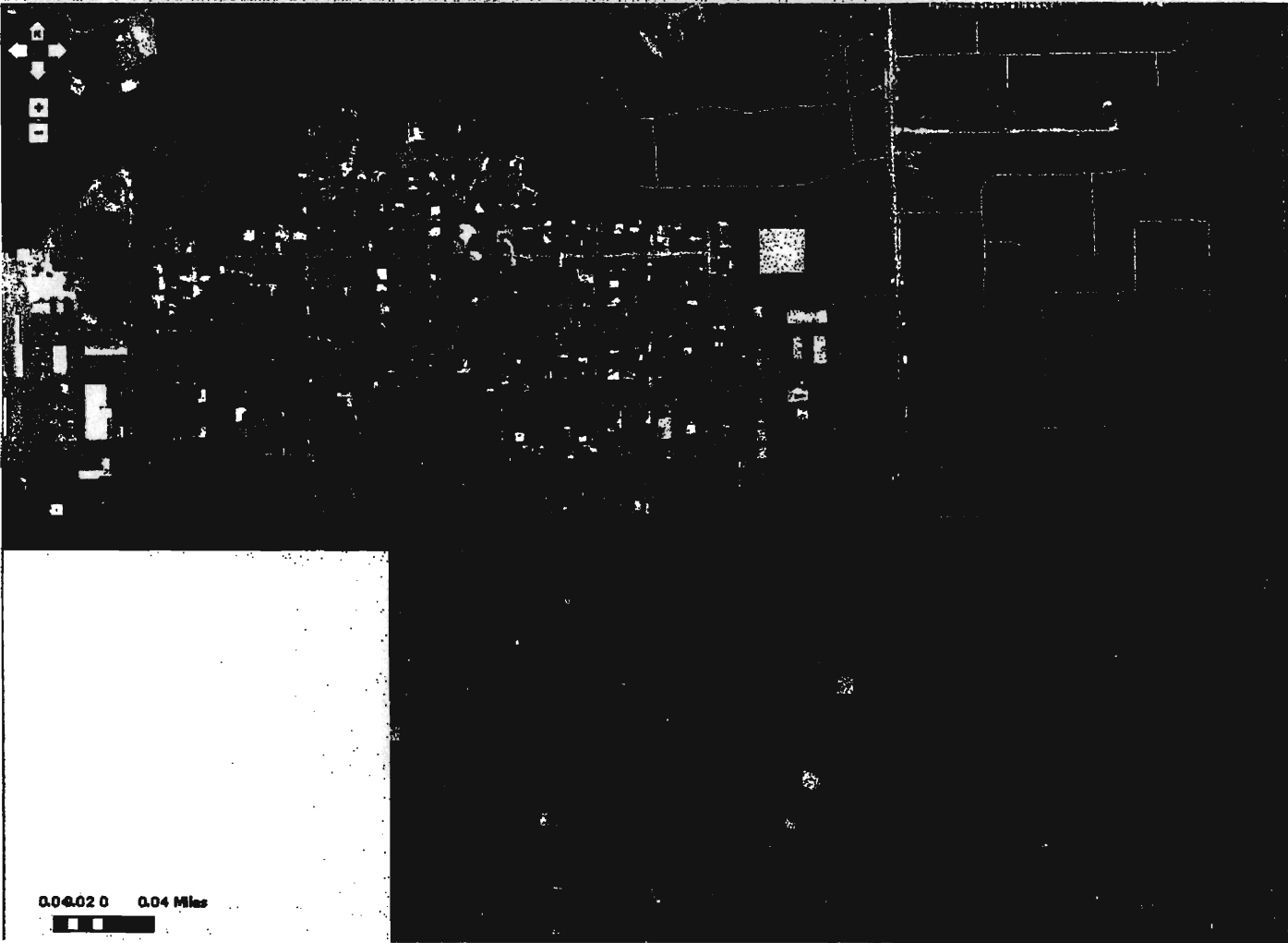
Results

Clear All

- 1940 howell branch (No results fo  
The address could not be found. Check  
that you have entered all information  
correctly and try again.
- 1940 howell branch road (26)  
Records 26 - 26 of 26  
- 1995 HOWELL BRANCH RD

Map Contents

- FEMA
  - +  OSIA
  - +  Railroads
  - +  Streets
  - +  Commissioner Districts
  - +  City Limits
  - +  Flood Prone Areas
    - 0.2 PCT ANNUAL CHANCE FL
    - A
    - AE
    - AH
    - X
  - +  Wetlands
  - +  Parcels
  - +  County Boundary
  - +  Flood Prone Areas
    - Zone A - No Base 100 yr Flo
    - Zone AE - 100 Yr Flood Base
    - Zone AH - 100 yr Flood Base





**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:

**LEG LOT 1 BLK F (LESS ROAD) TEMPLE TERRACE ANNEX PB 8 PG 61**

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

**FINDINGS OF FACT**

**Property Owner:** FKJ LLC  
901 Versailles Circle  
Maitland, Fl. 32751

**Project Name:** Howell Branch Road (1940)

**Variance Approval:**

West side yard setback variance from 10 feet to 3.5 feet and an east side yard setback variance from 10 feet to 5 feet for a existing building in RP (Residential Professional) 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: Kathy Fall, Principal 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 building 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 August 24, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 1 BLK F (LESS ROAD) TEMPLE TERRACE ANNEX PB 8 PG 61

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

**FINDINGS OF FACT**

**Property Owner:** FKJ LLC  
901 Versailles Circle  
Maitland, Fl. 32751

**Project Name:** Howell Branch Road (1940)

**Requested Variance:**

West side yard setback variance from 10 feet to 3.5 feet and an east side yard setback variance from 10 feet to 5 feet for a existing building in RP (Residential Professional) district

Approval was sought to bring into compliance the construction of an existing building within the side yard setbacks 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: 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: