

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: 271 Hound Run Place – Santos Pardo, applicant; Request for a rear yard setback variance from 15 feet to 13 feet for a proposed screen room in PUD (Planned Unit Development) district.

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

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

Agenda Date 9/28/09 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **Deny** the request for a rear yard setback variance from 15 feet to 13 feet for a proposed screen porch in PUD (Planned Unit Development) district; or
2. **Approve** the request for a rear yard setback variance from 15 feet to 13 feet for a proposed screen porch in PUD (Planned Unit Development) district; or
3. **Continue** the request to a time and date certain.

GENERAL INFORMATION	Applicant: Santos Pardo Location: 271 Hound Run Place Zoning: PUD Subdivision: Deer Run
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a screen room enclosure that will encroach into the 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	The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that: <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, structures or building in the same zoning district.

Reviewed by: KFT
Co Atty: AS
Pln Mgr: AS

	<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.
STAFF RECOMMENDATION	<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 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 # BY 2009-78
Meeting Date 9-28-09



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: Santos Pardo
Address: 271 Hound Run Place City: Casselberry Zip code: 32707
Project Address: same as above City: 7 Zip code: _____
Tax Parcel number: 14 21 30 503 0000 0350
Contact number(s): 407 927 4411
Email address: _____

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>Aluminum Screen Room 12' x 40'</u>
<input type="checkbox"/> Addition	Please describe: <u>on existing slab</u>
<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>15'</u>	Proposed setback: <u>13'</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: Santos Pardo

Date: 7/20/09

FOR OFFICE USE ONLY

Date Submitted: 9-24-09

Reviewed By: K. Johnson

Zoning/FLU PUD / PD

- 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!

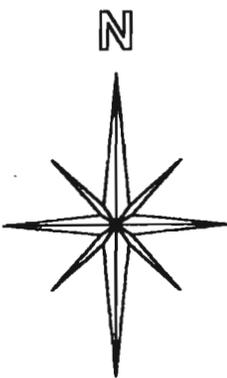
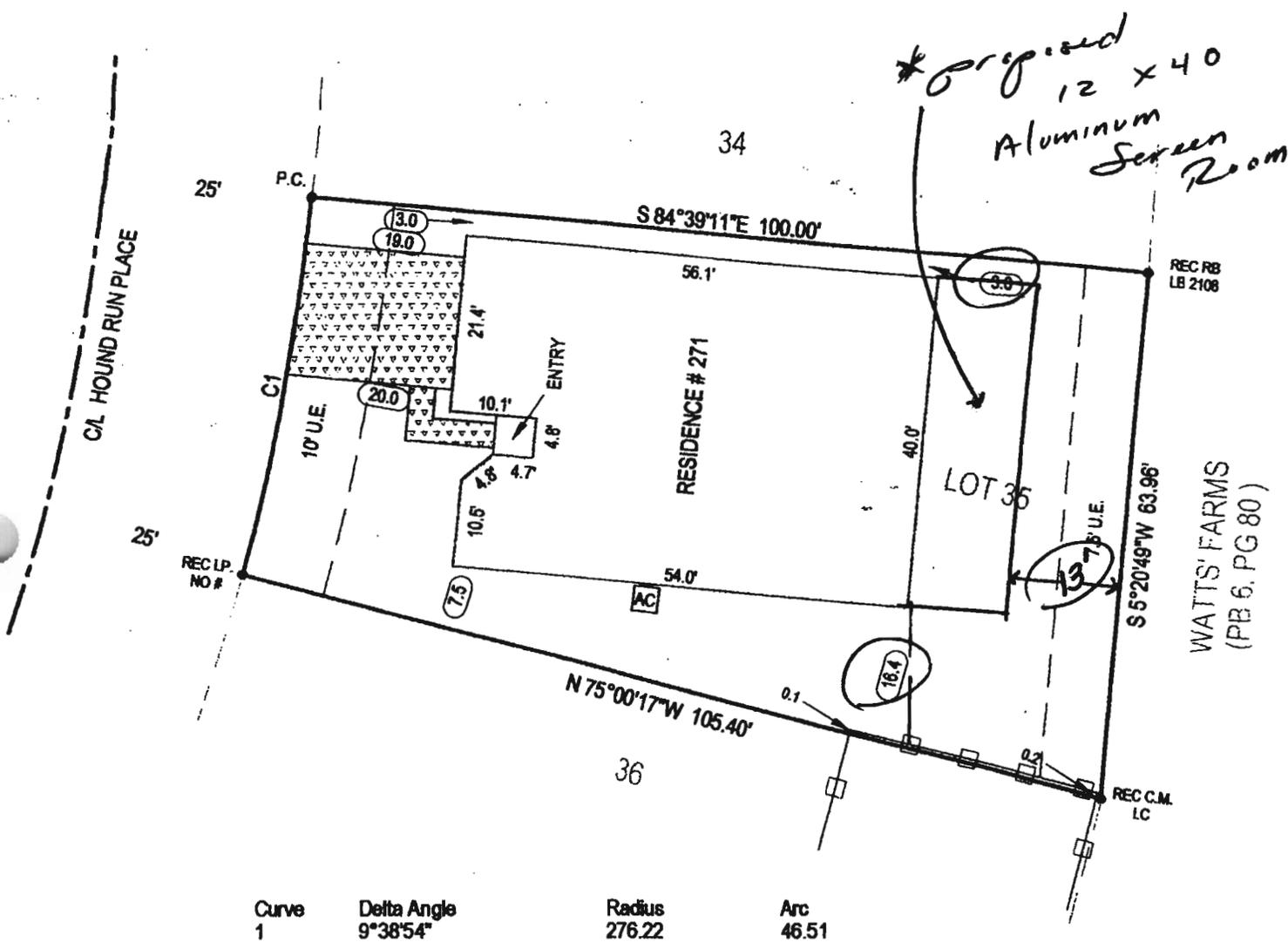
NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless all of the information in the Variance application and submittal checklist is provided to the Planning division.

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.

1. Completed application.	✓
2. Ownership Disclosure Form (Seminole County Application & Affidavit).	✓
3. Owner's authorization letter (if needed). This form can be obtained at http://www.seminolecountyfl.gov/pd/planning/forms.asp	N/A
4. Provide a legible 8 1/2 x 11 inch site plan with the following information NOTE: Please use your property survey for your site plan, if available. See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan.	
o Please start with a clean survey (ex: white out old approval stamps)	✓
o Size and dimension of the parcel	✓
o Location and name of all abutting streets	✓
o Location of driveways	✓
o Location, size and type of any septic systems, drain field and wells	✓
o Location of all easements	✓
o Existing or proposed house or addition <i>(Label existing, label proposed, and include square footage and dimensions of each)</i>	✓
o Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>	
o Building height	
o Setbacks from each building to the property lines	
o Location of proposed fence(s)	
o 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.	

NOTES:

1. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY.
 2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
 3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
 4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
 5. BEARINGS ARE BASED ON RECORD PLAT DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
- PROPERTY HEREON LOCATED IN ZONE "A" PER F.I.R.M. COMMUNITY PANEL NO. 120289 0145 E DATED 04-17-95.



SCALE 1" = 20'

CERTIFIED TO:
 SANTOS F. PARDO
 FIRST UNION MORTGAGE CORP.
 SENTRY TITLE
 CHICAGO TITLE INSURANCE CO., INC.

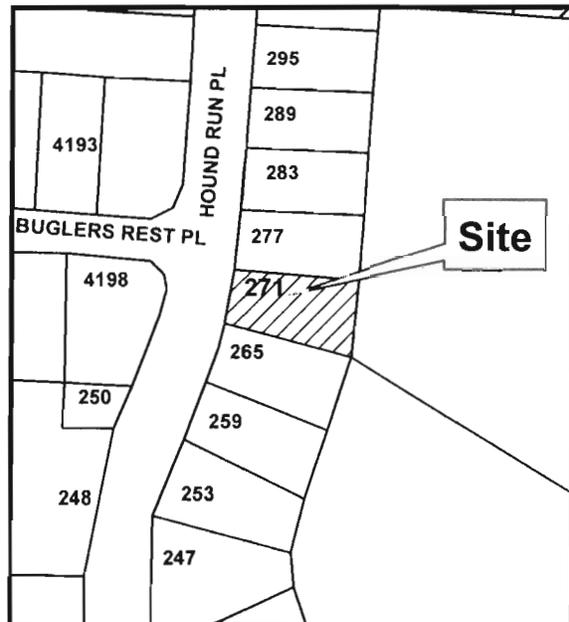
Santos Pardo
 271 Hound Run Place
 Casselberry, FL 32707



Seminole County Board of Adjustment
 September 28, 2009
 Case: BV2009-78 (Map 3158 Grid A7)
 Parcel No: 14-21-30-503-0000-0350

Zoning

-  BV2009-78
-  A-1
-  R-1AA
-  R-1A
-  PUD



<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CPA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL.</p> <p>1101 E. FIRST ST GAINESVILLE, FL 32601-1400 352-369-7500</p>		
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<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 14-21-30-503-0000-0350</p> <p>Owner: PARDO SANTOS F</p> <p>Mailing Address: 271 HOUND RUN PL</p> <p>City,State,ZipCode: CASSELBERRY FL 32707</p> <p>Property Address: 271 HOUND RUN PL CASSELBERRY 32707</p> <p>Subdivision Name: DEER RUN UNIT 16</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 00-HOMESTEAD (2002)</p> <p>Dor: 01-SINGLE FAMILY</p>	<p style="text-align: center;">VALUE SUMMARY</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;">\$130,504</td> <td style="text-align: right;">\$160,237</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;">\$30,000</td> <td style="text-align: right;">\$40,000</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>Just/Market Value</td> <td style="text-align: right;">\$160,504</td> <td style="text-align: right;">\$200,237</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: right;">\$41,009</td> <td style="text-align: right;">\$80,861</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td style="text-align: right;">\$119,495</td> <td style="text-align: right;">\$119,378</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Tax Estimator</u></p> <p style="text-align: center;"><u>Portability Calculator</u></p>	VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$130,504	\$160,237	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$30,000	\$40,000	Land Value Ag	\$0	\$0	Just/Market Value	\$160,504	\$200,237	Portability Adj	\$0	\$0	Save Our Homes Adj	\$41,009	\$80,861	Assessed Value (SOH)	\$119,495	\$119,378
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2009 TAXABLE VALUE WORKING ESTIMATE			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$119,495	\$50,000	\$69,495
Schools	\$119,495	\$25,000	\$94,495
Fire	\$119,495	\$50,000	\$69,495
Road District	\$119,495	\$50,000	\$69,495
SJWM(Saint Johns Water Management)	\$119,495	\$50,000	\$69,495
County Bonds	\$119,495	\$50,000	\$69,495

Potential Portability Amount is \$41,009

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

<p style="text-align: center;">SALES</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>05/2001</td> <td>04093</td> <td>1843</td> <td>\$115,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>09/1995</td> <td>02970</td> <td>1061</td> <td>\$83,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/1987</td> <td>01883</td> <td>0072</td> <td>\$80,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/1987</td> <td>01867</td> <td>0249</td> <td>\$41,800</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>02/1985</td> <td>01817</td> <td>0347</td> <td>\$380,000</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Find Comparable Sales within this Subdivision</u></p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	05/2001	04093	1843	\$115,000	Improved	Yes	WARRANTY DEED	09/1995	02970	1061	\$83,000	Improved	Yes	WARRANTY DEED	08/1987	01883	0072	\$80,000	Improved	Yes	WARRANTY DEED	08/1987	01867	0249	\$41,800	Vacant	No	WARRANTY DEED	02/1985	01817	0347	\$380,000	Vacant	No	<p style="text-align: center;">2008 VALUE SUMMARY</p> <p>Tax Amount (without SOH): \$3,016</p> <p>2008 Tax Bill Amount: \$1,233</p> <p>Save Our Homes (SOH) Savings: \$1,783</p> <p>2008 Certified Taxable Value and Taxes</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
LOT	0	0	1.000	30,000.00	\$30,000								

BUILDING INFORMATION										
Bldg Sketch	Bid Num	Bid Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
	1	SINGLE FAMILY	1987	6	1,410	2,162	1,638	CB/STUCCO FINISH	\$130,504	\$142,627
	Appendage / Sqft		ENCLOSED PORCH FINISHED / 228							
	Appendage / Sqft		OPEN PORCH FINISHED / 40							
	Appendage / Sqft		GARAGE FINISHED / 484							

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.

COMMISSION DISTRICT #:

GUI
PROJ. #

ZONED: PUD

SEC: 14

TWP: 21

RNG: 30

DEVELOPMENT:		Deer Run Unit 16				DEVELOPER:		Amerifirst Development Corp.											
LOCATION:		54 Units – 17.75 Acres																	
FILE#:		BA:		SP:		BCC:		4/27/84											
P&Z:		PB		29		PG		98, 99		Lot		Blk		Parcel		DBA		Comm Dist	
DEVEL. ORDER #:						TAX PAR. I.D. #:													
SIDEWALKS:						SETBACK REQUIREMENTS													
						FY:		20		SIDE ST.:		SY:		*0		RY:		15	
ROAD TYPE: (CURB & GUTTER OR SWALE)						MAIN STRUCTURE OTHER: PATIO HOME Min. Home size: 700 sq. ft Min Lot size: 2,000 sq. ft. Max Height: 35' *Roof overhang not to extend beyond side lot line.													
						ACCESSORY STRUCTURE SETBACKS:													
						SY:				RY:		5'							
						ACCESSORY STRUCTURE OTHER: Not to project beyond main structure on side.													

		IMPACT FEES	
		SCREEN:	
		TRAFFIC ZONE:	
		LAND USE:	
		1. ROAD-CO. WIDE	200.00
		2. ROAD-COLL.	
		3. LIBRARY	
		4. FIRE	10.00
		5. PARK	
		6. SCHOOL	
		7. LAW	
		8. DRAINAGE	
		TOTAL	
		REMARKS:	

**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
<i>Santos Pardo</i>	<i>271 Hound Run Place Casselberry, Fl. 32707</i>	<i>407 927 4411</i>

(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.

7/20/09
Date

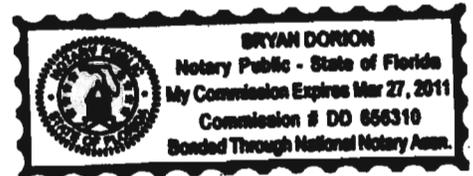
a Santos
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF *Seminole*

Sworn to (or affirmed) and subscribed before me this 20 day of July, 2009 by *Santos Pardo*

[Signature]
Signature of Notary Public

BRYAN DORION
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: _____

BU2009-78

Deer Run, HOA #16
Exterior Home improvement or modification request for approval

Address of Property needing approval

Owners Full Name, SANTOS F. PARDO

Address, 271 Hound Run Pl

Phone, 407-927-4411

City, State and Zip code

Casselberry Florida, 32707

Owners Address is different from address listed above

Address, _____

Phone, _____

City, State and Zip Code

Reason for Request:

Approval for screened patio

<u>Have you included product data for the items to be installed ?</u>	<u>Yes</u>	No
<u>Have you included a drawing of your improvements ?</u>	<u>Yes</u>	No
<u>If required by law have all state and county permits been pulled ?</u>	<u>IN PROGRESS</u>	No
<u>Have you included photos of similar properties having the product you wish to install?</u>	Yes	<u>No</u>
<u>If you are painting the exterior of your home, did you provide color chips</u>	Yes	<u>No</u>

Signature Santos Pardo Date 8/25/09

HOA Board Member approval

Approved ___ Rejected ___ if rejected a letter will be sent to the home owner with a detailed explanation, the home owner has the right to appeal any rejections made by the HOA board member or members.

Signature [Signature] Date 8/25/09

June 6, 2005

Dear Sir or Madam

The home improvements requested by Santos Pardo, (Screened in Porch) has been submitted and approved by the Deer Run HOA 16. If you have any questions please contact me at
407-365-1245
Cell 443-864-7334

Sincerely,



Paul Harsch
President, HOA Deer Run #16

.....
HOA #16 Board of Directors

President – Paul Harsch, (407) 365-1245, peharsch@isecinc.com

Vice President – Cindy Henry (407) 695 3430

Treasurer – Paul Harsch, (407) 365-1245, peharsch@isecinc.com

Secretary –

Members-at-Large –

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On September 28, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 35 DEER RUN UNIT 16 PB 29 PGS 98 & 99

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

FINDINGS OF FACT

Property Owner: Santos Pardo
271 Hound Run Place
Casselberry, Fl. 32707

Project Name: Hound Run Place (271)

Variance Approval:

Rear yard setback from 15 feet to 13 feet for screen porch 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: 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 screen porch 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:

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

**SEMINOLE COUNTY DENIAL DEVELOPMENT
ORDER**

On September 28, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 35 DEER RUN UNIT 16 PB 29 PGS 98 & 99

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

FINDINGS OF FACT

Property Owner: Santos Pardo
271 Hound Run Place
Casselberry, Fl. 32707

Project Name: Hound Run Place (271)

Variance Request:

Rear yard setback from 15 feet to 13 feet for screen porch in PUD (Planned Unit Development) district.

Approval was sought to construct a screen porch in 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: 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: