

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

**SUBJECT:** REQUEST FOR REAR YARD SETBACK VARIANCE FROM 10 FEET TO 5 FEET FOR A PROPOSED SCREEN ROOM ADDITION IN THE PUD (PLANNED UNIT DISTRICT); (DANIELLE QUINONES, APPLICANT).

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

**AUTHORIZED BY:** Earnest McDonald **CONTACT:** Kathy Fall/Jason Showe **EXT.** 7398

**Agenda Date** 09-27-04 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **APPROVE** REQUEST FOR REAR YARD SETBACK VARIANCE FROM 10 FEET TO 5 FEET FOR A PROPOSED SCREEN ROOM ADDITION IN THE PUD (PLANNED UNIT DISTRICT); (DANIELLE QUINONES, APPLICANT); OR
2. **DENY** REQUEST FOR REAR YARD SETBACK VARIANCE FROM 10 FEET TO 5 FEET FOR A PROPOSED SCREEN ROOM ADDITION IN THE PUD (PLANNED UNIT DISTRICT); (DANIELLE QUINONES, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

<b>GENERAL INFORMATION</b>	APPLICANT: DANIELLE QUINONES OWNER: SHEILA TUPPER LOCATION: 4029 CROSSROADS PLACE ZONING: PUD (PLANNED UNIT DISTRICT)
<b>BACKGROUND/REQUEST</b>	<ul style="list-style-type: none"> <li>• THE APPLICANT PROPOSES TO CONSTRUCT A SCREEN ROOM ADDITION, APPROXIMATELY 128 SQUARE FEET IN SIZE THAT WOULD ATTACH TO AN EXISTING PORCH. THE SCREEN ROOM WOULD HAVE VINYL WINDOWS.</li> <li>• THE PROPOSED SCREEN ROOM ADDITION WOULD ENCROACH 5 FEET INTO THE MINIMUM 10 FOOT REAR YARD SETBACK; THE AFOREMENTIONED REAR YARD SETBACK VARIANCE FROM 10 FEET TO 5 FEET IS THEREBY REQUESTED.</li> <li>• THE SUBJECT PROPERTY ABUTS A COMMON AREA (TRACT 1), WHICH IS SHOWN AS A DRAINAGE, UTILITY EASEMENT, AND COMMON AREA ON THE ATTACHED SITE PLAN.</li> <li>• THERE IS NO RECORD OF PRIOR VARIANCES HAVING BEEN GRANTED FOR THIS PROPERTY.</li> </ul>

<b>STAFF FINDINGS</b>	THE APPLICANT HAS FAILED TO SATISFY THE CRITERIA FOR THE GRANT OF A VARIANCE. STAFF HAS DETERMINED THAT: <ul style="list-style-type: none"><li>• NO SPECIAL CIRCUMSTANCES APPLICABLE TO THE PROPERTY OR PROPOSED SCREEN ROOM ADDITION HAVE BEEN DEMONSTRATED.</li><li>• A SCREEN ROOM ADDITION COULD BE BUILT TO COMPLY WITH THE MINIMUM SETBACK REQUIREMENTS; REASONABLE USE WOULD THEREBY BE RETAINED.</li><li>• THE REQUEST WOULD CONFER UPON THE APPLICANT SPECIAL PRIVILEGES THAT WOULD BE DENIED TO OTHERS IN THE PUD DISTRICT.</li></ul>
<b>STAFF RECOMMENDATION</b>	BASED ON THE PROPOSED SITE PLAN AND THE REPRESENTATIONS OF THE APPLICANT, STAFF RECOMMENDS THE BOARD OF ADJUSTMENT DENY THE REQUEST. IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE, STAFF RECOMMENDS THE FOLLOWING CONDITIONS: <ul style="list-style-type: none"><li>• ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE PROPOSED SCREEN ROOM ADDITION AS DEPICTED ON THE ATTACHED SITE PLAN; AND</li><li>• ANY ADDITIONAL CONDITIONS DEEMED APPROPRIATE BY THE BOARD, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.</li></ul>





**COPY**

APPL. NO. BV 2004-129

**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** RY SETBACK VARIANCE FROM 10' to 5'. RECEIVED

**SPECIAL EXCEPTION** FOR A PROPOSED SCREEN-ROOM ADDITION WITH SOLID ROOF. JUL 19 2004

**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	Sheila Tupper	Danielle Guzman
ADDRESS	4029 Crossroads PL COSS, FL 32707	Superior Aluminum 3005 Forsyth Rd WSP FL 32708
PHONE 1	321-277-9505	
PHONE 2		
E-MAIL		(478-0500)

PROJECT NAME: Tupper

SITE ADDRESS: 4029 Crossroads PL.

CURRENT USE OF PROPERTY: SFR

LEGAL DESCRIPTION: LEG LOT 5 Deer Run Unit 14A  
PB 29 PGS 9/09/97

SIZE OF PROPERTY: \_\_\_\_\_ acre(s) PARCEL I.D. 14-21-30-508-0000-0150

UTILITIES:  WATER  WELL  SEWER  SEPTIC TANK  OTHER \_\_\_\_\_

KNOWN CODE ENFORCEMENT VIOLATIONS None

IS PROPERTY ACCESSIBLE FOR INSPECTION  YES  NO

This request will be considered at the Board of Adjustment regular meeting on Sept 27, 04 (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.

*Sheila Tupper*

*July 16 2004*

SIGNATURE OF OWNER OR AGENT\*

DATE

\* 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: 8150 COMMISSION DISTRICT 1 FLU/ZONING PD/PUD  
 LOCATION FURTHER DESCRIBED AS ON THE SOUTH SIDE OF CROSSROAD PLACE  
APPROX 10 FT WEST OF THE INTERSECTION WITH  
POST WAY  
 PLANNER VB DATE 7/23/04  
 EFFICIENCY COMMENTS \_\_\_\_\_

Pool Enclosures  
Vinyl Enclosures  
Glass Enclosures  
Aluminum Awnings  
Solar Screens  
Carports



Screen Rooms  
Hurricane Storm Panels  
Aluminum and Vinyl Siding  
Soffit and Fascia  
Replacement Windows  
Mobile Home Roofovers

7-14-04

Variance Information for:  
Sheila Tupper  
4029 Crossroads Pl.  
Cass. Florida 32707

Contact Information:  
Danielle Quinones  
Superior Aluminum  
Permitting  
407-678-0500

To Whom It May Concern:

We are writing to request a variance for a change in the rear yard setback. The current requirement is 10'. We are requesting a change to 5'. The proposed structure is a screen room with vinyl windbreak panels. When the room is complete it will be 10' by 16'. The material used is aluminum and will have a solid aluminum roof. The vinyl windbreak panels must be removed at 75 miles per hour. If there are any questions please feel free to call me (407) 678-0500. Thank you for your time and consideration in this matter.

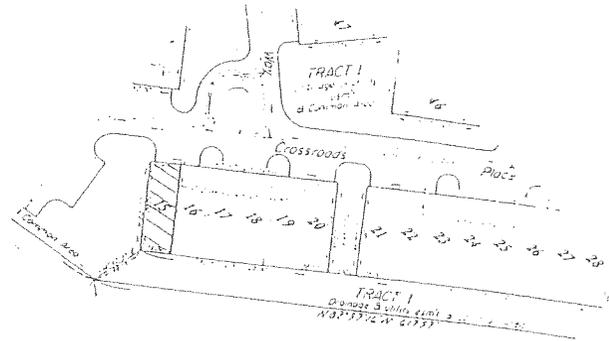
3 feet  
called  
applicant  
on 8/26  
to verify

Sincerely,

Danielle Quinones  
Superior Aluminum



ALUMINUM ASSOCIATION AWARD OF EXCELLENCE



**Legal Description**

Lot 15, DEER RUN UNIT "14A", according to the plat thereof, as recorded in Plat Book 29, Pages 96-97, of the Public records of Seminole County, Florida.

Community number: 120289 Panel: 0145  
 Suffix: E F.I.R.M. Date: 4/17/95 Flood Zone: X  
 Date of field work: 4/14/98 Completion date: 4/14/98

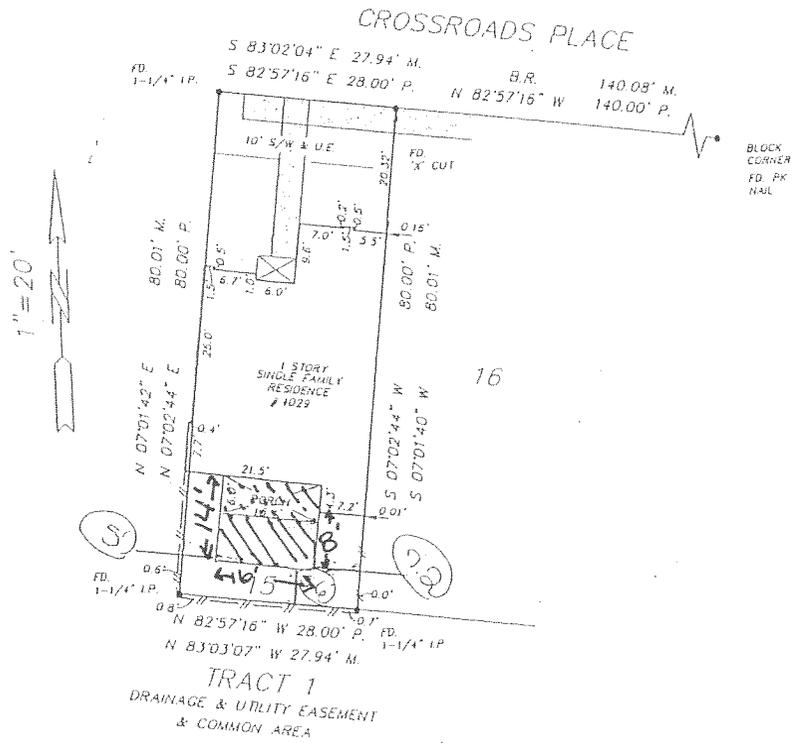
Certified to:  
 Sheila D. Tupper; The Closing Table, Inc.; American Pioneer Title Insurance Company; Assurance Mortgage Corporation, its successors and/or assigns.

Property Address:  
 4029 Crossroads Place  
 Casselberry, Florida 32707

Survey number: Y-22057

Notes:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Accepted By:  
 \_\_\_\_\_  
 \_\_\_\_\_



WOOD FENCE	DB DEED BC
WIRE FENCE	D DESCRIP
FN NAIL	DE DRAINAGE L
PC PROPERTY CORNER	DI DRILL HOLE
R RECORD	DRV DRIVEWAY
M FIELD MEASURED	ESMT EASEMENT
C CALCULATED	EL ELEVATION
CL CLEAR	FF FINISHED FLOOR
ENCR ENCROACHMENT	FCM FOUND CONCRETE MONUMENT
CL CENTERLINE	FPK FOUND PARKER-KALON NAIL
CONCRETE	L LENGTH
R PROPERTY LINE	LAE LIMITED ACCESS EASEMENT
CM CONCRETE MONUMENT	M MAN HOLE
FIR FOUND IRON ROD	NIS NOT TO SCALE
FIP FOUND IRON PIPE	OR OFFICIAL RECORDS
R/W RIGHT OF WAY	ORB OFFICIAL RECORD BOOK
H/D NAIL & DISC	PCP PERMANENT CONTROL POINT
DE DRAINAGE EASEMENT	PRM PERMANENT REFERENCE MONUMENT
UE UTILITY EASEMENT	PG PAGE
FD FOUND	PMT PAVEMENT
P PLAT	PB PLAT BOOK
ASPHALT	POB POINT OF BEGINNING
OU OVERHEAD UTILITIES	POC POINT OF COMMENCEMENT
PP POWER POLE	POL POINT ON LINE
TR TRANSFORMER	PC POINT OF CURVATURE
CATV CABLE RISER	PRC POINT OF REVERSE CURVE
WM WATER METER	PT POINT OF TANGENCY
TEL TELEPHONE FACILITIES	R RADIUS (RADIAL)
COVERED AREA	R/W RIGHT OF WAY
BR BEARING REFERENCE	R/OE ROOF OVERHANG EASEMENT
CH CHORD	SIR SET IRON ROD & CAP
R/D RADIAL	SW SIDEWALK
H/R HIGH RADIAL	T&M TEMPORARY BENCH MARK
AC AIR CONDITIONER	TOB TOP OF BANK
BM BENCH MARK	TYP TYPICAL
CB CATCH BASIN	WC WITNESS CORNER
C CALCULATED	10 50 EXISTING ELEVATION
DELTA	

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5147, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 47207, FLORIDA STATUTES.

SIGNED:  
 RALPH SWERDLOFF  
 REGISTERED LAND SURVEYOR AND MAPPER NO. 3141  
 STATE OF FLORIDA  
 \_\_\_\_\_  
 SIGNED:  
 CARL MICHAEL SMITH  
 REGISTERED LAND SURVEYOR AND MAPPER NO. 3172  
 STATE OF FLORIDA

- NOTES:
- LEGAL DESCRIPTION PROVIDED BY OTHERS
  - THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDS ENCUMBRANCES NOT SHOWN ON THE PLAT
  - UNDERGROUND PORTIONS OF FOOTINGS FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED
  - ELEVATIONS ARE BASED ON NATURAL GEODETIC DATUM
  - FENCE OWNERSHIP NOT DETERMINED
  - WALL TIES ARE TO THE FACE OF THE WALL
  - NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL
  - ONLY VISIBLE ENCROACHMENTS LOCATED
  - NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED
  - DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN
  - BEARINGS SHOWN (IF ANY) ARE BASED ON S. PLAT OF CROSSROADS PLACE.

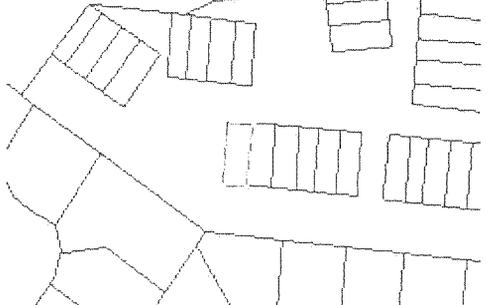
**First Financial Surveyors, Inc.**

7781 North Kendall Drive  
 Suite 401  
 Miami, Florida 33156  
 (305) 271-3255 Fax (305) 271-8299  
 800-221-1834  
 Fax 800-221-2860

2201 Luchen Way  
 Suite 402  
 Maitland, Florida 32751  
 (407) 853-6770 Fax (407) 853-6995  
 800-297-8256  
 Fax 800-787-8260

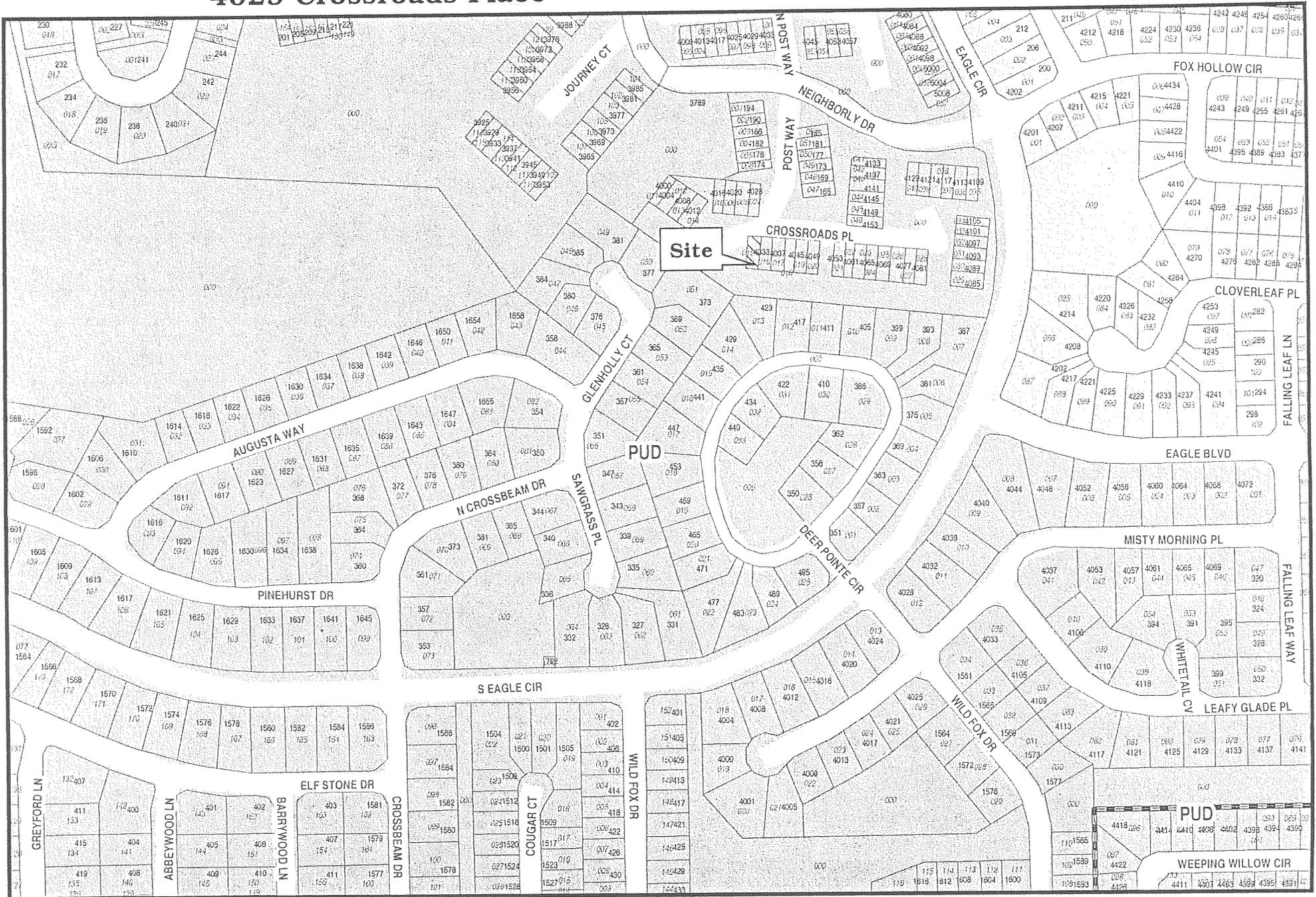
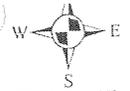
AND AFFILIATED COMPANIES

L.B. 6367

<b>PARCEL DETAIL</b>	<a href="#">RESIDENTIAL</a>	<a href="#">PERSONAL PROPERTY</a>	<a href="#">PASSENGER</a>	<a href="#">SALES SEARCH</a>	◀ ◁ Back ▷ ▶																																																		
 <p>                     Seminole County                      Property Appraiser                      Services                      1101 E. First St.                      Sanford FL 32771                      407-665-7506                 </p>																																																							
<p align="center"><b>GENERAL</b></p> <p>                     Parcel Id: 14-21-30-502-0000-0150      Tax District: 01-TX DIST 1 - COUNTY                      Owner: TUPPER SHEILA D      Exemptions: 00-HOMESTEAD                      Address: 4029 CROSSROADS PL                      City,State,ZipCode: CASSELBERRY FL 32707                      Property Address: 4029 CROSSROADS PL CASSELBERRY 32707                      Subdivision Name: DEER RUN UNIT 14A                      Dor: 01-SINGLE FAMILY                 </p>				<p align="center"><b>2004 WORKING VALUE SUMMARY</b></p> <p>                     Value Method: Market                      Number of Buildings: 1                      Depreciated Bldg Value: \$62,227                      Depreciated EXFT Value: \$288                      Land Value (Market): \$15,000                      Land Value Ag: \$0                      Just/Market Value: \$77,515                      Assessed Value (SOH): \$55,575                      Exempt Value: \$55,575                      Taxable Value: \$0                 </p>																																																			
<p align="center"><b>SALES</b></p> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>QUIT CLAIM DEED</td> <td>10/1994</td> <td>02841</td> <td>1218</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>02/1990</td> <td>02153</td> <td>0669</td> <td>\$65,100</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>11/1984</td> <td>01593</td> <td>0795</td> <td>\$60,900</td> <td>Improved</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>				Deed	Date	Book	Page	Amount	Vac/Imp	QUIT CLAIM DEED	10/1994	02841	1218	\$100	Improved	WARRANTY DEED	02/1990	02153	0669	\$65,100	Improved	WARRANTY DEED	11/1984	01593	0795	\$60,900	Improved	<p align="center"><b>2003 VALUE SUMMARY</b></p> <p>                     Tax Value(without SOH): \$648                      2003 Tax Bill Amount: \$421                      Savings Due To SOH: \$227                      2003 Taxable Value: \$24,539                      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>																																																							

# Danielle Quinones

## 4029 Crossroads Place



Parcel: 14-21-30-502-0000-0150 / District: 1

**BV2004-129**  
**September, 2004**

0 150 300 600 Feet

**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 LOT 15 DEER RUN UNIT 14A PB 29 PGS 96 & 97

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

**FINDINGS OF FACT**

**Property Owner:** SHEILA TUPPER  
4029 CROSSROADS PLACE  
CASSELBERRY, FL 32707

**Site Address:** 4029 CROSSROADS PLACE

**Requested Development Approval:**

REAR YARD SETBACK VARIANCE FROM 10 FEET TO 5 FEET FOR A PROPOSED SCREEN ROOM ADDITION.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Kathy Fall  
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:

THE VARIANCE GRANTED SHALL APPLY ONLY TO THE PROPOSED SCREEN ROOM ADDITION, AS DEPICTED ON THE ATTACHED SITE PLAN.

- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: \_\_\_\_\_  
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 Matthew West 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: