



AGENDA

ORMOND BEACH BOARD OF ADJUSTMENT AND APPEALS

September 3, 2014

ORMOND BEACH TRAINING ROOM

7:00 P.M.

I. ROLL CALL

II. APPROVAL OF THE MINUTES

A. August 6, 2014

III. NEW BUSINESS

A. **Case No. VAR 14-113: 12 Tanglewood Circle, Pool Screen Enclosure Variances, rear and interior side yard setbacks.**

This is a request by Gail Varn Lumpkin, Gail Varn Lumpkin Living Trust, applicant and property owner of 12 Tanglewood Circle, requesting two variances to locate a pool screen enclosure over an existing pool and deck along the rear and side interior lot line. The variances are as follows:

Rear Yard Variance: Section 2-50.X.1.c.(2) of the Land Development Code requires a 10' setback for a pool screen enclosure to the rear property line. The applicants are requesting an 8.1' variance to the pool screen enclosure standard with a resulting setback of 1.9' to the rear property line.

Side Yard Variance: Section 2-50.X.1.d.(2) of the Land Development Code requires a 7.5' setback for a pool screen enclosure to the interior side yard property line. The applicants are requesting a 5' variance to the pool screen enclosure standard with a resulting setback of 2.5' to the side yard property line.

IV. OTHER BUSINESS

V. ADJOURNMENT

MINUTES
BOARD OF ADJUSTMENT

August 6, 2014

7:00 p.m.

City Hall Training Room
22 South Beach Street
Ormond Beach, Florida

I. ROLL CALL

Members Present

Dennis McNamara
Ryck Hundredmark
Jean Jenner
Sue Parkerson
Dana Smith

Staff Present

S. Lauren Kornel, Senior Planner
Ann-Margret Emery, Deputy City Attorney
Melanie Nagel, Minutes Technician

II. APPROVAL OF THE MINUTES

A. July 9, 2014 Minutes

Mr. Hundredmark moved to approve the July 9, 2014 Minutes as submitted. Mr. McNamara seconded the motion. Vote was called, and the motion was unanimously approved.

III. NEW BUSINESS

A. Case No. V2014-106: 1190 North US Highway 1, Energizer-Playtex Manufacturing, rear yard setback

Ms. Kornel, Senior Planner, City of Ormond Beach, stated this is an application for a rear yard setback variance for a steel building over new boilers on an existing concrete slab. Ms. Kornel explained the location, orientation, and characteristics of the subject property and presented the staff report. Ms. Kornel stated staff is recommending approval.

Mr. Ron Neal, Sr. Technical Services Manager from Energizer, stated the company needs this variance for future growth of the company. Mr. McNamara stated that there were already other structures behind the building, and Mr. Neal replied that there are existing structures to the north of where the new structure would be.

Mr. Hundredmark asked how far this structure will stick out from the present building. Mr. Carl Woods, Sr. Mechanical Engineer from Energizer, stated it would be a little less than what is already there - approximately 14 feet.

Mr. McNamara asked if there were any more questions. There were none.

Following discussion, Mr. Hundredmark moved to approve the variance for the rear yard setback, as submitted. Ms. Parkerson seconded the motion. Vote was called, and the motion was unanimously approved.

V. OTHER BUSINESS

None.

VI. ADJOURNMENT

As there was no other business, the meeting was adjourned at 7:10 p.m.

Respectfully submitted,

S. Laureen Kornel, AICP, Senior Planner

ATTEST:

Dennis McNamara, Chair

Minutes prepared by Melanie Nagel.

Pursuant to section 286-0105, Florida Statutes, if any person decides to appeal any decision made by the board of adjustment with respect to any matter considered at this public meeting, such person will need a record of the proceedings and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

All persons appealing to the board of adjustment must be present, or represented at the public hearing scheduled for the consideration of his request. Failure to be present or to be represented, results in the automatic refusal by this board to grant permission for any variance. In order to allow the meeting to proceed in an orderly fashion, the board, by motion, may limit the time allowed for remarks concerning a specific agenda item to a maximum of thirty (30) minutes for city staff, the designated representative of the applicant and the designated representative of any organized group and to five (5) minutes for members of organizations and other individual speakers. Additional time shall be allowed to respond to questions from the board.

Persons with a disability, such as a vision, hearing or speech impairment, or persons needing other types of assistance and who wish to attend city commission meetings or any other board of committee meeting may contact the city clerk in writing, or may call 677-0311 for information regarding available aids and services.

STAFF REPORT

City of Ormond Beach Department of Planning

DATE: August 25, 2012

SUBJECT: 12 Tanglewood Circle Pool Screen Enclosure Rear and Interior Side Yard Variances

APPLICANT: Gail Varn Lumpkin, Gail Varn Lumpkin Living Trust, Property Owner

FILE NUMBER: V14-113

PROJECT PLANNER: S. Lauren Kornel, AICP, Senior Planner

INTRODUCTION: This is a request by Gail Varn Lumpkin, Gail Varn Lumpkin Living Trust, applicant and property owner of 12 Tanglewood Circle, requesting two variances to locate a pool screen enclosure over an existing pool and deck along the rear and side interior lot line. The variances are as follows:

Rear Yard Variance: Section 2-50.X.1.c.(2) of the Land Development Code requires a 10' setback for a pool screen enclosure to the rear property line. The applicants are requesting an 8.1' variance to the pool screen enclosure standard with a resulting setback of 1.9' to the rear property line.

Side Yard Variance: Section 2-50.X.1.d.(2) of the Land Development Code requires a 7.5' setback for a pool screen enclosure to the interior side yard property line. The applicants are requesting a 5' variance to the pool screen enclosure standard with a resulting setback of 2.5' to the side yard property line.

BACKGROUND: On August 15, 2014, staff conducted a site visit to install a sign posting the September 3, 2014, public hearing date and to document the location of the existing pool and patio by photos. Upon conducting the site visit, staff observed the interior side yard setback and determined that an interior side yard setback variance for the screen enclosure would also be required in addition to the requested rear yard setback variance. While the application only requests the rear yard variance for the screen enclosure, the applicant has agreed that an interior side yard setback will also be required as shown on the Variance Exhibit.

The property is designated as "Low Density Residential" on the City's Future Land Use Map (FLUM) and is zoned R-2 (Single Family Low-Medium Density) on the City's Official Zoning Map. The existing use of the property is consistent with the FLUM designation and zoning district.

Table 1: Adjacent land uses and zoning:

	Current Land Uses	Future Land Use Designation	Zoning
North	Single Family House	“Low Density Residential”	R-2 (Single Family Low-Medium Density)
South	Single Family House	“Low Density Residential”	R-2 (Single Family Low-Medium Density)
East	Single Family House	“Low Density Residential”	R-2 (Single Family Low-Medium Density)
West	Single Family House	“Low Density Residential”	R-1 (Single Family Low Density)

Site Aerial



The subject property is 90’ wide by 114’ deep and is a conforming lot of record. According to the Volusia County Property Appraiser, the house, pool and deck was constructed in 1957. The applicants purchased the home in February 2014 and have lived at this address for roughly 6 months.

The applicant desires to place a pool screen enclosure over the existing pool for several reasons:

1. The trees on the subject property are mature and produce leaf litter that is difficult to keep clear of the pool.
2. There is a desire to not impact the mature trees through pruning or removal.

3. The lack of the pool screen enclosure has lead to repeated and escalating pool maintenance. The owner has replaced the pool filter twice since the purchase of the property earlier this year.
4. To prevent small animals from entering the pool.
5. To increase enjoyment and the ability to use the pool to its maximum potential.
6. The use of a swimming pool for aquatic rehabilitation has been medically advised for management of chronic low back pain and sun protection to include a screen enclosure for the existing swimming pool due to a history of skin cancer and precancer as evidenced in a letter from Dr. David W. Carpenter, MD dated August 4, 2014.

When the pool screen setback is applied to the subject property, the screen would be in the waters of the pool.

ANALYSIS:

Chapter 1, Article II, Section 1-16.D.2, of the Land Development Code states, "The Board of Adjustment and Appeals shall first determine whether the need for the proposed variance arises out of the physical surroundings, shape, topographical condition, or other physical or environmental conditions that are unique to the specific property involved and are not the result of the actions of the applicant. If the basis for the request is the unique quality of the site, the Board shall make the following required findings based on the granting of the variance for that site alone. If, however, the condition is common to numerous sites so that requests for similar variances are likely to be received, the Board shall base its findings on the cumulative effect of granting the variance to all who may apply."

The Board must consider the following criteria established in Chapter 1, Article II, Section 1-16.D.4, of the Land Development Code for the expansion of the non-conforming structure:

1. **Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.**

Case for the variances: The special condition relates to the location of the existing pool and deck that was constructed in 1957. The location of the pool and deck does not allow the opportunity to construct a screen enclosure that can meet the rear and side yard setbacks (10' and 7.5' respectively).

Case against the variances: Alternatively, one may argue that the location of the pool and deck is not a special condition and is common through out the City. The existing pool and deck is non-conforming and the screen enclosure would only expand the existing the nonconformity and should not be permitted.

2. **The special conditions and circumstances do not result from the actions of the applicant.**

Case for the variances: The applicants purchased the property after the pool and deck had been constructed. The special conditions did not result from the actions of the applicant.

Case against the variances: None.

3. **Literal interpretation of the provisions of these zoning regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these zoning regulations and would work unnecessary and undue hardship on the applicant.**

Case for the variances: The literal interpretation of the zoning regulations would prevent the construction of the pool screen enclosure. Meeting the rear 10' and side 7.5' screen enclosure setbacks would require the enclosure to be located entirely in the pool water and is not possible. This condition is a direct cause of the location of the 1957 location of the pool and deck. Pool screen enclosures are commonly enjoyed by other properties in the City of Ormond Beach in the same zoning district.

Case against the variances: The Land Development Code establishes standards for screen enclosure setbacks and based on individual properties, not all sites can have pool screen enclosures.

4. **No practical alternative exists and the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

Case for the variances: There is no practical alternative if a screen enclosure is to be allowed. As stated previously, applying the setbacks would require the pool screen enclosure in the water of the pool. The request is the minimum necessary in order to allow the construction of the screen enclosure. Staff has not received any objections or correspondence against the variance request. All surrounding property owners have provided a signature for the variance application.

Case against the variances: As stated in criteria 3, property owners do not have an absolute right to screen enclosures at less than 10' and 7.5' to the rear and side property lines respectively. In the past, one primary consideration of variance applications has been the impact to neighboring properties.

5. **The variance request is not based exclusively upon a desire to reduce the cost of developing the site. Financial disadvantages or physical inconvenience to the applicant shall not in and of themselves constitute conclusive proof of unnecessary hardship.**

Case for the variances: The variance is not sought to reduce the cost of the construction of the pool screen enclosure.

Case against the variances: None.

6. **The proposed variance will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public.**

Case for the variances: The request will not increase congestion, fire danger or public hazards.

Case against the variances: None.

7. **The effect of the proposed variance is in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code and will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.**

Case for the variances: The request will not diminish property values or alter the character of the surrounding area. One purpose of the variance process is to measure the impact of the improvement subject to the variance on adjoining properties. Staff has not received any objections and believes that the screen enclosure would not alter the character of the neighborhood.

Case against the variances: None.

8. **Granting the variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, buildings, or structures in the same zoning district.**

Case for the variances: By approving the subject variance the city is not conferring a special privilege on the applicant that is denied by other property owners in the same zoning district.

Case against the variances: One can argue that granting the variance requests will lead to multiple applications for screen enclosures for pools with less than a 10' and 7.5' rear and side setback respectively. Staff would state that there have been approved requests in the past for these types of situations, most recently 11 Bridge Terrace, 176 Woodland Avenue, and 141 Country Club. Each application is a unique situation that must be reviewed independently based on the variance criteria, input from the required notification, and testimony at the public hearing.

RECOMMENDATION: It is recommended that the Board of Adjustments and Appeals **APPROVE** the following variances to allow the construction of a pool screen enclosure:

Rear Yard Variance: Section 2-50.X.1.c.(2) of the Land Development Code requires a 10' setback for a pool screen enclosure to the rear property line. The applicants are requesting a 8.1' variance to the pool screen enclosure standard with a resulting setback of 1.9' to the rear property line.

Side Yard Variance: Section 2-50.X.1.d.(2) of the Land Development Code requires a 7.5' setback for a pool screen enclosure to the interior side yard property line. The applicants are requesting a 5' variance to the pool screen enclosure standard with a resulting setback of 2.5' to the side yard property line.

Exhibit A

Variance Exhibit

12 Tanglewood Circle Variance Exhibit



Assessor's Triton Beach, Map Book 3, Page 80

Required Rear Yard Pool Screen Enclosure = 10'
 Requested Rear Yard Pool Screen Enclosure = 1.9'
 Requested Rear Yard Variance = 8.1'

90.00' (90')

Concrete 1.9' E.

Overhead Transmission Lines (Typical)

Chain Link Fence 0.4' S, 0.5' W.

Chain Link Fence 0.3' S, 0.4' E.

Chain Link Fence

Rate Pool Deck

P O O L

Required Interior Side Yard Pool Screen Enclosure = 7.5'
 Requested Interior Side Yard Pool Screen Enclosure = 2.5'
 Requested Interior Side Yard Variance = 5'

North Edge Masonry Pump House 0.5' S.

Concrete

crete

6.8'

13.4'

3.5'

9.0'

16.2'

13.6'

12.5'

13.6'

5.6'

3.0'

Power Meter

21.7'

3.1'

5.8'

(114.52')

Chain Link Fence 0.8' S.

114.15'

20

Yory Masonry, Frame & Stucco

#12 Tanglewood Circle

Air Conditioner On Concrete Pad

Frame Shed

Decorative Ledge

Ledge

SURVEY DATE: 08.22.05

Exhibit B

Maps and Pictures

12 Tanglewood Circle Location Map 08.12.14



- Sidewalks
- Golf Courses
- Address Points
- ⊠ Traffic Signals
- ⊠ Airport and Railroad
- AIRPORT
- + RAILROAD
- City Streets
- DIRT
- MAJOR
- PAVED
- Water Features
- Property Lines
- City Limits

- ORMOND BEACH
- HOLLY HILL
- DAYTONA BEACH

133 ft

GIS data is provided on an "as is" basis. The accuracy or reliability of the data is not guaranteed or warranted in any way. The City of Ormond Beach specifically disclaims any warranty either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular use. The entire risk as to quality and performance of the data is with the end user. In no event will the City, its staff or its representatives be liable for any direct, indirect, incidental, special, consequential, or other damages, including loss of profit, arising out of the use of this data even if the City has been advised of the possibility of such damages.



Requested screen enclosure along rear yard





Requested screen enclosure along interior side yard



Photo shows leaf litter and mature trees

Exhibit C

Applicant Provided Information

PZ

14-113



CITY OF ORMOND BEACH

Planning Department
22 South Beach Street, Ormond Beach, FL 32174
Tel: (386) 676-3238

www.ormondbeach.org comdev@ormondbeach.org

v3.2013

VARIANCE - APPLICATION

For Planning Department Use

Application Number

[Empty box]

Date Submitted

8-1-14

APPLICATION TYPE AND FEES

	Application	Advertising Deposit for Advisory Board	Advertising Deposit for Commission	Total*
<input checked="" type="checkbox"/> Residential or Commercial	350	350	N/A	700
<input type="checkbox"/> After the Fact Residential or Commercial	700	350	N/A	1050

*The total is calculated as the Application plus approximate Advisory Board and Commission Public Notification Fees. Depending on the actual costs, Staff shall refund any remaining balance or require additional payment.

APPLICANT INFORMATION

This application is being submitted by Property Owner Agent, on behalf of Property Owner**

Name: GAIL VARN LUMPKIN

Full Address: 12 TANGLEWOOD CIR ORMOND BEACH, FL 32176

Telephone: 404 405 5559 Email: GAILLUMPKIN@GMAIL.COM

* If this application is being submitted by a person other than the property owner, please provide the following Property Owner Information as well as a notarized letter designating you as agent.

PROPERTY OWNER INFORMATION***

Name: GAIL V. LUMPKIN, GAIL VARN LUMPKIN LIVING TRUST

Full Address: 12 TANGLEWOOD Circle

Telephone: 404 405 5559 Email: gailumpkin@gmail.com

***If the property owner does not reside on the property for which the application refers, please provide the following Property Details.

PROPERTY DETAILS

Full Address: 12 TANGLEWOOD Circle, ORMOND BEACH, FL 32176

Parcel ID Number: 11-14-32-1A-00-0190

Legal Description: LOT 19 RIVER OAKS MB 19 PG 156 TRITON BEACH PER OR 4400 PG 2616 PER OR 5647 PG OR 6958 PG 4470

REQUEST

For the Board of Adjustment and Appeals to grant a variance, there must be special conditions or circumstances existing which are peculiar to a particular piece of land, structure or building. The variance should not request special privilege denied to other lands, buildings or structures, and must prove deprivation of rights commonly enjoyed by other property owners in the subject property area that results in an unnecessary hardship. The request should be the minimum possible to make reasonable use of the land and, if granted, should not be injurious to the area or materially diminish the value of the surrounding properties, alter the essential characteristics of the neighborhood or otherwise be detrimental to the public welfare or create a public nuisance. A purely financial hardship does not, except under extreme circumstances, constitute sufficient grounds for hardship.

Request:

FINAL SET BACK OF 1.9' FROM REAR OF PROPERTY
VARIANCE OF 8.1'

ABUTTING PROPERTY OWNERS

Please provide abutting property owner signatures or provide letters indicating position toward the request.

Signature	Street Address	For	Against
William & Jack Aronoff	311 John Anderson Dr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A. Pope-Hornum Jr	10 Tanglewood Circle	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Thomas & Elizabeth Russell	14 Tanglewood Circle	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CRITERIA: CONFORMING

Section 1-16.D.3 of the Land Development Code requires that the Board of Adjustment and Appeals make a finding based on substantial competent evidence on each of the following 8 criteria. Additional pages, photographs, surveys, plot plans or other materials may be attached as exhibits.

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district:

I have skin cancer for which I will soon be having surgery & a severe back problem for which I had surgery in June of 2012. The only exercise I can presently do is swim. This can be documented by my physicians at Florida Memorial Medical & on demand

2. The special conditions and circumstances do not result from the actions of the applicant: *medical acts if necessary.*

POOL ALREADY EXISTED.

3. Literal interpretation of the provisions of these zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these zoning regulations and would work unnecessary and undue hardship on the applicant:

CURRENT SET BACKS WOULD PUT SCREEN WALL IN THE CENTER OF POOL

4. No practical alternative exists and the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building or structure:

POOL CAN NOT BE MOVED

5. The variance request is not based exclusively upon a desire to reduce the cost of developing the site. Financial disadvantages or physical inconvenience to the applicant shall not in and of themselves constitute conclusive proof of unnecessary hardship:

N/A — HOUSE / POOL EXIST

6. The proposed variance will not substantially increase congestion on surrounding streets, or the danger of fire or other hazard to the public:

VARIANCE IN REAR OF PROPERTY — NO
AFFECT ON PUBLIC OR UTILITIES

7. The effect of the proposed variance is in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code and will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site:

VARIANCE WILL ADD TO PROPERTY VALUES

8. Granting this variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, buildings or structures in the same zoning district:

SCREEN ENCLOSURES ARE COMMON IN THE CITY. & ZONING DISTRICT.

CRITERIA: NONCONFORMING

Section 1-16.D.4 of the Land Development Code establishes separate criteria for the expansion of an existing nonconforming structure or portion of that structure. The Code requires that the Board of Adjustment and Appeals make a finding based on substantial competent evidence on each of the following 6 criteria. Additional pages, photographs, surveys, plot plans or any other materials may be attached as exhibits.

1. The property where the structure is located meets the minimum lot area standard for the zoning district, as specified in Chapter 2, Article II:

[Empty box for criterion 1]

2. There are no other ways of altering the structure that will not result in increasing the nonconforming cubic content of the structure:

[Empty box for criterion 2]

3. The proposed expansion will be consistent with the use of the structure and surrounding structures, given the use is permitted by right, conditional use or special exception in the zoning district within which the structure is located:

[Empty box for criterion 3]

4. The proposed expansion effectively "squares-off" an existing building, or does not extend beyond the furthest point of an adjacent building on the site:

[Empty box for answer to question 4]

5. The proposed expansion is in scale with adjacent buildings:

[Empty box for answer to question 5]

6. The proposed expansion will not impact adjacent properties by limiting views or increasing light and/or noise:

[Empty box for answer to question 6]

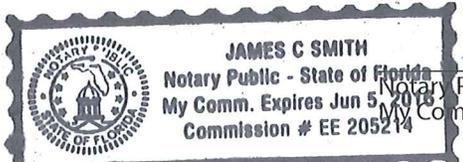
CERTIFICATION

By submitting this application, I hereby certify that the information provided above is true and correct to the best of my knowledge and that I am aware of the application submittal requirements and review process for this application. I hereby authorize City of Ormond Beach Staff to place legal notice on my property and to take pictures pertaining to my request. I am aware of the required pre-application meeting and am aware that if all the submittal requirements are not provided, my application will be continued to the next regularly scheduled hearing.

Signature: Gail Lumpkin

STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 1 day of Aug, 2014, by Gail Lumpkin
as Owner (title*) for _____ (name of corporation*), who provided
DC as identification, or who is personally known to me.



[Signature]
Notary Public, State of Florida
My Commission Expires: _____

* If you are executing this document on behalf of a corporation please complete the spaces with your title and the name of your company as indicated.



The Volusia County Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The values shown in the Total Values section at the end of the Property Record Card are "Working Tax Roll" values, as our valuations proceed during the year. These Working Values are subject to change until the Notice of Proposed Taxes (TRIM) are mailed in mid-August. For Official Tax Roll Values, see the History of Values section within the property record card below.

Last Updated: 07-15-2014 Today's Date: 7-17-2014		Volusia County Property Appraiser's Office Property Record Card (PRC) <u>Morgan B. Gilreath Jr., M.A., A.S.A., C.F.A.</u> Property Appraiser			
Full Parcel ID Short Parcel ID		11-14-32-14-00-0190 4211-14-00-0190		Mill Group 201 Ormond Beach	
Alternate Key		3041119		2013 Final Millage Rate 20.71670	
Parcel Status		Active Parcel		PC Code 01	
Date Created		23 DEC 1981			
Owner Name		LUMPKIN GAIL VARN TR		GO TO ADD'L OWNERS	
Owner Name/Address 1		GAIL VARN LUMPKIN LIVING TRUST			
Owner Address 2		12 TANGLEWOOD CIR			
Owner Address 3		ORMOND BEACH FL			
Owner Zip Code		32176			
Location Address		12 TANGLEWOOD CIR ORMOND BEACH 32176			

LEGAL DESCRIPTION	
LOT 19 RIVER OAKS MB 19 PG 156 IN TRITON BCH PER OR 4400 PG	
2616 PER OR 5647 PG 0911 PER OR 6958 PG 4470	

SALES HISTORY							GO TO ADD'L SALES	
#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	IMPROVED?	SALE PRICE	
1	6958	4470	2/2014	Warranty Deed	Qualified Sale	Yes	347,000	
2	5647	911	8/2005	Quit Claim Deed	Unqualified Sale	Yes	100	
3	4400	2616	1/1999	Quit Claim Deed	Affiliated Parties	Yes	10	

HISTORY OF VALUES								GO TO ADD'L HISTORY				
YEAR	LAND	BLDG(S)	MISC	JUST	ASD	SCH ASD	NS ASD	EXEMPT	TXBL	SCH TXBL	ADD'L EX	NS TXBL
2013	54,707	136,960	7,121	198,788	151,398	151,398	151,398	25,000	126,398	126,398	25,000	101,398
2012	54,707	122,872	7,104	184,683	148,867	148,867	148,867	25,000	123,867	123,867	25,000	98,867

LAND DATA												
CODE	TYPE OF LAND USE		FRONTAGE	DEPTH	# OF UNITS	UNIT TYPE	RATE	DPH	LOC	SHP	PHY	JUST VAL
0101	IMP PVD THRU .49 AC		90.0	114.0	90.00	FRONT FEET	699.99	101	100	100	100	63,824
NEIGHBORHOOD CODE	3797		ASSRS SUB TRITON BCH (4210-14)									

TOTAL LAND CLASSIFIED	0
TOTAL LAND JUST	63,824

BUILDING CHARACTERISTICS

BUILDING 1 OF 1	GO TO BLDG SKETCH
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Physical Depreciation %	20	Next Review	2015	Obsolescence	Functional	0%
		Year Built	1957		Locational	0%
Quality Grade	375	Architecture			Base Perimeter	254

Improvement Type	Single Family					
Roof Type	GABLE	Bedrooms	3	7FixBath	0	
Roof Cover	Concrete / Clay Tile	Air Conditioned	Yes	6FixBath	0	
Wall Type	Plastered	Fireplaces	2	5FixBath	0	
Floor Type	Ceramic Tile	XFixture	0	4FixBath	0	
Foundation	Concrete Slab	Heat Method 1	Forced Ducted	3FixBath	3	
Heat Source 1	Electric	Heat Method 2		2FixBath	0	
Heat Source 2		Year Remodeled				

SECTION #	AREA TYPE	EXTERIOR WALL TYPE	NUMBER OF STORIES	YEAR BUILT	ATTIC FINISH	% BSMT AREA	% BSMT FINISH	FLOOR AREA
1	Heated Living Area (BAS)	TILE OR WOOD FRAME STUCCO	1.0	1957	N	0.00	0.00	2246 Sq. Feet
5	Finished Garage (FGR)	Non-Applicable	1.0	1957	N	0.00	0.00	440 Sq. Feet
7	Finished Open Porch (FOP)	Non-Applicable	1.0	1992	N	0.00	0.00	60 Sq. Feet
4	Finished Screen Porch (FSP)	Non-Applicable	1.0	1992	N	0.00	0.00	168 Sq. Feet
2	Patio (PTO)	Non-Applicable	1.0	1992	N	0.00	0.00	138 Sq. Feet
3	Patio (PTO)	Non-Applicable	1.0	1992	N	0.00	0.00	42 Sq. Feet
6	Unfinished Utility (UST)	Non-Applicable	1.0	1992	N	0.00	0.00	16 Sq. Feet

MISCELLANEOUS IMPROVEMENTS

TYPE	NUMBER UNITS	UNIT TYPE	LIFE	YEAR IN	GRADE	LENGTH	WIDTH	DEPR. VALUE
RES SWIM POOL	480	SF	30	1957	3	0	0	6,871
PATIO/CONCSLAB	64	SF	30	1957	3	0	0	41
PATIO/CONCSLAB	371	SF	30	1957	3	0	0	240

PLANNING AND BUILDING

PERMIT NUMBER	PERMIT AMOUNT	DATE ISSUED	DATE COMPLETED	DESCRIPTION	OCCUPANCY NBR	OCCUPANCY BLDG
91 24207	40,000.00	11-26-1991	Unknown	ADDITIONS/ALTERATION		1

TOTAL VALUES	The values shown in the Total Values section at the end of the Property Record Card are "Working Tax Roll" values, as our valuations proceed during the year. These Working Values are subject to change until the Notice of Proposed Taxes (TRIM) are mailed in mid-August. For Official Tax Roll Values, see the History of Values section above.
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The Volusia County Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Land Value	63,824	New Construction Value	0
Building Value	165,407	City Econ Dev/Historic Taxable	0
Miscellaneous	7,152		
Total Just Value	236,383	Previous Total Just Value	198,788
School Assessed Value	153,669	Previous School Assessed	151,398
Non-School Assessed Value	153,669	Previous Non-School Assessed	151,398
Exemption Value	25,000	Previous Exemption Value	25,000
Additional Exemption Value	25,000	Previous Add'l Exempt Value	25,000
School Taxable Value	128,669	Previous School Taxable	126,398
Non-School Taxable Value	103,669	Previous Non-School Taxable	101,398

MapIT	PALMS	Parcel Notes
Map Kiosk		

MapIT: Your basic parcel record search including sales.

PALMS: Basic parcel record searches with enhanced features.

Map Kiosk: More advanced tools for custom searches on several layers including parcels.





Diplomates
American Board of Family Practice

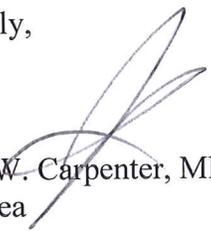
August 4, 2014

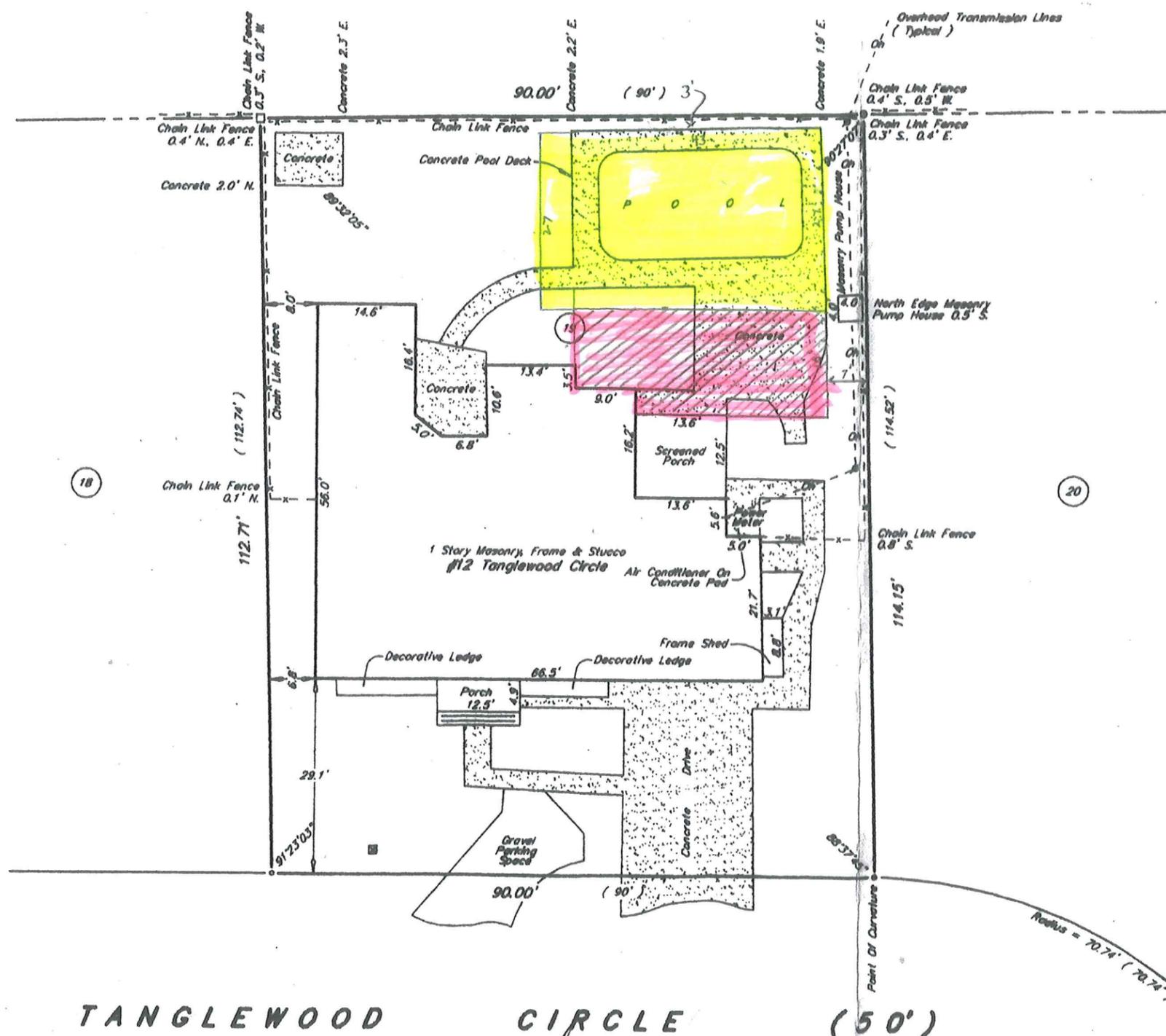
Re: Gail Lumpkin
DOB: 1/9/1944

To Whom It May Concern:

Ms. Lumpkin is a patient of mine with a history of chronic low back pain status post surgery as well as skin cancer and precancerous skin lesions. The use of a swimming pool for aquatic rehabilitation is medically advised for management of her chronic low back pain and sun protection to include a screen enclosure for the swimming pool is also medically advised with her skin cancer and precancer history

Sincerely,


David W. Carpenter, MD
DWC/tea



LEGEND :

- - 1" Iron Pipe Found
- - 3/4" Iron Pipe Found
- - 5/8" Iron Rod & Cap #4006 Found
- - 4" X 4" Concrete Monument Found
- - Water Meter
- # - Wood Utility Pole

GENERAL NOTES :

No overhead or underground features shown except as noted.
 Record dimensions are shown in parenthesis - field measurements are not.
 This survey and plat not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 There may be additional restrictions and/or other matters not shown hereon that may be found in the public records of Volusia County, Florida.
 The expected land use, as classified in the Minimum Technical Standards (61G17-6, Florida Administrative Code) is "Suburban". The minimum relative distance accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
 Survey Field Date: 19 August, 2005.
 Dry stack concrete not located this survey.

PLAT OF BOUNDARY SURVEY OF :

LOT 19, RIVER OAKS SUBDIVISION, OF RECORD IN MAP BOOK 19, PAGE 156, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

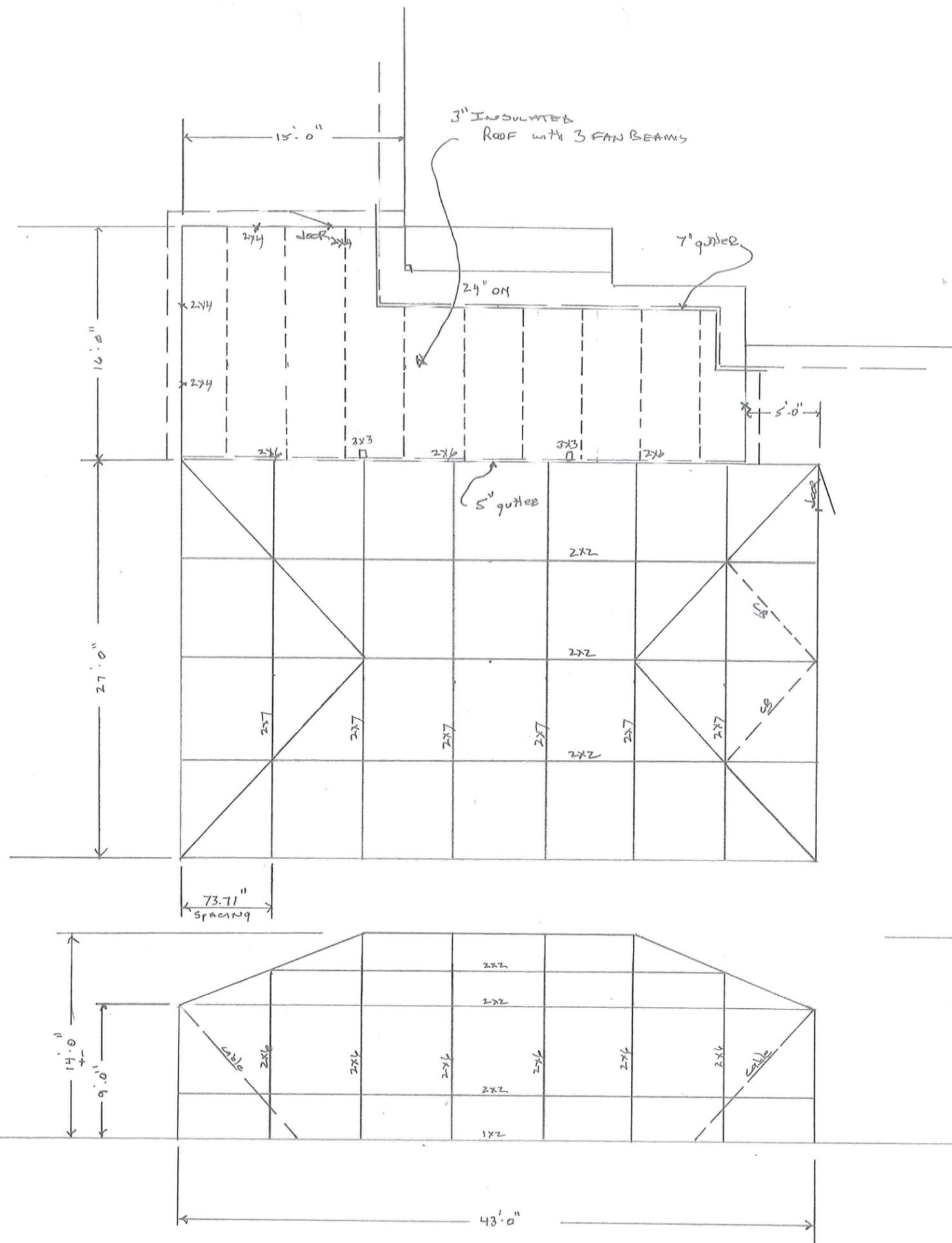
The property described hereon is in "Unshaded Zone X" per the Flood Insurance Rate Map, Community Panel Number 125136 0216 H, Map Number 12127C0216H, dated 19 February, 2003.

TANGLEWOOD CIRCLE (50')

CERTIFIED TO:

Gerald Slater Langston, Jr., Millis & Jenkins, Attorneys At Law, Ticor Title Insurance Company Of Florida, And Bank Of America.

CERTIFICATE: This is to certify that the plat delineated hereon is in compliance with the Minimum Technical Standards per Chapter 61G17-6, Florida Administrative Code, pursuant to section 472.027 of the Florida Statutes. 22 August, 2005 (Signature Date)	LOCATION: RIVER OAKS SUBDIVISION, LOT 19 PREPARED FOR: GERALD SLATER LANGSTON, JR. CARE OF: MILLIS & JENKINS, ATTORNEYS AT LAW 1414 WEST GRANADA BOULEVARD ORMOND BEACH, FLORIDA	PARTY CHIEF: BRYAN E. FRIES	SCALE: 1" = 20'
		DRAWN BY: BRYAN E. FRIES	JOB NUMBER: 1941-2005
Bryan E. Fries, P.S.M. #5602 Licensed Business #7222	CHECKED BY: BRYAN E. FRIES	FILE NUMBER: A10-2005	J. B. FRIES AND ASSOCIATES, INC. Professional Surveyor And Mapper 1042 North U.S. Highway 1, Suite B Ormond Beach, Florida 32174 Phone (386) 671-1700 Fax (386) 671-1931 Flagler (386) 517-0517



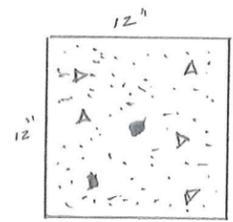
MILLERS SCREEN
 P.O. BOX 238170, FORT ORANGE, FL 32122-8170
 CRC 1230077

DESIGN FOR: LUMP KIN

ADDRESS: 12 TANSLEWOOD CIR. ORMAIND

COLOR: BRONZE 30 MPH WIND ZONE

SCALE: 1/8" = 1'-0" EXPOSURE: "L"



12" x 12" FOOTER
 w/ 1#5 Rod
 DETAIL
 N.T.S.

