

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

SUBJECT: REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A MECHANICAL GARAGE IN THE C-2 (RETAIL COMMERCIAL DISTRICT) AT 2441 SOUTH ORANGE BLOSSOM TRAIL; (GABRIEL LYNCH, APPLICANT).

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

AUTHORIZED BY: Earnest McDonald **CONTACT:** Francisco Torregrosa **EXT.** 7387

Agenda Date 07-26-04 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

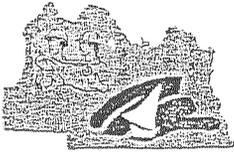
1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A MECHANICAL GARAGE IN THE C-2 (RETAIL COMMERCIAL DISTRICT) AT 2441 SOUTH ORANGE BLOSSOM TRAIL; (GABRIEL LYNCH, APPLICANT); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A MECHANICAL GARAGE IN THE C-2 (RETAIL COMMERCIAL DISTRICT) AT 2441 SOUTH ORANGE BLOSSOM TRAIL; (GABRIEL LYNCH, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	GABRIEL LYNCH, APPLICANT FOR PHILLIP & KATHY CLEMMONS, OWNERS 2441 SOUTH ORANGE BLOSSOM TRAIL ORLANDO, FL 32860	C-2 DISTRICT, LDC SECTION 30.763(g); (MECHANICAL GARAGE)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO ESTABLISH A MECHANICAL GARAGE ON A PARCEL CONTAINING FIVE (5) SINGLE-STORY BUILDINGS PREVIOUSLY USED FOR OFFICE, RETAIL SALES, LEASING AND THE REPAIR OF EARTH MOVING EQUIPMENT. • THE APPLICANT INTENDS TO CONTINUE THE USE OF THE OFFICE BUILDING AND CONVERT THE REMAINING STRUCTURES INTO A 4-BAY MECHANICAL GARAGE. • A SPECIAL EXCEPTION WAS GRANTED IN 1981 BY THE BOARD OF ADJUSTMENT TO ESTABLISH A CONTRACTOR'S BUSINESS WITHOUT OUTSIDE STORAGE. • THE PREVIOUS OWNERS HAVE STATED IN WRITING THAT THEY HAVE OPERATED THE EARTH MOVING EQUIPMENT BUSINESS SINCE 1984. 	

	<ul style="list-style-type: none"> • ALTHOUGH THE PREVIOUS USE IS SIMILAR IN NATURE TO THE REQUEST, NO SPECIAL EXCEPTION APPROVING SUCH USE WAS FOUND DURING A SEARCH OF COUNTY RECORDS; A NEW SPECIAL EXCEPTION IS THEREBY REQUIRED TO ESTABLISH A MECHANICAL GARAGE IN THE C-2 DISTRICT, WHICH IS THE REASON FOR THE REQUEST. • NO OBJECTIONS TO THE SPECIAL EXCEPTION WERE EXPRESSED BY THE DEVELOPMENT REVIEW COMMITTEE, PROVIDED THAT THE FINAL SITE PLAN FOR THE PROPOSED USE CONFORMS TO CODE REQUIREMENTS. 																								
<p>ZONING & FLU</p>	<table border="1"> <thead> <tr> <th data-bbox="548 594 737 659">DIRECTION</th> <th data-bbox="737 594 902 659">EXISTING ZONING</th> <th data-bbox="902 594 1127 659">EXISTING FLU</th> <th data-bbox="1127 594 1419 659">USE OF PROPERTY</th> </tr> </thead> <tbody> <tr> <td data-bbox="548 659 737 730">SITE</td> <td data-bbox="737 659 902 730">C-2</td> <td data-bbox="902 659 1127 730">COMMERCIAL</td> <td data-bbox="1127 659 1419 730">CONTRACTOR'S YARD</td> </tr> <tr> <td data-bbox="548 730 737 829">NORTH</td> <td data-bbox="737 730 902 829">C-2</td> <td data-bbox="902 730 1127 829">COMMERCIAL</td> <td data-bbox="1127 730 1419 829">MINI WAREHOUSE / SELF-STORAGE</td> </tr> <tr> <td data-bbox="548 829 737 898">SOUTH</td> <td data-bbox="737 829 902 898">C-3</td> <td data-bbox="902 829 1127 898">COMMERCIAL</td> <td data-bbox="1127 829 1419 898">WAREHOUSE & DISTRIBUTION</td> </tr> <tr> <td data-bbox="548 898 737 932">EAST</td> <td data-bbox="737 898 902 932">C-2</td> <td data-bbox="902 898 1127 932">COMMERCIAL</td> <td data-bbox="1127 898 1419 932">WAREHOUSE</td> </tr> <tr> <td data-bbox="548 932 737 1031">WEST</td> <td data-bbox="737 932 902 1031">C-2</td> <td data-bbox="902 932 1127 1031">COMMERCIAL</td> <td data-bbox="1127 932 1419 1031">US 441 & MIXED COMMERCIAL USES</td> </tr> </tbody> </table>	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY	SITE	C-2	COMMERCIAL	CONTRACTOR'S YARD	NORTH	C-2	COMMERCIAL	MINI WAREHOUSE / SELF-STORAGE	SOUTH	C-3	COMMERCIAL	WAREHOUSE & DISTRIBUTION	EAST	C-2	COMMERCIAL	WAREHOUSE	WEST	C-2	COMMERCIAL	US 441 & MIXED COMMERCIAL USES
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<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</p>	<p>THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE SPECIAL EXCEPTIONS IT IS SPECIFICALLY AUTHORIZED TO PASS UNDER THE TERMS OF THE LAND DEVELOPMENT CODE UPON DETERMINATION THE USE REQUESTED:</p> <p><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></p> <p>THE PROPOSED USE WOULD REPRESENT THE CONVERSION OF STRUCTURES PREVIOUSLY USED FOR RETAIL SALES, LEASING AND THE REPAIR OF EARTH MOVING EQUIPMENT, TO A MECHANICAL GARAGE. ABUTTING PROPERTIES ALONG THIS SEGEMENT OF SOUTH ORANGE BLOSSOM TRAIL ARE CHARACTERIZED BY MIXED COMMERCIAL DEVELOPMENT, INCLUDING AUTOMOBILE SERVICE AND REPAIR FACILITIES OF THE TYPE PROPOSED, GENERAL COMMERCIAL AND WAREHOUSE USES. FOR THIS REASON, STAFF BELIEVES THE PROPOSED MECHANICAL GARAGE WOULD BE CONSISTENT WITH THE CHARACTER OF SURROUNDING DEVELOPMENT.</p> <p><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON</u></p>																								

	<p><u>EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></p> <p>THE PROPOSED USE IS NOT EXPECTED TO GENERATE MORE PEAK HOUR TRAFFIC THAN THE PREVIOUS EARTH MOVING EQUIPMENT BUSINESS. THEREFORE, THE PROPOSED MECHANICAL GARAGE WOULD HAVE A NEGLIGIBLE EFFECT ON TRAFFIC VOLUMES. CURRENTLY, THIS SEGMENT OF ORANGE BLOSSOM TRAIL IS OVER CAPACITY AND IS PERFORMING AT A LEVEL OF SERVICE D.</p> <p><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></p> <p>THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN DESCRIBES COMMERCIAL FUTURE LAND USE AS APPROPRIATE FOR A VARIETY OF COMMERCIAL USES (INCLUDING MECHANICAL GARAGES) THAT ARE LOCATED AT THE INTERSECTIONS OF MAJOR ROADWAYS AND ALONG MAJOR ROADWAYS AS INFILL DEVELOPMENT WHERE THE USE IS ALREADY ESTABLISHED.</p> <p>WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS, THE PROPOSED MECHANICAL GARAGE WOULD BE CONSISTENT WITH THIS DESCRIPTION OF INFILL DEVELOPMENT, GIVEN THE SUBJECT PROPERTY'S LOCATION ON SOUTH ORANGE BLOSSOM TRAIL, WHICH IS DEFINED AS A PRINCIPAL ARTERIAL ROADWAY.</p> <p><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></p> <p>BASED ON THE SUBMITTED SITE PLAN, THE PROPOSED USE WOULD MEET THE MINIMUM AREA AND DIMENSIONAL REQUIREMENTS OF THE C-2 DISTRICT.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>WITHIN THE C-2 DISTRICT, MECHANICAL GARAGES ARE ALLOWED AS SPECIAL EXCEPTION USES. WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS, THE PROPOSED USE WOULD BE CONSISTENT WITH ABUTTING MINI WAREHOUSE, DISTRIBUTION, AND MIXED COMMERCIAL USES, WHICH ARE SIMILAR IN CHARACTER AND APPEARANCE.</p>
STAFF FINDINGS	<p>IN THE EVALUATION OF THIS APPLICATION, STAFF HAS DETERMINED THE FOLLOWING:</p> <ul style="list-style-type: none">• THE PROPERTY IS CURRENTLY SERVED BY WELL AND SEPTIC.

	<ul style="list-style-type: none">• THERE ARE NO IDENTIFIED AREAS OF ENVIRONMENTAL CONCERN.• THE PROPERTY WAS PREVIOUSLY DEVELOPED AS A CONTRACTOR'S BUSINESS AND SUBSEQUENTLY USED FOR THE SALE AND REPAIR OF EARTH MOVING EQUIPMENT.• WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS, THE PROPOSED USE WOULD NOT HAVE AN ADVERSE IMPACT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS OR VOLUMES.• THE PROPOSED USE WOULD BE CONSISTENT WITH THE COMPREHENSIVE PLAN'S DESIGNATION OF COMMERCIAL FUTURE LAND USE FOR THE SUBJECT PROPERTY.• THE PROPOSED USE WOULD NOT ADVERSELY AFFECT THE PUBLIC INTEREST.• THE PROPOSED USE WOULD BE COMPATIBLE WITH THE COMMERCIAL CHARACTER OF DEVELOPMENT ALONG THIS PORTION OF SOUTH ORANGE BLOSSOM TRAIL.
STAFF RECOMMENDATION	<p>BASED ON THE STATED FINDINGS, STAFF RECOMMENDS THE BOARD OF ADJUSTMENT APPROVE THE REQUEST, SUBJECT TO THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none">○ AUTOMOTIVE WORK SHALL INCLUDE MECHANICAL REPAIRS AND SERVICE. PAINT AND BODY REPAIR SHALL BE PROHIBITED;○ ALL AUTOMOTIVE WORK SHALL BE CONDUCTED WITHIN THE ENCLOSED PRINCIPAL STRUCTURES; AND○ THE OUTDOOR STORAGE OF SERVICE EQUIPMENT SHALL BE PROHIBITED.



COPY

APPL. NO. B S 2004 - 016

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division.

APPLICATION TYPE:

- VARIANCE**
- SPECIAL EXCEPTION** Automobile repair in C-2 district
- MOBILE HOME SPECIAL EXCEPTION**
- EXISTING** **PROPOSED** **REPLACEMENT**
- MOBILE HOME IS FOR _____
- YEAR OF MOBILE HOME _____ SIZE OF MOBILE HOME _____
- ANTICIPATED TIME MOBILE HOME IS NEEDED _____
- PLAN TO BUILD YES NO IF SO WHEN _____
- MEDICAL HARDSHIP YES (LETTER FROM DOCTOR REQUIRED) NO
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

	PROPERTY OWNER	AUTHORIZED AGENT
NAME	<u>CLEMONS PHILLIP KATHY</u>	
ADDRESS	<u>2441 S.O.B.T.</u>	
PHONE 1	<u>407 445 6061</u>	<u>[Signature]</u>
PHONE 2	<u>321 689 9670</u>	
E-MAIL		

PROJECT NAME: _____

SITE ADDRESS: 2441 S. ORANGE BLOSSOM TRAIL.

CURRENT USE OF PROPERTY: CLEMONS Equipment INC.

LEGAL DESCRIPTION: _____

SIZE OF PROPERTY: 1.4 acre(s) PARCEL I.D. 19 21 29 50 40 B00 00 70

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS NA

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on July 26, 2004 (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

[Signature]
 SIGNATURE OF OWNER OR AGENT* DATE 5-13-04

* Proof of owner's authorization is required with submittal if signed by agent.

ADDITIONAL VARIANCES

VARIANCE 2

VARIANCE 3

VARIANCE 4

VARIANCE 5

VARIANCE 6

VARIANCE 7

VARIANCE 8

APPEAL FROM BOA DECISION TO BCC

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME		
ADDRESS		
PHONE 1		
PHONE 2		
E-MAIL		

NATURE OF THE APPEAL _____

BCC PUBLIC HEARING DATE _____

FOR OFFICE USE ONLY

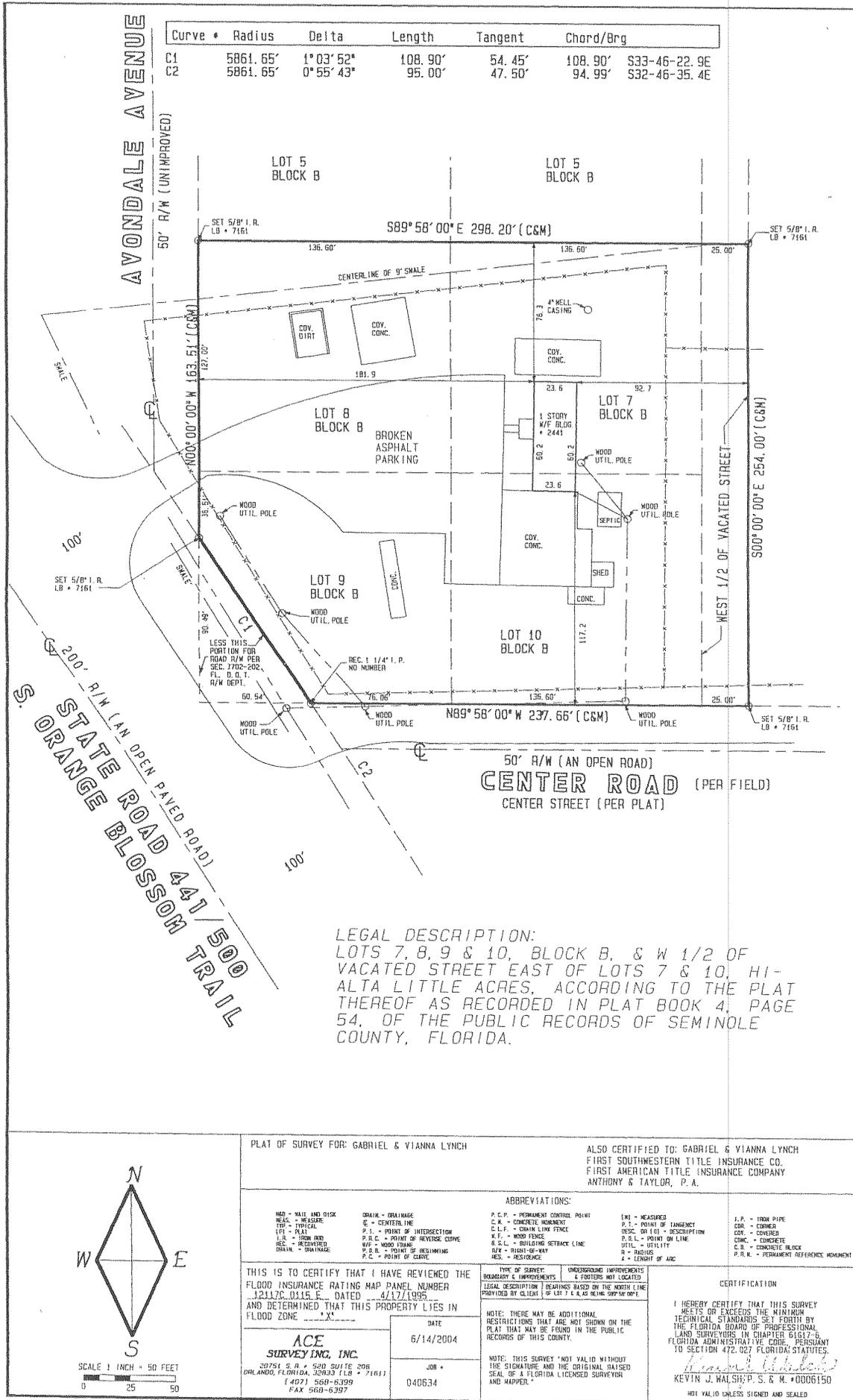
PROCESSING:

FEE: \$370 COMMISSION DISTRICT 3 FLU/ZONING COM/C-2

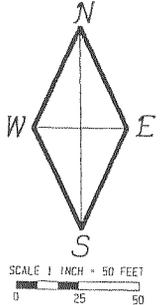
LOCATION FURTHER DESCRIBED AS NE corner of US 441 and Center St

PLANNER J.V DATE 5/18/04

SUFFICIENCY COMMENTS No new buildings / imperious proposed.
Applicant to submit clear site plan w/ dimension by 6/4



LEGAL DESCRIPTION:
 LOTS 7, 8, 9 & 10, BLOCK B, & W 1/2 OF
 VACATED STREET EAST OF LOTS 7 & 10, HI-
 ALTA LITTLE ACRES, ACCORDING TO THE PLAT
 THEREOF AS RECORDED IN PLAT BOOK 4, PAGE
 54, OF THE PUBLIC RECORDS OF SEMINOLE
 COUNTY, FLORIDA.



PLAT OF SURVEY FOR: GABRIEL & VIANNA LYNCH

ALSO CERTIFIED TO: GABRIEL & VIANNA LYNCH
 FIRST SOUTHWESTERN TITLE INSURANCE CO.
 FIRST AMERICAN TITLE INSURANCE COMPANY
 ANTHONY & TAYLOR, P. A.

ABBREVIATIONS:

- MBD - MAIL AND DISK
- MEAS - MEASURE
- TOP - TOPICAL
- PL - PLAT
- I.R. - IRON ROD
- REC - RECOVERED
- DRAIN - DRAINAGE
- CONC - CONCRETE
- W/F - WOOD FRAME
- W/F - WOOD FENCE
- W/F - WOOD FRAME
- P.C. - POINT OF CURVE
- P.I. - POINT OF INTERSECTION
- P.I.C. - POINT OF INTERSECTING CURVE
- M/E - MEASURED
- P.C. - POINT OF CURVE
- P.C.P. - PERMANENT CONTROL POINT
- C.M. - CONCRETE MONUMENT
- C.L.F. - CHAIN LINE FENCE
- M.F. - WOOD FENCE
- B.S.L. - BUILDING SETBACK LINE
- U/L - UTILITY
- RES. - RESIDENCE
- RM - REBARRED
- P.T. - POINT OF TANGENCY
- P.O.L. - POINT ON LINE
- U/L - UTILITY
- R - RADIUS
- L - LENGTH OF ARC
- I.P. - IRON PIPE
- CONC - CONCRETE
- CONC. - CONCRETE
- C.B. - CONCRETE BLOCK
- P.R.M. - PERMANENT REFERENCE MONUMENT

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE
 FLOOD INSURANCE RATING MAP PANEL NUMBER
 J2117C.0115.E, DATED 4/17/1995,
 AND DETERMINED THAT THIS PROPERTY LIES IN
 FLOOD ZONE _____.

TYPE OF SURVEY: _____
 BOUNDARY & IMPROVEMENTS _____
 LEGAL DESCRIPTION: _____
 BEARINGS BASED ON THE NORTH LINE
 PROVIDED BY CLIENT OF LOT 7 & 8, AS BEING 500' X 200'.

UNDERGROUND IMPROVEMENTS
 & FIXTURES NOT LOCATED

ACE SURVEYING, INC.
 20791 S.R. # 520 SUITE 208
 ORLANDO, FLORIDA 32833 (LB # 7161)
 (407) 560-6399
 FAX 560-6397

DATE: 6/14/2004
 JOB #: 040634

CERTIFICATION
 I HEREBY CERTIFY THAT THIS SURVEY
 MEETS OR EXCEEDS THE MINIMUM
 TECHNICAL STANDARDS SET FORTH BY
 THE FLORIDA BOARD OF PROFESSIONAL
 LAND SURVEYORS IN CHAPTER 61G17-B,
 FLORIDA ADMINISTRATIVE CODE, PURSUANT
 TO SECTION 472.022 FLORIDA STATUTES.
 KEVIN J. WALSH, P.S. & M. #0006150
 NOT VALID UNLESS SIGNED AND SEALED

A# 2B

BANK
FBI
407
889 1114

Overview of Commercial Property

**1.4 Acres on US Highway 441
2 Miles South of Apopka, FL**

Description:

(One): Office Building "Prefab" 24'X60'

(Four) Work Bays

Bay #1 20'X38"x15' height
With 7'6"X15'6" Tool Crib in Rear

Bay #2 31'X47'6"x15' Height

Bay #3 20'X36"X12'2" Height

Bay #4 30'X30'X14'6" Height

General Information:

Septic Tank
Well

Special Features:(Two) Loading Ramps

Ramp #1 8' Wide X 54" High

Ramp #2 16' Wide X 39" High

GABE AUTO TECH, INC.

3

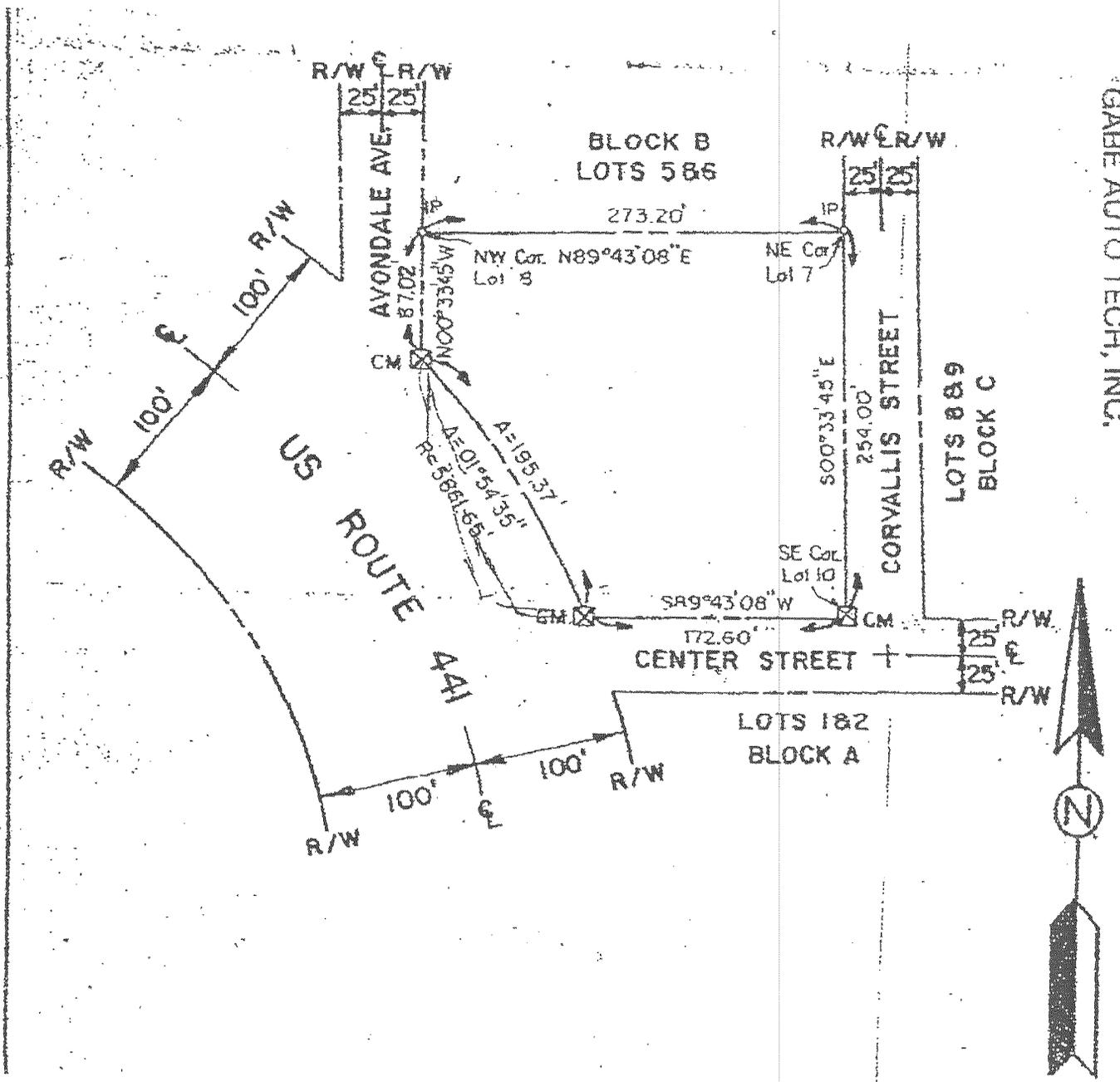
Att
J.B

PLAT OF SURVEY
FOR

DESCRIPTION

following described land situate, lying and being in the County of
Seminole State of Florida to wit:

Lots 7-10 of Block B, Highalta "Little Acres" Subdivision,
according to the plat thereof as recorded in Plat Book 4, Page
54, Public Records of Seminole County, Florida, containing 1.400
acres.



GABE AUTO TECH, INC.

AH 2B

5

Parcel - Full Report

County **Seminole County**

Property Information

ID # **19-21-29-504-0800-0070**
 Sale: **\$100.00** Sale Date: **12/01/1992** Sold \$/Sqft: **-**
 Property Address **2441 S O B T**
 City/State **APOPKA FL** Zip Code **32703**
 Carr Route Property **B009** Census Tract

Ownership Information

Absentee Owner **N**

Owner Name **CLEMMONS PHILLIP M & KATHY L**
 Mailing Address **PO BOX 607804**
 City/State **ORLANDO, FL** Zip Code **32860-7804**
 Country

Legal Description

Legal Description **LEG LOTS 7 8 9 + 10 BLK B & W 1/2 VACD ST E OF LOTS 7 & 10 HI-ALTA LITTLE ACRES PB 4 PG 54**

Section - Township - Range **19 - 21 - 29** Subdivision **504** Block **0800** Lot **0070** Plat Book/Page
 Subdivision Name **HI-ALTA LITTLE ACRES** **0004/0054**

Assessed Value/Taxes

Land Value	\$117,667.00	Tax Year	2003
Just Land Value		Tax Due	\$2528.120
Improved Value	\$29,452.00	Millage	17
Just Improved Value		Exempt:	\$0
Just Total Value	\$147,119.00	Exemptions	
Assessed Value	\$147,119.00		

Land and Building Descriptions

City Use Cd **STORES GENERAL-ONE STORY(11)**
 State Use Cd **STORES, ONE STORY(11)**
 Land Use Cd
 Land 1 Desc
 Land 1 Acres **0.110**
 Land 1 Units **.11 AC**
 Land Dimensions:

Zoning
 Year Built
 Effective Year Built
 Stories
 Heated Area
 Total Area
 Bedrooms
 Baths

Building Structural Elements

Roof
 Ext Wall
 Int Wall
 Floor Finish
 A/C
 Building Subareas:

Condo Information

Unit Number
 Floor
 View
 Location
 Extra Features:
MOBILE HOME(1720),LOAD PLATFORM(360),6' CHAIN LINK FENCE(800)

GABE AUTO TECH, INC.

1. PURCHASE AND SALE: GABRIEL & VIANNA LYNCH ("Buyer")

2. agrees to buy and PHILIP M & KATHY L CLEMMONS ("Seller")

3. agrees to sell the property described as: Street Address: LOTS 789+10 BLK B & W 1/2 VAD STE OF LOTS

4. 7 & 10 HI-ALTA LITTLE ACRES PB4 PG54

5. Legal Description: _____

6. _____

7. and the following Personal Property: _____

8. _____

9 (all collectively referred to as the "Property") on the terms and conditions set forth below. The "Effective Date" of this Contract is
10 the date on which the last of the Parties signs the latest offer. Time is of the essence in this Contract. Time periods of 5
11 days or less will be computed without including Saturday, Sunday, or national legal holidays and any time period ending on a
12 Saturday, Sunday or national legal holiday will be extended until 5:00 p.m. of the next business day.

13. 2. PURCHASE PRICE: \$ 400,000.00

14. (a) Deposit held in escrow by AC HINDS INC. (UPON ACCEPTANCE) \$ 4,000.00

(b) Additional deposit to be made within _____ days from Effective Date \$ N/A

16. (c) Total mortgages (as referenced in Paragraph 3) \$ 320,000.00

17. (d) Other: _____ \$

18. (e) Balance to close, subject to adjustments and prorations, to be made with cash, locally drawn \$ 70,000.00
19 certified or cashier's check or wire transfer.

20. 3. THIRD PARTY FINANCING: Within 5 days from Effective Date ("Application Period"), Buyer will, at Buyer's expense, apply for

21. third party financing in the amount of \$ _____ or 80 % of the purchase price to be amortized over a period of 30

22. years and due in no less than N/A years and with a fixed interest rate not to exceed PREV % per year or variable interest rate not

23. to exceed _____ % at origination with a lifetime cap not to exceed PREV % from initial rate, with additional terms as follows: _____

24. _____

25. Buyer will pay for the mortgagee title insurance policy and for all loan expenses. Buyer will timely provide any and all credit,

26. employment, financial and other information reasonably required by any lender. Buyer will notify Seller immediately upon obtaining

27. financing or being rejected by a lender. If Buyer, after diligent effort, fails to obtain a written commitment within 25 days from

28. Effective Date ("Financing Period"), Buyer may cancel the Contract by giving prompt notice to Seller and Buyer's deposit(s) will be

29. returned to Buyer in accordance with Paragraph 9.

30. Buyer (Signature) and Seller (Signature) acknowledge receipt of a copy of this page, which is page 1 of 5 Pages.

PARCEL DETAIL

REAL ESTATE

PERSONAL PROPERTY

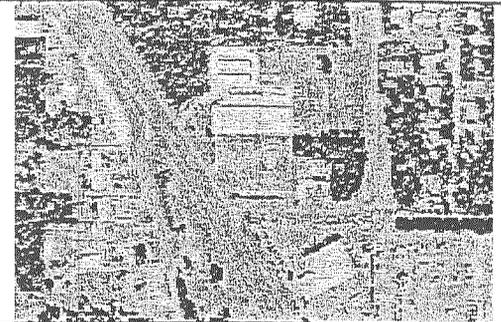
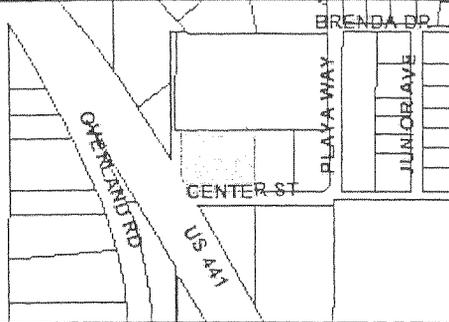
TAX ROLL

MAPS SEARCH

Back



Seminole County
 Property Appraiser
 Services
 1101 E. First St.
 Sanford FL 32771
 407-665-7506



GENERAL

Parcel Id: 19-21-29-504-0B00-0070 Tax District: 01-TX DIST 1 - COUNTY
 Owner: CLEMMONS PHILLIP M & KATHY L Exemptions:
 Address: PO BOX 607804
 City,State,ZipCode: ORLANDO FL 32860
 Property Address: 2441 S.O.B.T.
 Facility Name:
 Dor: 11-STORES GENERAL-ONE S

2004 WORKING VALUE SUMMARY

Value Method: Market
 Number of Buildings: 0
 Depreciated Bldg Value: \$0
 Depreciated EXFT Value: \$29,452
 Land Value (Market): \$117,667
 Land Value Ag: \$0
 Just/Market Value: \$147,119
 Assessed Value (SOH): \$147,119
 Exempt Value: \$0
 Taxable Value: \$147,119

SALES

Deed	Date	Book	Page	Amount	Vac/Imp
QUIT CLAIM DEED	12/1992	02543	0774	\$100	Improved
WARRANTY DEED	12/1984	01602	0392	\$82,500	Improved
WARRANTY DEED	08/1983	01488	1601	\$75,000	Improved
WARRANTY DEED	11/1980	01306	1331	\$60,000	Improved
WARRANTY DEED	12/1978	01200	0592	\$43,000	Vacant

Find Comparable Sales within this DOR Code

2003 VALUE SUMMARY

2003 Tax Bill Amount: \$2,528
 2003 Taxable Value: \$147,463
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
SQUARE FEET	0	0	61,924	1.90	\$117,656
ACREAGE	0	0	.110	100.00	\$11

LEGAL DESCRIPTION PLAT

LEG LOTS 7 8 9 + 10 BLK B & W 1/2 VACD ST E OF LOTS 7 & 10 HI-ALTA LITTLE ACRES
 PB 4 PG 54

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
LOAD PLATFORM	1981	360	\$1,044	\$2,610
6' CHAIN LINK FENCE	1981	800	\$1,920	\$4,800
MOBILE HOME	1981	1,720	\$26,488	\$34,400

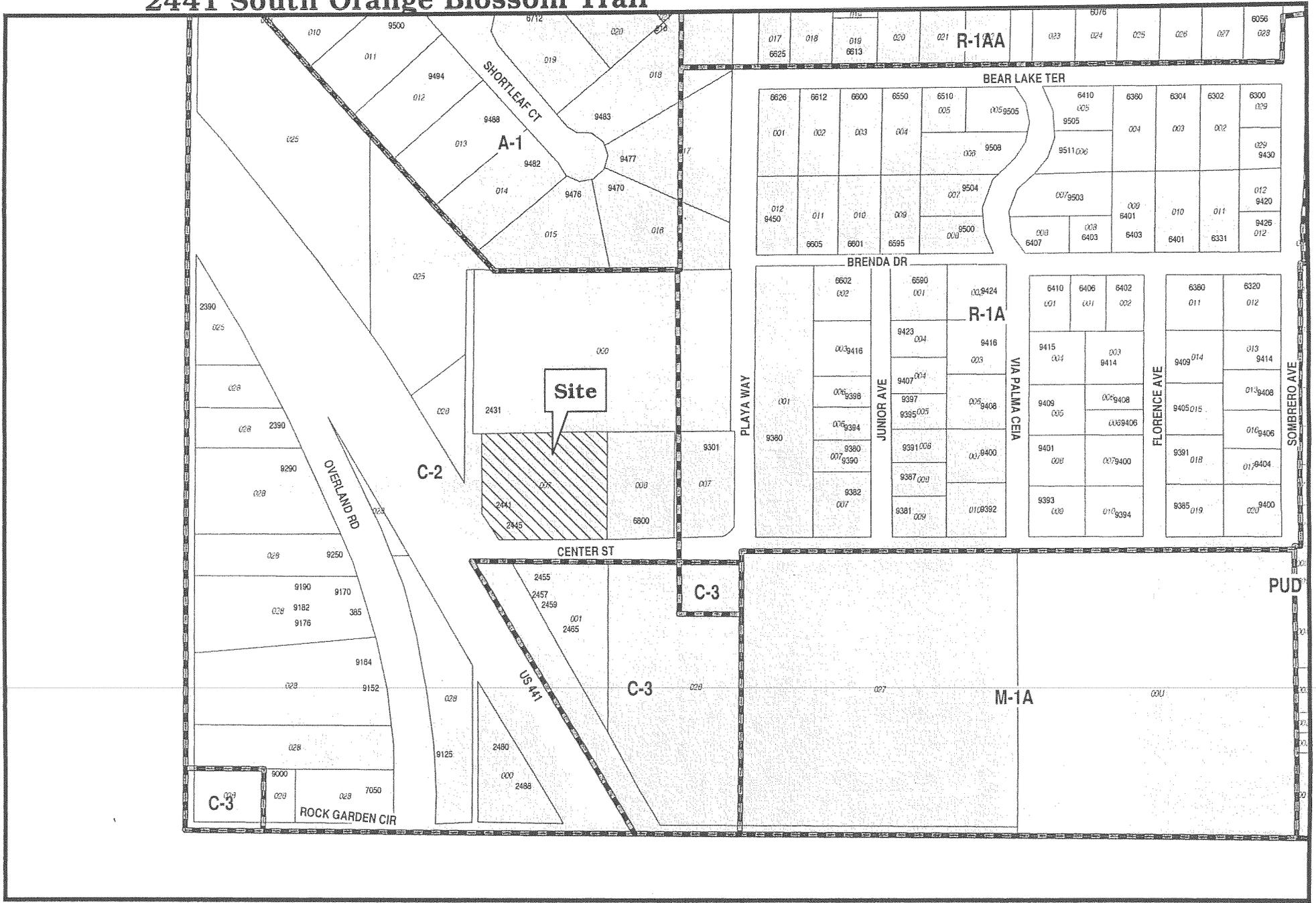
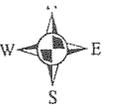
NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.
 *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

BACK

PROPERTY APPRAISER
 HOME PAGE

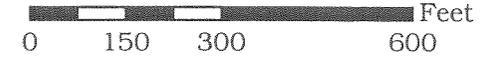
CONTACT

Gabriel Lynch 2441 South Orange Blossom Trail



Parcel: 19-21-29-504-0B00-0070 / District: 3

BS2004-016
July, 2004



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On July 26, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOTS 7 8 9 + 10 BLK B & W 1/2 VACD ST E OF LOTS 7 & 10 HI-ALTA
LITTLE ACRES PB 4 PG 54

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

FINDINGS OF FACT

Property Owner: PHILLIP & KATHY CLEMMONS
PO BOX 607804
ORLANDO, FL 32860

Project Name: SOUTH ORANGE BLOSSOM TRAIL (2441)

Requested Development Approval:

SPECIAL EXCEPTION TO ESTABLISH A MECHANICAL GARAGE IN THE C-2 (RETAIL COMMERCIAL DISTRICT) AT 2441 SOUTH ORANGE BLOSSOM TRAIL, AS DEPICTED ON THE ATTACHED SITE PLAN.

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: Francisco Torregrosa
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:

1. AUTOMOTIVE WORK SHALL INCLUDE MECHANICAL REPAIRS AND SERVICE. PAINT AND BODY REPAIR SHALL BE PROHIBITED;
2. ALL AUTOMOTIVE WORK SHALL BE CONDUCTED WITHIN THE ENCLOSED PRINCIPAL STRUCTURES; AND
3. THE OUTDOOR STORAGE OF SERVICE EQUIPMENT SHALL BE PROHIBITED.

(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: _____

Matthew West
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 _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

