

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

SUBJECT: REQUEST FOR MAXIMUM FENCE HEIGHT VARIANCE FROM 6.5 FT TO 8 FT FOR A PROPOSED REPLACEMENT FENCE IN THE R-1A (SINGLE FAMILY DWELLING DISTRICT); (RICHARD CAMERON, APPLICANT).

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Earnest McDonald CONTACT: Jason Showe EXT. 7398

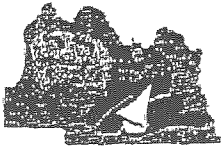
Agenda Date 11-15-04 Regular  Consent  Public Hearing – 6:00

**MOTION/RECOMMENDATION:**

1. **APPROVE** THE REQUEST FOR MAXIMUM FENCE HEIGHT VARIANCE FROM 6.5 FT TO 8 FT FOR A PROPOSED REPLACEMENT FENCE IN THE R-1A (SINGLE FAMILY DWELLING DISTRICT); (RICHARD CAMERON, APPLICANT); OR
2. **DENY** THE REQUEST FOR MAXIMUM FENCE HEIGHT VARIANCE FROM 6.5 FT TO 8 FT FOR A PROPOSED REPLACEMENT FENCE IN THE R-1A (SINGLE FAMILY DWELLING DISTRICT); (RICHARD CAMERON, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

<b>GENERAL INFORMATION</b>	RICHARD CAMERON, APPLICANT 1151 NEEDLEWOOD LOOP OVIEDO, FL 32765	R-1A (SINGLE-FAMILY DWELLING DISTRICT)
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• THE APPLICANT PROPOSES TO REPLACE A 6 FT 7 INCH PRIVACY FENCE WITH AN 8 FT WOODEN PRIVACY FENCE THAT WOULD BE 1.5 FT TALLER THAN THE MAXIMUM HEIGHT PERMITTED BY THE LAND DEVELOPMENT CODE.</li> <li>• THE TOPOGRAPHY OF THE LAND SLOPES TO THE SOUTH, AS DEMONSTRATED BY THE PICTURES INCLUDED IN THIS REPORT.</li> <li>• A FENCE HEIGHT VARIANCE FROM 6.5 FT TO 8 FT IS THEREBY REQUESTED.</li> </ul>	
<b>STAFF FINDINGS</b>	<p>THE APPLICANT HAS SATISFIED THE STANDARDS FOR THE GRANTING OF THE REQUESTED VARIANCE AS FOLLOWS:</p> <ul style="list-style-type: none"> <li>• THE REAR AND SIDE YARDS OF THE SUBJECT PROPERTY SLOPE DOWNWARD TOWARD THE SOUTHWEST, WHICH HAS REDUCED THE EFFECTIVENESS OF A 6.5 FT TALL FENCE TO PROVIDE</li> </ul>	

	<p>PRIVACY ALONG THE (SOUTH) REAR AND (WEST) SIDE PORTIONS OF THE LOT. THE TOPORGRAPHY OF THE LAND SUPPORTS THE REQUESTED VARIANCE AMOUNT. THIS IS A SPECIAL CIRCUMSTANCE UNIQUE TO THE TOPOGRAPHY OF THE SUBJECT PROPERTY.</p> <ul style="list-style-type: none"><li>• THE SPECIAL CIRCUMSTANCES DESCRIBED DID NOT RESULT FROM THE APPLICANT'S ACTIONS.</li><li>• THE GRANT OF THE REQUESTED VARIANCE WOULD NOT CONFER SPECIAL PRIVILAGES TO THE APPLICANT.</li><li>• THE APPLICATION OF THE MAXIMUM FENCE HEIGHT STANDARD WOULD DEPRIVE THE APPLICANT OF BASIC PRIVACY RIGHTS COMMONLY ENJOYED BY NEIGHBORING PROPERTIES.</li><li>• THE REQUESTED VARIANCE IS THE MINIMUM THAT WOULD MAKE POSSIBLE THE REASONABLE USE OF THE SUBJECT PROPERTY.</li><li>• THE REQUESTED VARIANCE WOULD BE CONSISTENT WITH THE GENERAL INTENT AND PURPOSE OF THE LAND DEVELOPMENT CODE AND THEREFORE NON-INJUROUS TO THE PUBLIC WELFARE.</li></ul>
<p><b>STAFF RECOMMENDATION</b></p>	<ul style="list-style-type: none"><li>• STAFF RECOMMENDS APPROVAL OF THE REQEUST BASED ON THE FINDINGS STATED IN THIS REPORT, SUBJECT TO THE FOLLOWING CONDITIONS:<ul style="list-style-type: none"><li>○ ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE REPLACEMENT FENCE AS DEPICTED ON THE ATTACHED SITE PLAN; AND</li><li>○ ANY ADDITIONAL CONDITION(S) DEEMED APPROPRIATE BY THE BOARD, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.</li></ul></li></ul>



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
1101 EAST FIRST STREET  
SANFORD, FL 32771  
(407) 665-7444. PHONE (407) 665-7385 FAX APPL. NO. BV2004-160

**COPY**

**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** fence height variance from 6.5 feet to 8 feet

**SPECIAL EXCEPTION**

**MOBILE HOME SPECIAL EXCEPTION**

RECEIVED

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	Richard Cameron	
ADDRESS	1151 Needlewood Loop Orlando, FL 32765	
PHONE 1	407 971-1286	
PHONE 2	(407) 916-3791 cell 407 810-1451	
E-MAIL		

PROJECT NAME: Needlewood

SITE ADDRESS: 1151 Needlewood Loop

CURRENT USE OF PROPERTY: RESIDENCE

LEGAL DESCRIPTION: Leg Lot 170 Blk D Tuska Ridge Unit 5  
PB 43 PGS 74 & 75

SIZE OF PROPERTY: \_\_\_\_\_ acre(s) PARCEL I.D. 14-21-31-509-0000-1700

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

KNOWN CODE ENFORCEMENT VIOLATIONS \_\_\_\_\_

IS PROPERTY ACCESSIBLE FOR INSPECTION  YES  NO

This request will be considered at the Board of Adjustment regular meeting on Nov. 13<sup>th</sup>, 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.

Richard D. Cameron 10/20/04  
SIGNATURE OF OWNER OR AGENT DATE

*JS*

\* 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: 8150.00 COMMISSION DISTRICT 2 FLU/ZONING LDR/R-1A

LOCATION FURTHER DESCRIBED AS located on the east side of  
Needlewood Loop approximately 0.15 mile south of the  
intersection of Blossomwood Drive and Needlewood Loop

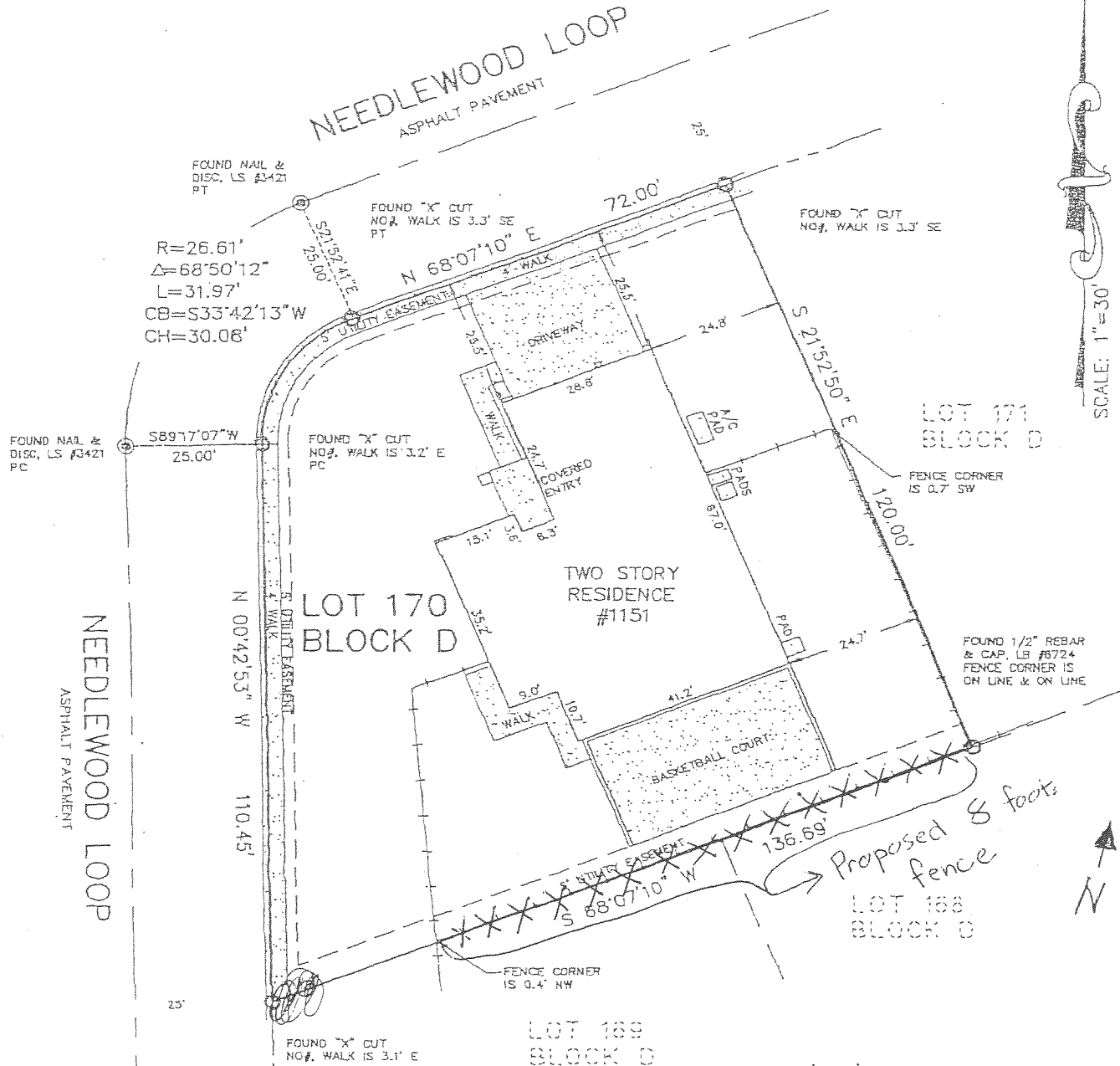
PLANNER JV DATE 10/21/04

SUFFICIENCY COMMENTS \_\_\_\_\_

# MAP OF SURVEY

## DESCRIPTION

LOT 170, BLOCK D, TUSKA RIDGE UNIT 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGES 74 & 75 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



### LEGEND:

	WOOD UTILITY POLE & GUY WIRE	NR	NON RADIAL
	OVERHEAD UTILITY LINE	RAD	RADIAL
	6' WOOD FENCE	TYP	TYPICAL
	4' CHAIN LINK FENCE	PC	POINT OF CURVATURE
	CENTERLINE	PT	POINT OF TANGENCY
	RIGHT OF WAY LINE	PRC	POINT OF REVERSE CURVATURE
	CONCRETE	PCP	PERMANENT CONTROL POINT
	(M)	PRM	PERMANENT REFERENCE MONUMENT
	(D)	PI	POINT OF INTERSECTION
	(C)	RP	RADIUS POINT
		A/C	AIR CONDITIONER
		R	RADIUS
		Δ	CENTRAL ANGLE
		L	ARC LENGTH
		CB	CHORD BEARING
		CH	CHORD LENGTH
		ORB	OFFICIAL RECORD BOOK
		PG	PAGE

CERTIFIED TO:


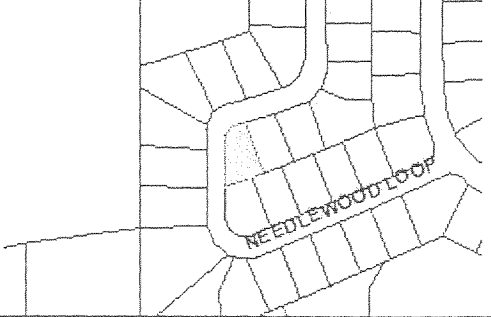
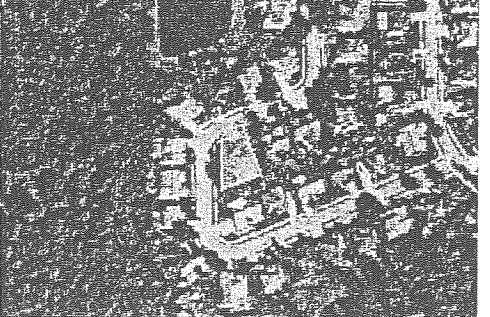
MARCELLA E. CAMERON & RICHARD H. CAMERON

COLDWELL BANKER MORTGAGE

FAL FLORIDA TITLE COMPANY

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

GENERAL NOTES:

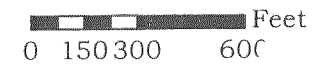
<b>PARCEL DETAIL</b>	<b>REAL ESTATE</b>	<b>PERSONAL PROP.</b>	<b>TAX ROLL</b>	<b>SALES SEARCH</b>	◀ Back ▶																																				
 <p> <b>Seminole County</b>  <i>Property Appraiser Services</i>            1101 E. First St.            Sanford Fl. 32771            407-665-7506         </p>																																									
<p style="text-align: center;"><b>GENERAL</b></p> <p>           Parcel Id: 18-21-31-509-0D00-1700      Tax District: 01-TX DIST 1 - COUNTY            Owner: CAMERON MARCELLA &amp; RICHARD H      Exemptions: 00-HOMESTEAD            Address: 1151 NEEDLEWOOD LOOP            City,State,ZipCode: OVIEDO FL 32765            Property Address: 1151 NEEDLEWOOD LOOP OVIEDO 32765            Subdivision Name: TUSKA RIDGE UNIT 5            Dor: 01-SINGLE FAMILY         </p>			<p style="text-align: center;"><b>2005 WORKING VALUE SUMMARY</b></p> <p>           Value Method: Market            Number of Buildings: 1            Depreciated Bldg Value: \$206,178            Depreciated EXFT Value: \$2,968            Land Value (Market): \$36,000            Land Value Ag: \$0            Just/Market Value: \$245,146            Assessed Value (SOH): \$239,704            Exempt Value: \$25,500            Taxable Value: \$214,204         </p>																																						
<p style="text-align: center;"><b>SALES</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>12/2002</td> <td>04640</td> <td>0868</td> <td>\$269,500</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>07/1998</td> <td>03476</td> <td>1235</td> <td>\$34,700</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>10/1994</td> <td>02841</td> <td>1420</td> <td>\$173,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>05/1991</td> <td>02300</td> <td>0772</td> <td>\$165,400</td> <td>Improved</td> </tr> <tr> <td>SPECIAL WARRANTY DEED</td> <td>01/1991</td> <td>02263</td> <td>1795</td> <td>\$31,000</td> <td>Vacant</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>			Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	12/2002	04640	0868	\$269,500	Improved	WARRANTY DEED	07/1998	03476	1235	\$34,700	Improved	WARRANTY DEED	10/1994	02841	1420	\$173,000	Improved	WARRANTY DEED	05/1991	02300	0772	\$165,400	Improved	SPECIAL WARRANTY DEED	01/1991	02263	1795	\$31,000	Vacant	<p style="text-align: center;"><b>2004 VALUE SUMMARY</b></p> <p>           Tax Value(without SOH): \$3,723            2004 Tax Bill Amount: \$3,545            Save Our Homes (SOH) Savings: \$178            2004 Taxable Value: \$209,735            DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS         </p>		
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LOT	0	0	1.000	36,000.00	\$36,000																																				
<b>BUILDING INFORMATION</b>																																									
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New																																
1	SINGLE FAMILY	1991	12	1,732	4,356	3,246	CB/STUCCO FINISH	\$206,178	\$217,029																																
	Appendage / Sqft		ENCLOSED PORCH FINISHED / 400																																						
	Appendage / Sqft		GARAGE FINISHED / 638																																						
	Appendage / Sqft		OPEN PORCH FINISHED / 72																																						
	Appendage / Sqft		UPPER STORY FINISHED / 1514																																						
<b>EXTRA FEATURE</b>																																									
	Description	Year Blt	Units	EXFT Value	Est. Cost New																																				
	FIREPLACE	1991	1	\$1,300	\$2,000																																				
	CONCRETE PATIO	1994	920	\$1,668	\$2,300																																				
<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>																																									

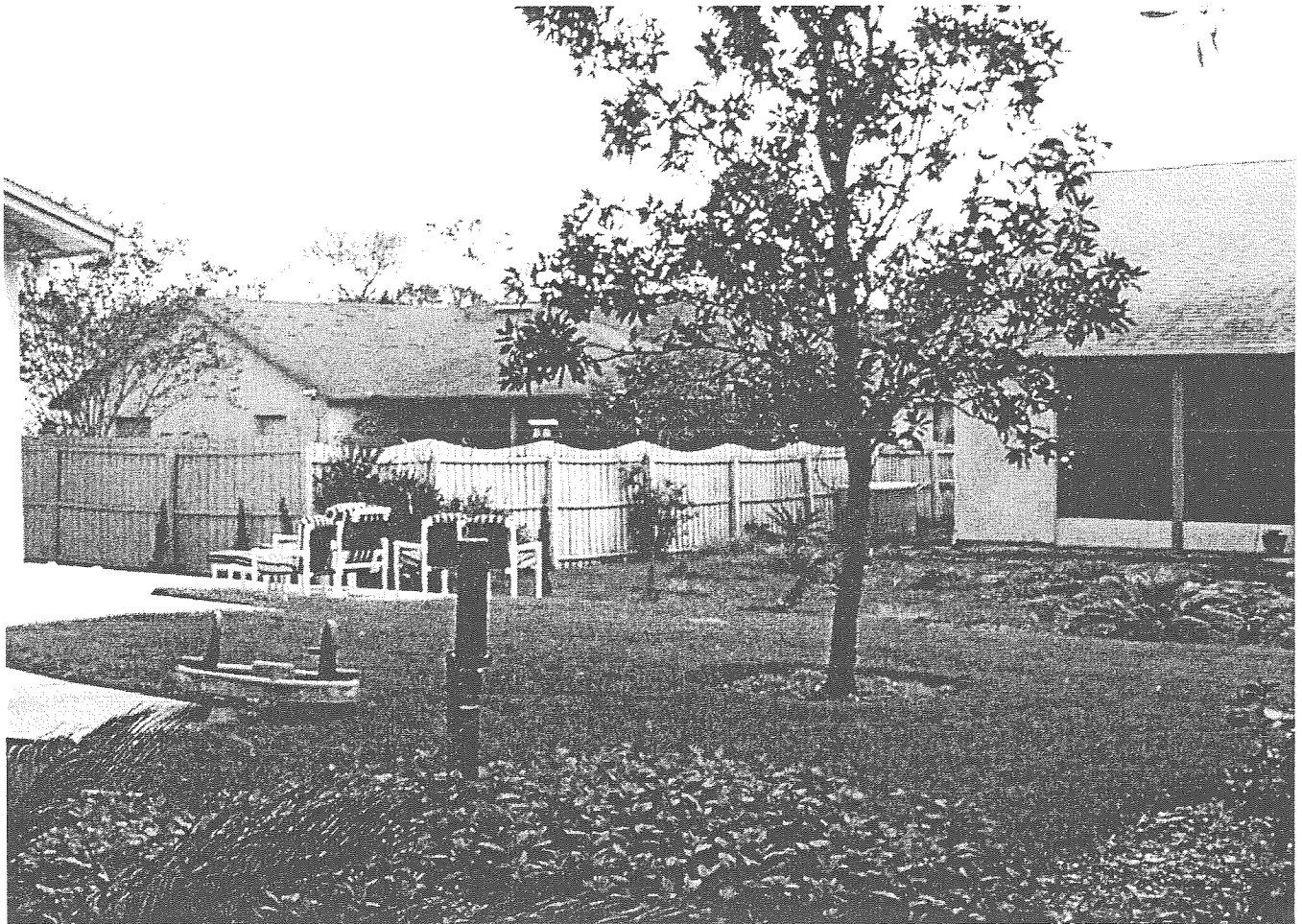
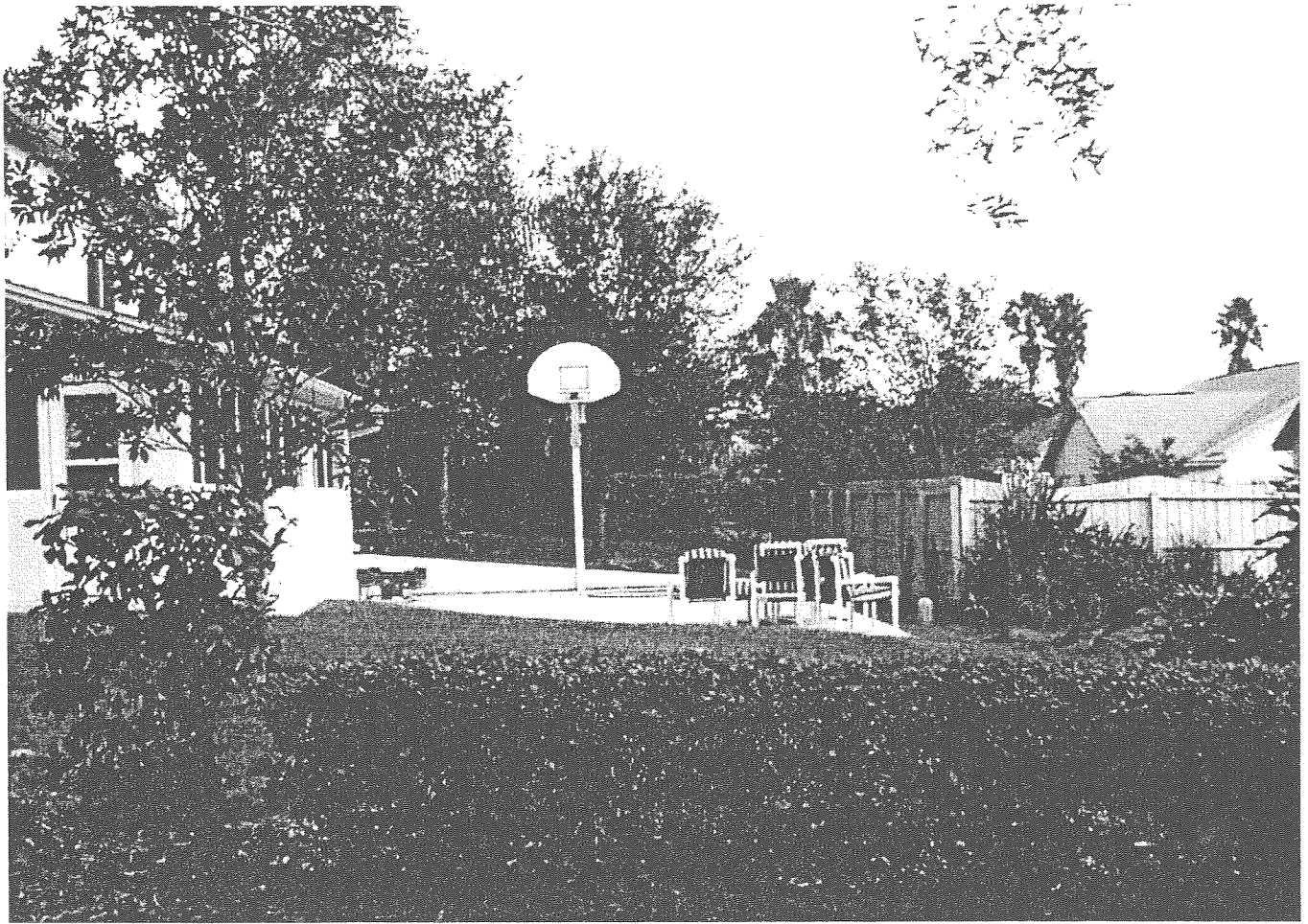
# Richard Cameron 1151 Needlewood Loop



Parcel 3-21-31-509-0D00-1700 / District: 2

**BV004-160**  
**NOVEMBER 15, 2004**







**Return Address:**

Richard & Marcella Cameron  
1151 Needlewood Loop  
Oviedo, FL 32765  
(407) 971-1286  
rcameron@cfl.rr.com

**Board of County Commissioners**


Seminole County Services Building  
1101 E. First Street  
Sanford, FL 32771  
e-mail: deswine@seminolecountyfl.gov  
Phone: (407) 665-7215  
Fax: (407) 665-7958

September 22, 2004

**Subject: Request for fence height variance**

Please accept the following as a request to replace a 6' wooden privacy fence damaged by hurricane Charley with a 6' wooden privacy fence along the property boundaries of the front and sides of the property and an 8' fence on the back boundary of the property located at 1151 Needlewood Loop Oviedo, FL 32765 in the Tuska Ridge subdivision (please see the attached property survey). Due to the higher elevation of our home relative to adjacent homes behind our house, a standard 6' privacy fence along the backline of our property does not provide visible privacy to either us or our neighbors.

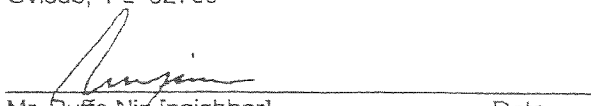
Affected rear neighbors Mr. Richard Smith and Mr. Ruffo Nin respectively located at 1181 Needlewood Loop and 1199 Needlewood Loop have both agreed to this request and have signed as such below. The transition between the 6' to 8' fence piece would be facilitated using a transition piece in order to maintain aesthetic appearances.



Richard Cameron [property owner]      Date  
1151 Needlewood Loop  
Oviedo, FL 32765  
(407) 971-1286



Richard Smith [neighbor]      Date  
1181 Needle wood Loop  
Oviedo, FL 32765



Mr. Ruffo Nin [neighbor]      Date  
1199 Needlewood Loop  
Oviedo, FL 32765

VARIANCE  
APPLICATION TO THE SEMINOLE COUNTY  
BOARD OF ADJUSTMENT

APPLICANT: Richard Cameron

COMPLETE MAILING ADDRESS: 1151 Needlewood Loop

PHONE: WORK: 407-916-3791 HOME: 407-971-1286 FAX: 407-359-1799

CELL PHONE: 407-810-1481 Email: rcameron@cfl.rr.com

PROPERTY OWNER OF RECORD: Richard & Marcella Cameron

SITE OF REQUEST: 1151 Needlewood Loop, Oviedo, FL 32765

STATEMENT OF HARDSHIP: [Please see enclosed request]  
8' fence along backside of property.

REQUEST: To replace a 6'7" wooden privacy fence  
along the back of my property with an 8' wooden privacy fence.

LEGAL DESCRIPTION OF PROPERTY: LEG LOT 170 BLK D TUSKA RIDGE  
UNIT 5 PB 93 PGS 74 & 75

TAX PARCEL ID NO. 18-21-31-509-0000-1700

KNOWN CODE ENFORCEMENT VIOLATIONS ON PROPERTY: None

EACH APPLICATION WILL BE ACCOMPANIED BY THE FOLLOWING:

Applicant must be the property owner. Someone other than the property owner may act on the property owner's behalf at the public hearing; however, a letter of authorization from the property owner must be submitted to the County. One 8.5" X 14" site plan and application fee.

SIGNATURE OF APPLICANT: Richard Cameron DATE: 10-18-04

RECEIVED  
OCT 20 2004

FOR OFFICE USE ONLY	
FEE: _____	CK# _____
RECEIPT# _____	DATE _____
ZONING DISTRICT: _____	
FURTHER DESCRIBED AS: _____	
LOT SIZE: _____	
PROCESSING:	
A. LEGAL AD TO NEWSPAPER _____ / _____	B. NOTICE TO PROPERTY OWNERS _____
C. PLACARDS / NOTICE _____ / _____	D. PROJECT NO. _____
E. BOARD ACTION / DATE _____ / _____	F. LETTER TO APPLICANT _____
G. PUD SETBACKS _____	

INITIAL CONFERENCE \_\_\_\_\_

BCC DISTRICT \_\_\_\_\_

PLANNER \_\_\_\_\_

FILE NO. \_\_\_\_\_

MEETING DATE \_\_\_\_\_



### TUSKA RIDGE HOMEOWNERS ASSOCIATION, INC. ARCHITECTURAL REVIEW COMMITTEE (ARC) REQUEST FOR APPROVAL FORM

This form and any accompanying documentation MUST be delivered or mailed to the ARC for approval at the following address PRIOR to commencement of any work:

Tuska Ridge HOA, c/o Attwood-Phillips, Inc., 1350 Orange Ave, Suite 100, Winter Park, Florida 32789

If there are no attachments or they are only black and white 8 1/2 x 11-inch plans, estimates, etc., this form may be faxed to the following number to expedite processing:

407-644-6693 Attention: Patricia

If you have any questions regarding this form, refer to the Tuska Ridge HOA ARC Request Form Instructions available at [www.tuskaridge.com](http://www.tuskaridge.com) or your copy of the Declaration of Covenants, Conditions and Restrictions of Tuska Ridge; or contact Attwood-Phillips (Tuska Ridge Property Manager) at 407-644-4500, ext. 238 or [patricia@attwood-phillips.com](mailto:patricia@attwood-phillips.com).

#### TO BE COMPLETED BY PROPERTY OWNER:

Name: Richard Cameron Lot # \_\_\_\_\_

Property Address: 1151 Needlewood Loop

Mailing Address (if different): \_\_\_\_\_

Home #: (407) 971-1286 Work #: (407) 916-3711 Cell #: (407) 810-1421 Fax #: (407) 359-1799

#### DETAILED DESCRIPTION OF CHANGE(S), INSTALLATION(S) OR ADDITIONS(S):

See Attached

#### SPECIFICATION(S):

DIMENSIONS: See Attached

COLOR - specify brand(s), name(s) and number(s): \_\_\_\_\_

- ◆ For house painting, you MUST paint a square of the desired (main) color (~ 3 x 3 feet), as well as several linear feet of the desired trim color, so they are visible from the street; then contact the ARC to come by and review (color chips will NOT suffice). For fences, if the color is either white or the same as the house main or trim color, just make note as such; otherwise, a 3x3 test patch will also be required on the fence.
- ◆ Attach property survey or plot plan indicating location(s) of change(s), additions(s) or installation(s) along with copies of plans, estimates, pictures, etc. (as applicable).

LIABILITY: I take full responsibility and am personally liable for any damage that might occur to Tuska Ridge HOA property during completion of this project.

SIGNATURE: Richard Cameron DATE: 9/28/04

Note: All requests and alterations must conform to local (Seminole County) zoning and building regulations. You are required to obtain all necessary permits if your request is approved. This request is valid for 90 days from date of approval. You may appeal to the HOA Board of Directors if the ARC denies your request.

#### TO BE COMPLETED BY THE HOA AND ARC

Received by HOA on: 9/28/04 Forwarded to: J. HAYWOOD On: 9/28/04

APPROVED [ ] DENIED J. HAYWOOD Date: SEP 30, 2004

APPROVED [ ] DENIED AMW FIKAY Date: 10/6/04

ARC Comments: Please submit a copy of your Seminole County Permit to Attwood-Phillips upon receipt.

PLEASE MAINTAIN (HOA) BOUNDARIES FOR PAINTING & LANDSCAPING.

**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On November 15, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 170 BLK D TUSKA RIDGE UNIT 5 PB 43 PGS 74 & 75

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

**FINDINGS OF FACT**

**Property Owner:** RICHARD CAMERON  
1151 NEEDLEWOOD LOOP  
OVIDO, FL 32765

**Project Name:** 1151 NEEDLEWOOD LOOP

**Requested Development Approval:**

FENCE HEIGHT VARIANCE FROM 6.5 FT TO 8 FT

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: Jason Showe, Planner  
1101 East First Street  
Sanford, Florida 32771

**Order****NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

a) The variance granted will apply only to the proposed fence as shown on the attached site plan and elevation drawings

(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: