

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

SUBJECT: REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH AN AUTOMOBILE PAINT AND BODY SHOP 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 09-27-04 Regular  Consent  Public Hearing – 6:00

**MOTION/RECOMMENDATION:**

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH AN AUTOMOBILE PAINT AND BODY SHOP 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 AN AUTOMOBILE PAINT AND BODY SHOP 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.

<b>GENERAL INFORMATION</b>	GABRIEL LYNCH, OWNER 2441 SOUTH ORANGE BLOSSOM TRAIL ORLANDO, FL 32860	C-2 DISTRICT, LDC SECTION 30.763(h); (PAINT AND BODY SHOP)
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• THE APPLICANT PROPOSES TO ESTABLISH AN AUTOMOBILE PAINT AND BODY SHOP ON A PARCEL CONTAINING FIVE (5) SINGLE-STORY STRUCTURES CURRENTLY USED FOR OFFICE, RETAIL SALES AND AUTOMOBILE REPAIR.</li> <li>• THE APPLICANT INTENDS TO CONVERT ONE OF THE STRUCTURES INTO A PAINT AND BODY SHOP.</li> <li>• ALTHOUGH A SPECIAL EXCEPTION WAS GRANTED IN JULY 26, 2004 BY THE BOARD OF ADJUSTMENT TO ESTABLISH AN AUTOMOBILE MECHANICAL GARAGE, A SEPARATE SPECIAL EXCEPTION IS REQUIRED TO ESTABLISH A PAINT AND BODY SHOP IN THE C-2 DISTRICT, WHICH IS THE REASON FOR THE REQUEST.</li> <li>• NO OBJECTIONS TO THE SPECIAL EXCEPTION WERE EXPRESSED BY THE DEVELOPMENT REVIEW</li> </ul>	

	COMMITTEE, PROVIDED THAT THE FINAL SITE PLAN FOR THE PROPOSED USE CONFORMS TO CODE REQUIREMENTS.																											
<b>ZONING &amp; FLU</b>	<table border="1"> <thead> <tr> <th data-bbox="560 310 764 380">DIRECTION</th> <th data-bbox="764 310 932 380">EXISTING ZONING</th> <th data-bbox="932 310 1159 380">EXISTING FLU</th> <th data-bbox="1159 310 1453 380">USE OF PROPERTY</th> </tr> </thead> <tbody> <tr> <td data-bbox="560 380 764 449">SITE</td> <td data-bbox="764 380 932 449">C-2</td> <td data-bbox="932 380 1159 449">COMMERCIAL</td> <td data-bbox="1159 380 1453 449">CONTRACTOR'S YARD</td> </tr> <tr> <td data-bbox="560 449 764 548">NORTH</td> <td data-bbox="764 449 932 548">C-2</td> <td data-bbox="932 449 1159 548">COMMERCIAL</td> <td data-bbox="1159 449 1453 548">MINI WAREHOUSE / SELF-STORAGE</td> </tr> <tr> <td data-bbox="560 548 764 617">SOUTH</td> <td data-bbox="764 548 932 617">C-3</td> <td data-bbox="932 548 1159 617">COMMERCIAL</td> <td data-bbox="1159 548 1453 617">WAREHOUSE &amp; DISTRIBUTION</td> </tr> <tr> <td data-bbox="560 617 764 653">EAST</td> <td data-bbox="764 617 932 653">C-2</td> <td data-bbox="932 617 1159 653">COMMERCIAL</td> <td data-bbox="1159 617 1453 653">WAREHOUSE</td> </tr> <tr> <td data-bbox="560 653 764 751">WEST</td> <td data-bbox="764 653 932 751">C-2</td> <td data-bbox="932 653 1159 751">COMMERCIAL</td> <td data-bbox="1159 653 1453 751">US 441 &amp; 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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<b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</b>	<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><b><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></b></p>																											
	<p>THE PROPOSED USE WOULD REPRESENT THE CONVERSION OF A STRUCTURE CURRENTLY USED FOR AUTOMOBILE REPAIR TO A PAINT AND BODY SHOP. ABUTTING PROPERTIES ALONG THIS SEGMENT OF SOUTH ORANGE BLOSSOM TRAIL ARE CHARACTERIZED BY MIXED COMMERCIAL DEVELOPMENT, INCLUDING AUTOMOBILE SERVICE AND REPAIR FACILITIES, PAINT AND BODY SHOPS, GENERAL COMMERCIAL AND WAREHOUSE USES. FOR THIS REASON, STAFF BELIEVES THE PROPOSED PAINT AND BODY SHOP WOULD BE COMPLIMENTARY TO THE EXISTING AUTO SALES/SERVICE USE AND COMPATIBLE WITH THE CHARACTER OF SURROUNDING DEVELOPMENT.</p>																											
	<p><b><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></b></p>																											
	<p>THE PROPOSED USE IS EXPECTED TO GENERATE LESS PEAK HOUR TRAFFIC THAN THE CURRENT AUTOMOBILE REPAIR BUSINESS. THEREFORE, THE PROPOSED PAINT AND BODY SHOP WOULD HAVE A NEGLIGIBLE EFFECT ON TRAFFIC VOLUMES. CURRENTLY, THIS SEGMENT OF ORANGE BLOSSOM TRAIL EXCEEDS CAPACITY AND IS PERFORMING AT A LEVEL OF SERVICE D.</p>																											

	<p><b><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></b></p> <p>THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN DESCRIBES COMMERCIAL FUTURE LAND USE AS APPROPRIATE FOR A VARIETY OF COMMERCIAL USES (INCLUDING PAINT AND BODY SHOPS) 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 PAINT AND BODY SHOP 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><b><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></b></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><b><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></b></p> <p>WITHIN THE C-2 DISTRICT, PAINT AND BODY SHOPS 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>
<p><b>STAFF FINDINGS</b></p>	<p>IN THE EVALUATION OF THIS APPLICATION, STAFF HAS DETERMINED THE FOLLOWING:</p> <ul style="list-style-type: none"><li>• THE PROPERTY IS CURRENTLY SERVED BY WELL AND SEPTIC.</li><li>• THERE ARE NO IDENTIFIED AREAS OF ENVIRONMENTAL CONCERN.</li><li>• THE PROPERTY WAS PREVIOUSLY DEVELOPED AS A CONTRACTOR'S BUSINESS AND USED FOR THE SALE AND REPAIR OF EARTH MOVING EQUIPMENT. CURRENTLY, A MECHANICAL GARAGE OPERATES ON THE PROPERTY.</li><li>• WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS, THE PROPOSED USE WOULD NOT HAVE</li></ul>

	<p>AN ADVERSE IMPACT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS OR VOLUMES.</p> <ul style="list-style-type: none"><li>• THE PROPOSED USE WOULD BE CONSISTENT WITH THE COMPREHENSIVE PLAN'S DESIGNATION OF COMMERCIAL FUTURE LAND USE FOR THE SUBJECT PROPERTY.</li><li>• THE PROPOSED USE WOULD NOT ADVERSELY AFFECT THE PUBLIC INTEREST.</li><li>• THE PROPOSED USE WOULD BE COMPATIBLE WITH THE COMMERCIAL CHARACTER OF DEVELOPMENT ALONG THIS PORTION OF SOUTH ORANGE BLOSSOM TRAIL.</li></ul>
<p><b>STAFF RECOMMENDATION</b></p>	<p>THE RECENTLY APPROVED (JULY 2004) MECHANICAL GARAGE SPECIAL EXCEPTION FOR THIS SITE CONTAINED THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none"><li>○ AUTOMOTIVE WORK SHALL INCLUDE MECHANICAL REPAIRS AND SERVICE. PAINT AND BODY REPAIR SHALL BE PROHIBITED.</li><li>○ ALL AUTOMOTIVE WORK SHALL BE CONDUCTED WITHIN THE ENCLOSED PRINCIPAL STRUCTURES; AND</li><li>○ THE OUTDOOR STORAGE OF SERVICE EQUIPMENT SHALL BE PROHIBITED.</li></ul> <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"><li>○ AUTOMOTIVE WORK SHALL INCLUDE PAINT AND BODY REPAIRS.</li><li>○ ALL AUTOMOTIVE WORK SHALL BE CONDUCTED WITHIN THE ENCLOSED PRINCIPAL STRUCTURES; AND</li><li>○ THE OUTDOOR STORAGE OF SERVICE EQUIPMENT OR JUNKED VEHICLES SHALL BE PROHIBITED.</li></ul>



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
 PLANNING DIVISION  
 1101 EAST FIRST STREET  
 SANFORD, FL 32771  
 (407) 665-7444 PHONE (407) 665-7385 FAX

**COPY**

APPL. NO. B52004-024

**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. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

APPLICATION TYPE:

**VARIANCE**

**SPECIAL EXCEPTION** AUTO BODY & PAINT IN C2 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>GABRIEL &amp; VIANA LYNCH</u>	<u>Gabriel Lynch</u>
ADDRESS	<u>2441 S. OBT</u>	
PHONE 1	<u>407 445 6661</u>	
PHONE 2	<u>321 689 9670</u>	
E-MAIL		

PROJECT NAME: \_\_\_\_\_  
 SITE ADDRESS: 2441 S. OBT RD.  
 CURRENT USE OF PROPERTY: AUTOMOTIVE REPAIR  
 LEGAL DESCRIPTION: \_\_\_\_\_

SIZE OF PROPERTY: 1.4 acre(s) PARCEL I.D. 19 21 29 5040 BDD070  
 UTILITIES:  WATER  WELL  SEWER  SEPTIC TANK  OTHER \_\_\_\_\_  
 KNOWN CODE ENFORCEMENT VIOLATIONS N/A

IS PROPERTY ACCESSIBLE FOR INSPECTION  YES  NO

This request will be considered at the Board of Adjustment regular meeting on \_\_\_\_\_ (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.

Gabriel Lynch  
 SIGNATURE OF OWNER OR AGENT\* DATE 7-28-04

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:

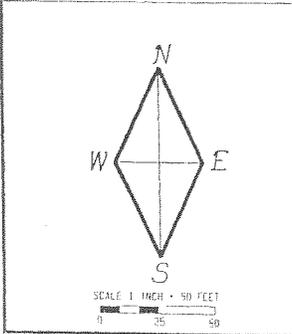
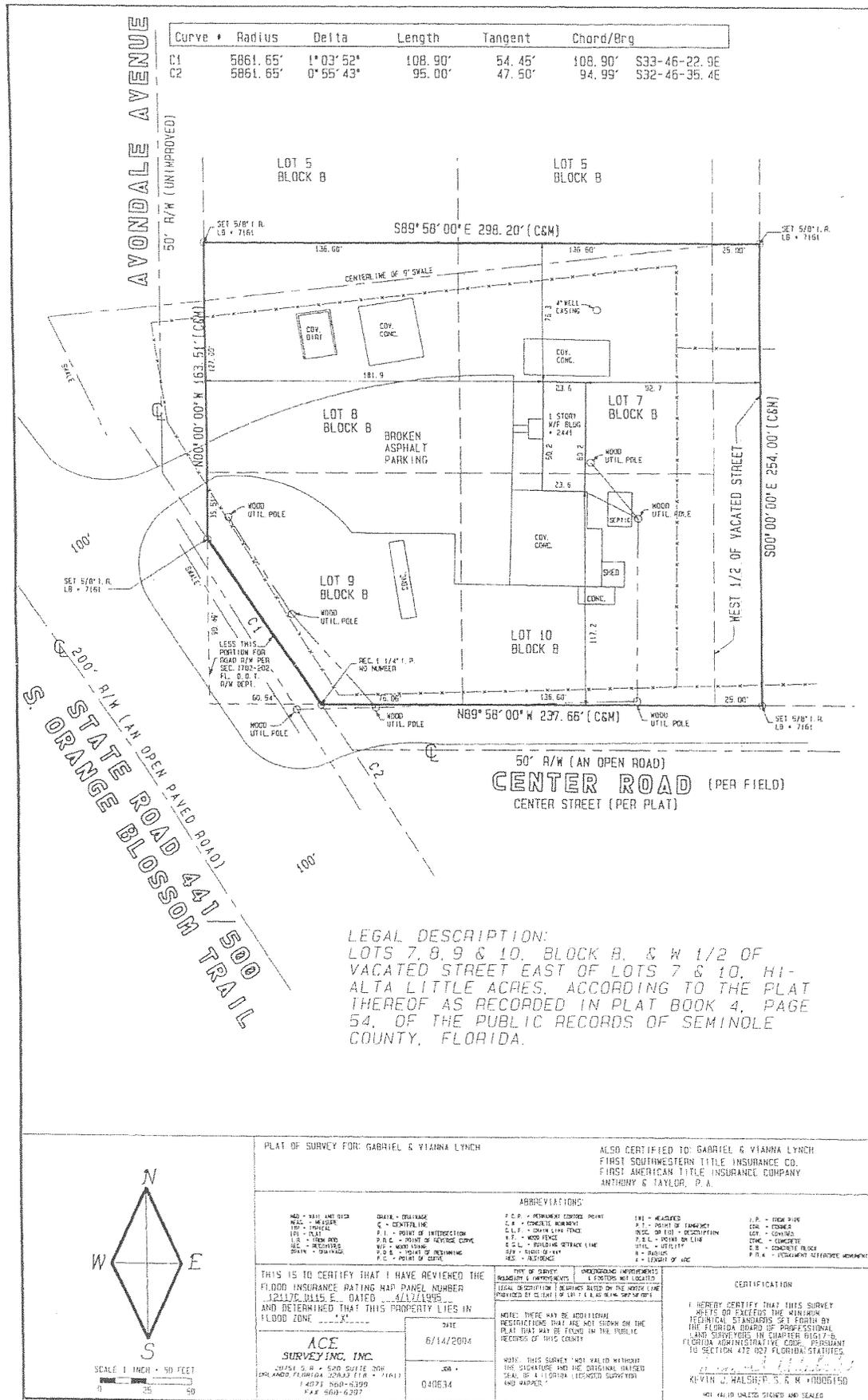
FEE: \$370      COMMISSION DISTRICT: 3      ZONING: COM/E-2

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

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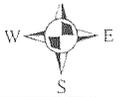
PLANNER: J.V.      DATE: 5/18/04

SUFFICIENCY COMMENTS: No new buildings / imperious proposed  
Applicant to submit ...



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.	
<b>ABBREVIATIONS:</b> M.S. - METRIC SYSTEM N.E. - NORTH EAST P.L. - PLAT S.W. - SOUTH WEST R.C. - RECORDS S.W. - SURVEY S. - SOUTH E. - EAST W. - WEST N. - NORTH C. - CENTER LINE P.I. - POINT OF INTERSECTION P.O.C. - POINT OF CURVE W.P. - WOOD POLE P.O.B. - POINT OF BEGINNING P.C. - POINT OF CURVE		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 61G17-2, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.002 FLORIDA STATUTES.	
THIS IS TO CERTIFY THAT I HAVE REVIEWED THE FLOOD INSURANCE RATING MAP PANEL NUMBER 12117C, 1115, E., DATED 4/27/1998 AND DETERMINED THAT THIS PROPERTY LIES IN FLOOD ZONE _____.		CERTIFICATION	
ACE SURVEYING, INC. 14071 N.W. 63RD AVE. SUITE 200 ORLANDO, FLORIDA 32835 (714) 716-1111 FAX: 508-6297		DATE: 6/14/2004 JOB #: 040634 SURVEYOR: KLEVIN J. WALSH, S. R. W. PRODIGIO	

# Gabriel Lynch Jr. 2441 South Orange Blossom Trail



Parcel: 1921295040B000070 / District: 3

**BS2004-024**  
**September, 2004**



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

GABE AUTO TECH, INC.

*Special Features:*(Two) Loading Ramps

Ramp #1 8' Wide X 54" High

Ramp #2 16' Wide X 39" High

3

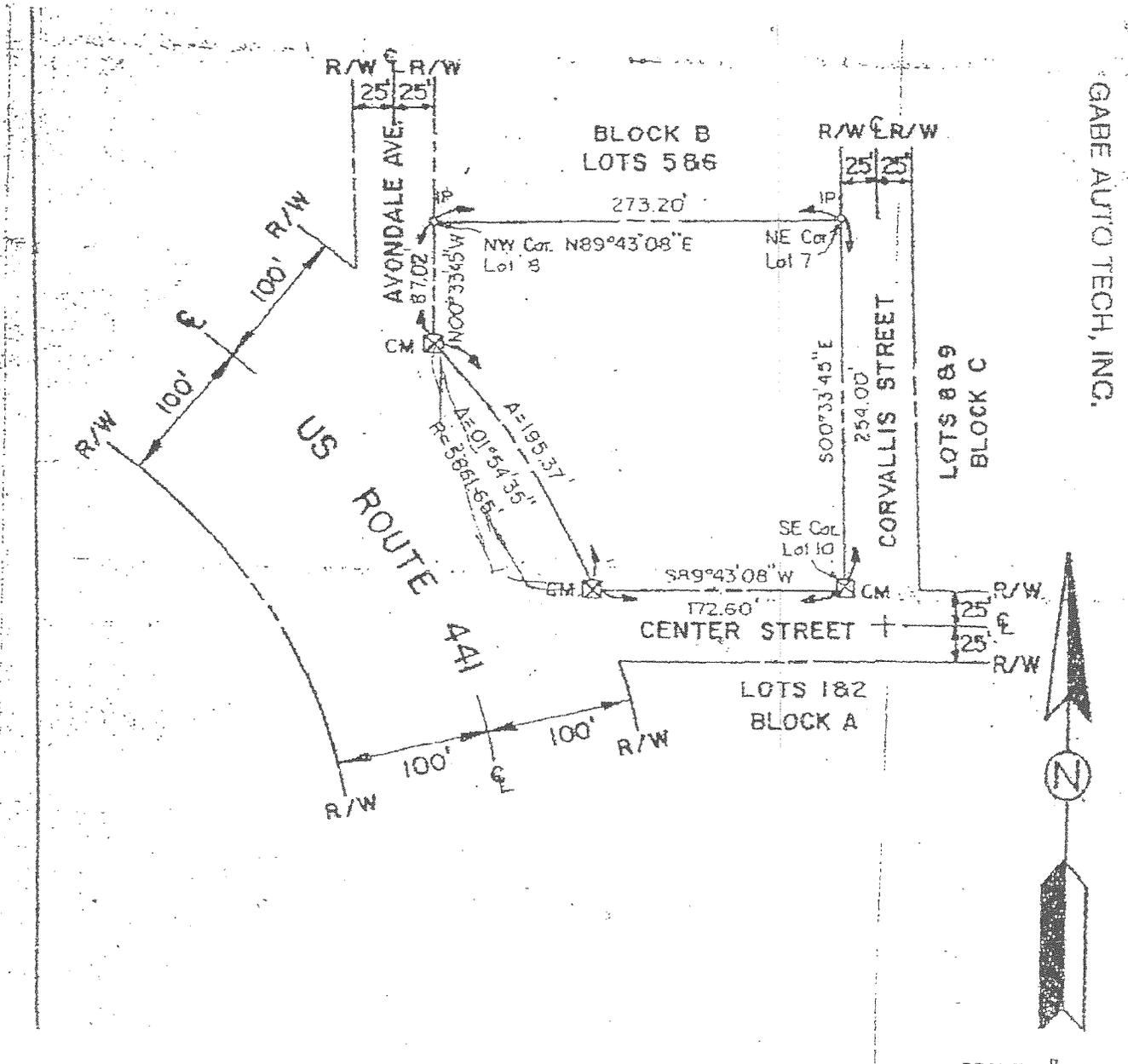
Att  
J.B

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

#### Property Information

County **Seminole County**

Parcel ID # **19-21-29-504-0800-0070**  
 Sale Price: **\$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 8009**      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	<b>\$117,667.00</b>	Tax Year	<b>2003</b>
Just Land Value		Tax Due	<b>\$2528.120</b>
Improved Value	<b>\$29,452.00</b>	Millage	<b>17</b>
Just Improved Value		Exempt:	<b>\$0</b>
Just Total Value	<b>\$147,119.00</b>	Exemptions	
Assessed Value	<b>\$147,119.00</b>		

#### Land and Building Descriptions

City Use Cd	<b>STORES GENERAL-ONE STORY(11)</b>	Zoning	
State Use Cd	<b>STORES, ONE STORY(11)</b>	Year Built	
Land Use Cd		Effective Year Built	
Land 1 Desc		Stories	
Land 1 Acres	<b>0.110</b>	Heated Area	
Land 1 Units	<b>.11 AC</b>	Total Area	
Land Dimensions:		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.

**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On September 27, 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:** GABRIEL O. AND VIANA M. LYNCH  
6616 CORAL COVE DTR  
ORLANDO, FL 32818

**Project Name:** SOUTH ORANGE BLOSSOM TRAIL (2441)

**Requested Development Approval:**

SPECIAL EXCEPTION TO ESTABLISH AN AUTOMOBILE PAINT AND BODY SHOP 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, SERVICE AND PAINT AND BODY REPAIR;
2. ALL AUTOMOTIVE WORK SHALL BE CONDUCTED WITHIN THE ENCLOSED PRINCIPAL STRUCTURES; AND
3. THE OUTDOOR STORAGE OF SERVICE EQUIPMENT OR JUNKED VEHICLES 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:

