

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

SUBJECT: Tropical Avenue (Lot 19) – Joseph Cremonese, applicant; Request for 1) a front yard setback variance from 25 feet to 17.5 feet and 2) a water front yard setback variance from 30 feet (the ordinary or mean high water elevation) to 12 feet for a proposed new single family home in R-1A (Single Family Dwelling) district.

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Denny Gibbs **EXT.** 7387

Agenda Date 12/7/09 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **Deny** the request for 1) a front yard setback variance from 25 feet to 17.5 feet and 2) a water front yard setback variance from 30 feet (the ordinary or mean high water elevation) to 12 feet for a proposed new single family home in R-1A (Single Family Dwelling) district; or
2. **Approve** the request for 1) a front yard setback variance from 25 feet to 17.5 feet and 2) a water front yard setback variance from 30 feet (the ordinary or mean high water elevation) to 12 feet for a proposed new single family home in R-1A (Single Family Dwelling) district; or
3. **Continue** the request to a time and date certain.

GENERAL INFORMATION	<p>Applicant: Joseph Cremonese Owner: Ann Dennis Location: Tropical Avenue (Lot 19) Zoning: R-1A (Single Family Dwelling) Subdivision: Lake Mills Shore</p>
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to construct a new single family home which will encroach 7.5 feet into the required 25-foot front yard setback and 18 feet into the required 30-foot water front setback in the rear (the ordinary or mean high water elevation).

Reviewed by: ICFT
Co Atty: _____
Pln Mgr: AS

	<ul style="list-style-type: none">• 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, structures or building in the same zoning district.• 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 new single family home as depicted on the attached site plan; and• The water front yard setback is from the ordinary or mean high water elevation; 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 # BU2009-104
Meeting Date 12-7-09

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: KRISTEN AND/OR JOSEPA CREMONESE
Address: 1616 SULTAN CIRCLE City: CHULLUOTA Zip code: 32766
Project Address: TROPICAL AVE (LOT 19) City: CHULLUOTA Zip code: 32766
Tax Parcel number: 28-21-32-501-0M00-0190
Contact number(s): 412-916-6066 OR 407-365-5038 Joseph
Email address: JOE.CC.21@AOL.COM 412-

Is the property available for inspection without an appointment?

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

RECEIVED OCT 09 2009

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 type="checkbox"/> Covered screen room	Please describe:
<input type="checkbox"/> Addition	Please describe: <u>A SINGLE FAMILY, PRIMARILY</u>
<input checked="" type="checkbox"/> New Single Family Home	Please describe: <u>ONE STORY RESIDENCE, WITH AN UNFINISHED 2ND FLOOR LOFT AREA FOR POSSIBLE FUTURE</u>
<input type="checkbox"/> Other	Please describe: <u>1 BED, 1 BATH.</u>
<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 checked="" type="checkbox"/> Front yard setback	Required setback:	<u>25'</u>	Proposed setback: <u>17 1/2'</u>
<input checked="" type="checkbox"/> Rear yard setback	Required setback:	<u>30'</u>	Proposed setback: <u>12'</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:

Total number of variances requested _____

Signed: [Signature]

Date: 10-7-09

FOR OFFICE USE ONLY

Date Submitted: 10-9-09

Reviewed By: P. Johnson

Zoning/FLU R1A1 LOR

- 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: PLATTED 1957 SEMINOLE COUNTY PLANNING
950 245-2073

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 http://www.seminolecountyfl.gov/pd/planning/forms.asp
	4. Provide a legible 8 ½ 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.
	<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.

***A standard gravel, gravity fed septic system/(and or pump and raised bed if needed) and drain field will be designed, measuring approximately, 24' x 70' feet in dimension, and located at the front of the property.**

*** House will be primarily a single family, one story building, with second story loft area. Only 630 finished S.F. will comprise the second. House to be a 3BR and 2.5 or 3 bath residence, with 2 car garage.**

Total SF = 2830

***Building height of the one story portion of structure not to exceed 22', and small second story portion not to exceed 34'.**

***All utilities are at street.**

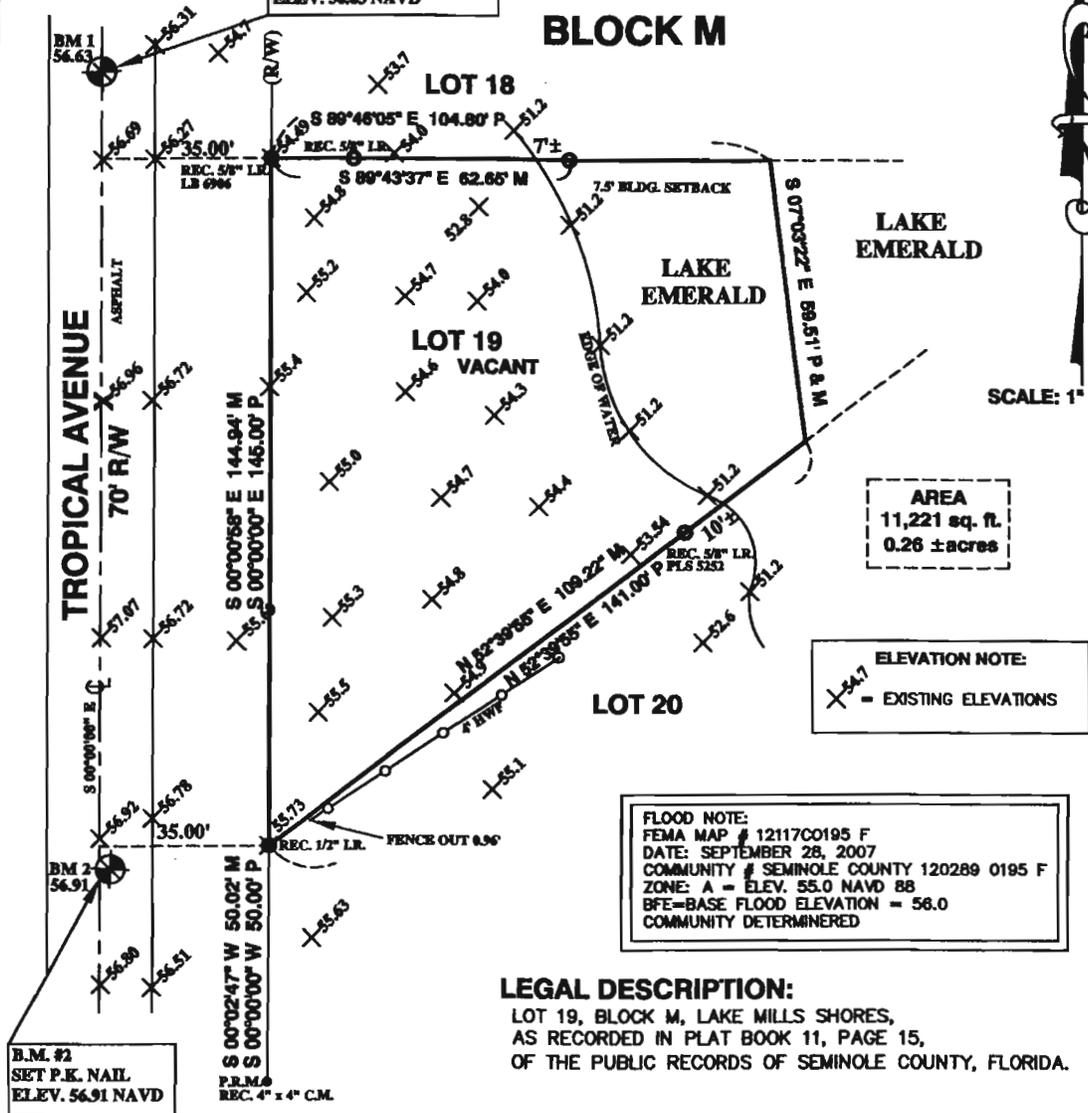
*** Variance of 7.5' only needed in front. Garage and front of home will be a full 52.5' from center of Tropical Avenue.**

SECTION 28
TOWNSHIP 21 S.
RANGE 32 E.
SEMINOLE CO.

BOUNDARY AND TOPOGRAPHICAL SURVEY

B.M. #1
REC. NAIL & DISK
SOUTHEASTERN SURVEY
ELEV. 56.43 NAVD

BLOCK M



SCALE: 1" = 30'

AREA
11,221 sq. ft.
0.26 ± acres

ELEVATION NOTE:
X 54.7 = EXISTING ELEVATIONS

FLOOD NOTE:
FEMA MAP # 12117C0195 F
DATE: SEPTEMBER 28, 2007
COMMUNITY # SEMINOLE COUNTY 120289 0195 F
ZONE: A = ELEV. 55.0 NAVD 88
BFE=BASE FLOOD ELEVATION = 56.0
COMMUNITY DETERMINED

LEGAL DESCRIPTION:
LOT 19, BLOCK M, LAKE MILLS SHORES,
AS RECORDED IN PLAT BOOK 11, PAGE 15,
OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

B.M. #2
SET P.K. NAIL
ELEV. 56.91 NAVD

LEGEND

A/C	AIR CONDITIONER PAD	BM	BENCH MARK
AKA	ALSO KNOWN AS	B/C	BACK OF CURB
B/C	BACK OF CURB	CHD	CHORD
CATV	CABLE TELEVISION LINE	CALC	CALCULATED
CL	CHAIN LINKED FENCE	CON	CONCRETE
CLF	CHAIN LINKED FENCE	CP	CONCRETE PAD
CP	CONCRETE PAD	CS	CONCRETE SLAB
CS	CONCRETE SLAB	CR	CENTER LINE
C	CENTER LINE	CAF	CENTER ANGLE
CAF	CENTER ANGLE	DE	DEBRIS EASEMENT
DE	DEBRIS EASEMENT	DISC	DISCREPANCY
DISC	DISCREPANCY	D	DEED
D	DEED	E/P	EDGE OF PAVEMENT
E/P	EDGE OF PAVEMENT	EM	ELECTRIC METER
EM	ELECTRIC METER	F	FIELD
F	FIELD	FM	FOUND FROM ROD
FM	FOUND FROM ROD	D.U.E.	DRAINAGE & UTILITY EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT	G.M.	GAS METER
G.M.	GAS METER	IP	IRON PIPE
IP	IRON PIPE	AL	ARC LENGTH
AL	ARC LENGTH	LP	LIGHT POLE
LP	LIGHT POLE	LB	LICENSED BUSINESS
LB	LICENSED BUSINESS	M	MEASURED
M	MEASURED	MS	METAL SHED
MS	METAL SHED	ND	NAIL & DISK
ND	NAIL & DISK	PO	POINT ON LINE
PO	POINT ON LINE	PC	POINT OF CURVATURE
PC	POINT OF CURVATURE	PCP	PERMANENT CONTROL POINT
PCP	PERMANENT CONTROL POINT	POB	POINT OF BEGINNING
POB	POINT OF BEGINNING	POC	POINT OF COMMENCEMENT
POC	POINT OF COMMENCEMENT	PRM	PERMANENT REFERENCE MARK
PRM	PERMANENT REFERENCE MARK	D&M	DIBED & MEASURED
D&M	DIBED & MEASURED	R/W	RIGHT OF WAY
R/W	RIGHT OF WAY	R	RADIUS
R	RADIUS	SBT	SOUTHERN BELL TELEPHONE
SBT	SOUTHERN BELL TELEPHONE	US	UTILITY BOX
US	UTILITY BOX	UE	UTILITY EASEMENT
UE	UTILITY EASEMENT	WF	WOOD FENCE
WF	WOOD FENCE	WM	WATER METER
WM	WATER METER	WPP	WATER POWER POLE
WPP	WATER POWER POLE	OR	OFFICIAL RECORDS
OR	OFFICIAL RECORDS	UUP	UNDERGROUND UTILITY PEDISTAL
UUP	UNDERGROUND UTILITY PEDISTAL		

- SURVEYOR'S NOTES:**
- SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAYS, OR OTHER RESTRICTIONS OF RECORD.
 - A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.
 - BEARINGS SHOWN ARE RELATED TO THE CENTERLINE OF TROPICAL AVENUE AS BEING N 00°00'00" E, AND ARE ASSUMED BEARINGS.
 - LEGAL DESCRIPTION PROVIDED BY CLIENT OR CLIENT'S REPRESENTATIVE.
 - ABOVE GROUND ENCROACHMENTS, IF ANY, AS SHOWN ON SURVEY.
 - UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED ON SURVEY.
 - PROPERTY LIES IN FLOOD ZONE "A", AS SHOWN ON FEMA / FIRM MAP.
 - EASEMENTS SHOWN PER PLAT OF RECORD.
 - PARCEL I.D. # 28-21-32-501-0100-0190
 - VERTICAL DATUM RELATED TO SEMINOLE COUNTY BENCHMARK # 3252701 RECOVERED SEMINOLE COUNTY NAIL & DISK ELEVATION 45.841 NAVD 1988.

CERTIFIED TO:
JOSEPH A. CREMONESE AND MARIE R. CREMONESE

ANDREW V. ASBURY
PROFESSIONAL
SURVEYOR & MAPPER

115 MARGO LANE
LONGWOOD FL 32750
TEL.# (407) 830-0200
FAX # (407) 830-0500

e-mail address: CIVILSURVEYS@aol.com

DRAWN BY	EMT	DATE DRAWN	9/27/05
FIELD BOOK	52/4	DATE IN FIELD	9/23/05
CHECKED BY	AVA	PARTY CHIEF	AWM
DATE		SCALE	1" = 30'
		SHEET	1 OF 1
REVISIONS			
DESCRIPTION	DATE	BY	
TOPO	10/6/09	BDF	
SURVEY JOB # 05-339A			

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SKETCH OF SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND THAT SAID SURVEY MEETS AND OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS OF FLORIDA ADMINISTRATIVE CODE RULE 61G17-8 PURSUANT TO FLORIDA STATUTE CHAPTER 472.

ANDREW V. ASBURY
FLORIDA LICENSE No. 5252
NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL.

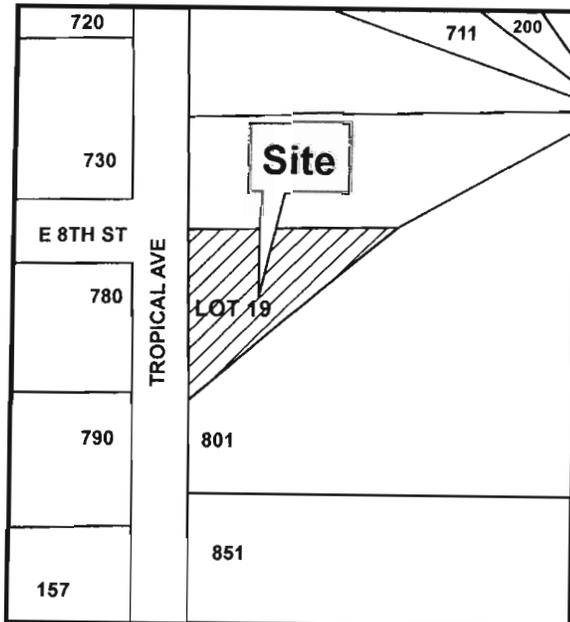
Joseph Cremonese
 Tropical Avenue (Lot 19)
 Chuluota, FL 32766



Seminole County Board of Adjustment
 December 7, 2009
 Case: BV2009-104 (Map 3215 Grid A3)
 Parcel No: 28-21-32-501-0M00-0190

Zoning

-  BV2009-104
-  R-1A
-  R-1
-  RPI
-  CN
-  C-2
-  PCD



Letter of Authorization

I Kristen Cremonese, hereby authorize my father, Joseph A Cremonese, also of Chuluota, Florida, to handle, correspond, communicate, and otherwise speak on my behalf, in any and all matters relating to proposed building and setback variances, requiring review by the Seminole County, FL Board of Adjustment (BOA).

All information regarding Lot 19, A vacant lot on Tropical Avenue, Chuluota, FL, can be discussed and represented by and with him. I authorize him to speak on my behalf on all matters pursuant to this property.



Kristen Cremonese

10-09-09

Date

**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
KRISTEN M. CREMONESE	1616 SULTAN CIRCLE	407-368-5038
JOSEPH A. CREMONESE	CHALLOTA, FL 32706	412-916-6066

(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: KRISTEN M. CAEMONESE

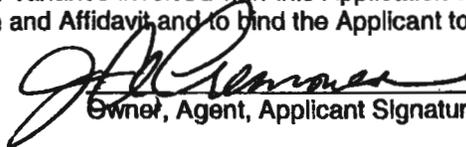
NAME	ADDRESS	% OF INTEREST
<u>KRISTEN M. CAEMONESE</u>	<u>1616 SULTAN CIRCLE, CHULLIOTA FL 32166</u>	<u>100%</u>

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


Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me this _____ day of _____, 200__ by _____

Signature of Notary Public

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: _____

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL. 1101 E. FIRST ST SANFORD, FL 32771-1468 407-688-7206</p>																																					
<p align="center">GENERAL</p> <p>Parcel Id: 28-21-32-501-0M00-0190 Owner: DENNIS ANN Mailing Address: 371 E 2ND ST City,State,ZipCode: CHULUOTA FL 32766 Property Address: TROPICAL AVE Subdivision Name: LAKE MILLS SHORES Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 00-VACANT RESIDENTIAL</p>		<p align="center">VALUE SUMMARY</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>VALUES</th> <th>2009 Working</th> <th>2008 Certified</th> </tr> </thead> <tbody> <tr> <td>Value Method</td> <td>Cost/Market</td> <td>Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td align="center">0</td> <td align="center">0</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td align="center">\$0</td> <td align="center">\$0</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td align="center">\$0</td> <td align="center">\$0</td> </tr> <tr> <td>Land Value (Market)</td> <td align="right">\$61,380</td> <td align="right">\$66,495</td> </tr> <tr> <td>Land Value Ag</td> <td align="center">\$0</td> <td align="center">\$0</td> </tr> <tr> <td>Just/Market Value</td> <td align="right">\$61,380</td> <td align="right">\$66,495</td> </tr> <tr> <td>Portability Adj</td> <td align="center">\$0</td> <td align="center">\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td align="center">\$0</td> <td align="center">\$0</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td align="right">\$61,380</td> <td align="right">\$66,495</td> </tr> </tbody> </table> <p align="center">Tax Estimator 2009 Notice of Proposed Property Tax</p>	VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	0	0	Depreciated Bldg Value	\$0	\$0	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$61,380	\$66,495	Land Value Ag	\$0	\$0	Just/Market Value	\$61,380	\$66,495	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$61,380	\$66,495		
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<p 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>QUIT CLAIM DEED</td> <td>11/2007</td> <td>06870</td> <td>1864</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>05/2006</td> <td>06260</td> <td>0817</td> <td>\$82,000</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>02/1990</td> <td>02154</td> <td>1404</td> <td>\$14,000</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1976</td> <td>01086</td> <td>1160</td> <td>\$3,900</td> <td>Vacant</td> <td>Yes</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	QUIT CLAIM DEED	11/2007	06870	1864	\$100	Vacant	No	WARRANTY DEED	05/2006	06260	0817	\$82,000	Vacant	Yes	WARRANTY DEED	02/1990	02154	1404	\$14,000	Vacant	Yes	WARRANTY DEED	01/1976	01086	1160	\$3,900	Vacant	Yes	<p align="center">2008 VALUE SUMMARY</p> <p align="center">2008 Tax Bill Amount: \$1,001 2008 Certified Taxable Value and Taxes DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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<p>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.</p>																																					



Department of Environmental Protection

Job Bush
Governor

Central District
3319 Maguire Boulevard, Suite 232
Orlando, Florida 32803-3767

Colleen M. Castille
Secretary

Ms. Ann Dennis
371 E. 2nd Street
Chuluota, FL 32766-8967

Seminole County - ERP
File No. 59-256625-001
Lot 19, Block M, Lake Mills Shores
Informal Wetlands Determination



*Tropical Ave.
Property
Informal
wetland
determination*

Dear Ms. Dennis:

This is in response to your request for an informal wetland determination. Information you provided to the Department indicates that the property is known as Lot 19, Block M, Lake Mills Shores, and also known as Parcel No. 28-21-32-501-0M00-0190, Seminole County.

A site inspection was conducted on October 20, 2005. The property is situated on the east side of Tropical Avenue and contiguous to Lake Mills. The property location and approximate property boundary lines were determined using information submitted by the applicant and the county property appraisers web site and is only an estimate of the property location and not a precise determination.

The western portion of the site is primarily dominated by bamboo, camphor trees, and other mostly non-wetland plant species, and does not meet the definition or criteria to be classified as wetlands pursuant to Section 62-340 Florida Administrative Code (F.A.C.).

The eastern portion of the site is dominated by primrose willow, cattails, and other mostly wetland plant species, contains hydric soil and or hydrologic indicators, and meets the definition and or criteria to be classified as wetlands pursuant to Section 62-340 Florida Administrative Code (F.A.C.). A wetland line was flagged indicating the upland/wetland boundary line with 4 pink wetland delineation flags. For planning purposes you should have the wetland line surveyed and indicated on your property survey.

Any development and or dredge/fill activity within the surface water or wetland area(s) of this site will require an Environmental Resource Permit from this Department pursuant to Part IV, Chapter 373 Florida Statutes, and Section 62-343.050 F.A.C. **Please contact Mark Langford at 407-893-7867 with any questions regarding the permit process.** A permit application can be obtained from the Department's web site at www.dep.state.fl.us/water/wetlands/erp or by calling the office at 407-893-3307.

After May 1, 2003, construction activities (CGP) that will result in disturbance of one or more acres of land are required to obtain an NPDES Permit under the Large and Small CGP. Please contact Fred Noble at 850-245-7520. Disturbance includes, but is not limited to soil disturbance, clearing, grading and excavation.

"More Protection. Less Process"

Printed on recycled paper.

Page Two
Ann Dennis

Permits may also be required from the Army Corps of Engineers (321-504-3771), and Seminole County (407-665-7331).

Dredging- Excavation, by any means, in surface waters or wetlands, as delineated in subsection 373.421(1), F.S. Excavation also means the excavation, or creation, of a water body which is, or is to be, connected to surface waters or wetlands, as delineated in subsection 373.421(1), F.S., directly or via an excavated water body or series of water bodies (subsection 373.403(13), F.S.).

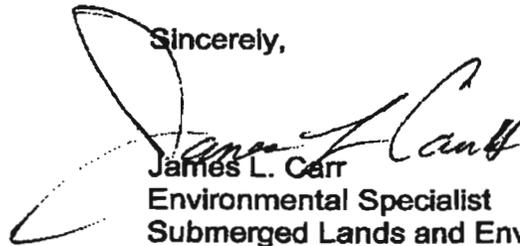
Filling-The deposition, by any means, of materials in surface waters or wetlands, as delineated in subsection 373.421(1), F.S. (subsection 373.403 (14), F.S.).

In order to obtain a permit an applicant must meet the permitting conditions listed in Section 40C/E-4.301 F.A.C. "Conditions for Issuance of Permits", and Section 40C/E-4.302 F.A.C. "Additional Conditions for Issuance of Permits". The mere application for a permit does not guarantee that a permit will be issued. The application request may be denied, or modified.

This is an informal pre-application jurisdictional determination pursuant to Sections 373 Florida Statutes (F.S.). It does not bind the Department, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal pre-application jurisdictional determination are not entitled to rely upon it for purposes of compliance with Sections 373 F.S., nor any other provision of law or Department rules. A binding jurisdictional determination may be obtained by petitioning the Department for a jurisdictional declaratory statement pursuant to F.A.C. Rule 62-343.040 or by applying for a dredge and fill permit. The results of this informal determination are valid for no more than 5 years from the date of the site inspection.

Please contact me at the letterhead address or by calling 407/893-7873, between the hours of 8:00 a.m. and 3:30 p.m., should you have any questions.

Sincerely,



James L. Carr
Environmental Specialist
Submerged Lands and Environmental
Resource Permitting

Date: 10/26/05

JL

cc: Wendy Meyer, Seminole County Development Review

Tropical Avenue

PLANNING AND DEVELOPMENT DEPARTMENT

Building Department



April 11, 2006

Flood Risk Information

Seminole County, in partnership with Federal Emergency Management Agency (FEMA), has completed the Preliminary Digital Flood Insurance Rate Map (DFIRM), and Flood Insurance Study (FIS) updates for Seminole County and the Cities of Altamonte Springs, Casselberry, Lake Mary, Longwood, Oviedo, Sanford, and Winter Springs.

Per our GIS flood maps with the new DFIRM overlay, it appears that your property "may be removed" from the Special Flood Hazard Area (SFHA), with the adoption of the DFIRM, which is under review and in the acceptance time frame (around 6-8 months). This process will probably take until around January of 2007. The DFIRM "**appears**" to be removing your property, but will not be effective until the Board of County Commissioners adopts the new DFIRM's. The removal of the requirement for flood insurance is not a function of the county, but is mandated and controlled by your personal insurance carrier and mortgage company. For information concerning your insurance requirements, contact your insurance or mortgage company directly. If you are receiving this letter, you have already been determined, by the county flood zone department that your parcel is in effect, removed from the SFHA, when the adoption of the new DFIRM is completed.

For more information, please visit our website at:

<http://www.seminolecountyfl.gov/pd/building/flood/index.asp>

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On December 7, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 19 BLK M LAKE MILLS SHORES PB 11 PG 15

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

FINDINGS OF FACT

Property Owner: Dennis Ann
371 E 2nd St
Chuluota FL 32766

Project Name: Tropical Avenue (Lot 19)

Requested Variance:

- 1) a front yard setback variance from 25 feet to 17.5 feet and
- 2) a water front yard setback variance from 30 feet (the ordinary or mean high water elevation) to 12 feet for a proposed new single family home in R-1A (Single Family Dwelling) district.

Approval was sought to construct a new single family home within the 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: Denny Gibbs, Senior 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 December 7, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 19 BLK M LAKE MILLS SHORES PB 11 PG 15

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

FINDINGS OF FACT

Property Owner: Dennis Ann
371 E 2nd St
Chuluota FL 32766

Project Name: Tropical Avenue (Lot 19)

Variance Approval:

- 1) a front yard setback variance from 25 feet to 17.5 feet and
- 2) a water front yard setback variance from 30 feet (the ordinary or mean high water elevation) to 12 feet for a proposed new single family home 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: Denny Gibbs, Senior 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 new single family home as depicted on the attached site plan.
- b. The water front yard setback is from the ordinary or mean high water elevation.

(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:

